



**City of Waukesha**  
 201 Delafield St. Waukesha, WI 53188  
 Tel: 262.542.3700  
 waukesha-wi.gov

<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 6/4/2025
<b>Item Number:</b> ID#25-00943 and ID#25-00982	
<b>Subject:</b> <ul style="list-style-type: none"> <li>• <b>Landmarks Commission Certificate of Appropriateness for 132-134 W. Laflin Ave. Review a request to replace the front and rear porches and (Laflin Avenue Historic District).</b></li> <li>• <b>Landmarks Commission Paint and Repair Grant for 132-134 W. Laflin Ave.</b></li> </ul>	

**Details:** The applicant, Julie Stockinger, would like to replace the front and rear porches at 132 W. Laflin Ave. Neither of the existing porches are original. The existing front porch is concrete with a white metal railing. The existing rear porch is a wood stoop with one wood railing. According to the applicant it is not attached directly to the house.

The proposed new front porch will be installed over the existing deck and stairs. It will have wood rails and wood decking, to match the style of the house. It will have helical piers for the foundation, and will be flashed to the building. The porch in the rear will be fully removed and replaced. The new porch will also be made from wood and designed to match the house. It will have Timber Tec decking, which is a composite material designed to look like wood. The rear porch will not be visible from Laflin Street or from any public area aside from the alley.

132-134 W. Laflin Ave., the Frank and Julie Stockinger House, was built in 1900 and has Queen Anne style architecture. It was divided into two units by a previous owner, but it is currently occupied as a single family home.

**Relevant Secretary of the Interior Standards:**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture



and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**Paint and Repair Grant info:** Total estimated cost of the project is \$13,137.00.

**Staff Recommendation:** Staff recommends approval of a Certificate of Appropriateness for the proposed front and rear porch replacement at 132-134 W. Laflin Ave.

- A building permit will be required.

The Landmarks Commission should determine a potential Paint and Repair Grant based on its guidelines.