



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 6/1/2022
Item Number: ID#22-4216	
Subject: Landmarks Commission Certificate of Appropriateness for 322 W. Broadway. Review a request to replace the brick storefront (Five Points Downtown Historic District).	

Details: The applicant, Ty Taylor, would like to replace the brick façade at 322 W. Broadway. The façade was restored in 1994 to its original appearance. Previously the second story windows and the nearby brick area had been removed and covered with corrugated metal. At the time new brick was added where it had been removed, but the original brick was left in place. The new brick matched the color and hardness of the old brick was unable to match the texture, so the applicant feels that the spaces where brick was added stand out.

The applicant would like to remove all of the brick, both old and new, and replace it with new brick which will be properly matched. The old brick will be interspersed throughout the entire façade, so it will not stand out as much from the old sections. The work may not happen immediately, but the applicant would like to get it approved now, so he can complete it on his own timeline. Landmarks Commission approvals have now expiration or deadline.

322 W. Broadway, the Blair Building, was built in 1916 and has Prairie Style architecture. It was originally leased to the Waukesha Cigar Company and was also designed to include a bowling alley and public hall.

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: 322 W. Broadway is a commercial property, so it is ineligible for Paint and Repair Grants. However, this work is potentially eligible for Façade Grants and the applicant has indicated that he does intend to apply for them.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for brick replacement at 322 W. Broadway with the condition that the mortar/brick match will be confirmed by staff.