



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 4/8/2026
Item Number: ID#26-03189 and ID#26-03190	
Subject: • Landmarks Commission Certificate of Appropriateness for 1315 E. Broadway. Review a request to replace the front porch (East Broadway Historic District). • Landmarks Commission Paint and Repair Grant for 1315 E. Broadway.	

Details: The applicant would like to replace the front porch at 1315 E. Broadway. He believes the existing porch is original to the house. It does not have proper foundations or connections to the house, so it is deteriorating and separating from the house. The dimensions of the stairs and the entrance also do not meet modern code requirements. The railings are black metal, dating from the 1960's. The applicant believes the original was a similar metal style, but was more ornate.

The applicant would like to replace the porch and railings in their entirety. The new porch will also be concrete. It will have dimensions that will closely match the current porch, with a minor change to the stair design. It will have properly designed foundations, so it hopefully will not deteriorate. The new railings will be a similar black metal style, but the applicant has noted that it could be painted white to match the style of the house. A Building Permit will also be required for the porch replacement.

1315 E. Broadway does not have a historic name, but it was built in 1922 and has Vernacular style architecture. It is considered to be contributing in the East Broadway Historic District.

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 \$20,000.00. A safe and well maintained front porch is essential for proper egress from the house.

Staff Recommendation: Staff recommends approval of the proposed front porch replacement at 1315 E. Broadway, with the note that a Building Permit will also be required.