



**City of Waukesha**  
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<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 4/3/2024
<b>Item Number:</b> ID#24-9386	
<b>Subject:</b> <b>Landmarks Commission Certificate of Appropriateness for 318 W. Broadway. Review a request to add a new awning (Five Points Downtown Historic District).</b>	

**Details:** The applicants, the Alano Club of Waukesha, would like to add a new awning at their headquarters building at 318 W. Broadway. The building previously had a red cloth awning very similar to the awning at Dave’s Restaurant. It was removed when the façade was restored in 2004. Due to the restoration, the new awning will need to be placed in a different spot on the façade and have different dimensions.

318 W. Broadway is listed as a Non-contributing “commercial vernacular” building in the National Register file for the downtown historic district. No historic name or date of construction is given in the national register file, or in the City assessor’s records. The Building Permit file contains a letter from 1938 which describes alterations to “extend the useful life” of the old building there. When the district was created the façade had been covered with a flat mid-century veneer. It was restored in 2004 to its current condition, which appears to be Queen Anne style.

**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:** The Alano Club is a commercial property, so it is ineligible for Paint and Repair Grants, but it is potentially eligible for a Façade Grant.



**Staff Recommendation:** The Landmarks Commission may approve the awning if the applicant can provide more detail on its appearance and materials. Cloth or metal awnings are potentially appropriate. Shingle or other materials are not. The awning should not cover architectural features. A Building Permit will also be required prior to construction.