



April 7, 2022

Tony Lanza  
1222 E. Broadway  
Waukesha, WI 53186

**Re: Landmarks Commission Certificate of Appropriateness – 1222 E. Broadway.**

Dear Property Owner,

At the April 6<sup>th</sup>, 2022 meeting the Landmarks Commission approved a Certificate of Appropriateness for your plans to add new siding to the attached garage behind your house. This is in addition to the approval of the paint project that you submitted in February. The application was approved as submitted. They also discussed your proposed window replacement project, with the understanding that you will come back for final approval once you have detailed plans.

The Landmarks Commission also approved an addition of \$1,300.00 to the \$2,500.00 Paint and Repair Grant that they approved in February, bringing the total amount to \$3,800.00. Once you have completed the work and paid your contractors please send a copy of the paid invoice and I can get you a check for the grant amount. As long as you can provide work that you have completed work totaling at least twice the total grant amount we can issue payment. You do not necessarily need to show that both projects are complete.

Thank you very much for your cooperation and assistance with the approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Griffith", written over a light blue horizontal line.

Charlie Griffith  
Associate Planner  
City of Waukesha  
262-524-3529  
cgriffith@waukesha-wi.gov



**CERTIFICATE OF APPROPRIATENESS**

**RE: The application made by Tony Lanza for garage siding replacement at 1222 E. Broadway.**

Based upon the plans and physical evidence presented to the Landmarks Commission, and after thorough review and discussion, the Commission finds that the following are true and accurate statements:

1. That, in the case of any "Improvement" or "Landmark" as defined in Section 28.02(2) and (3), the Commission has determined that the proposed work, change or alteration would not have a detrimental effect on any exterior feature. [Section 28.05(3)(b)1.]

AGREE – It does not have a detrimental effect  
 DISAGREE – It does have a detrimental effect

2. That, in the case of construction of a new improvement on a Landmark site, the exterior of the new improvement does not have an adverse impact upon the other existing external improvements on the site, and in fact harmonizes with them. [Section 28.05(3)(b)2.]

AGREE – It does not have an adverse impact   
 DISAGREE – It does have an adverse impact

3. That, in the case of a property located within a Historic District, the proposed new construction or exterior alteration conforms to the objectives and design criteria of the preservation guidelines and preservation plan for the district. [Section 28.05(3)(b)3.]

AGREE – The proposed construction conforms   
 DISAGREE – The proposed construction does not conform.

4. That, in the case of work done on an historic property without first obtaining the required COA, the Commission determines that the work done after the fact conforms to the Commission's standards for changes and alterations. [Section 28.05(3)(b)1.2.3.]

AGREE – The work already done does conform.   
 DISAGREE – The work done does not conform

Based upon these Findings of Facts, the Commission took the action described in the minutes.

<b>ATTEST:</b>  <b>Charlie Griffith</b> <b>Secretary to the Commission</b>	<b>Date Approved:</b> <p style="text-align: center;">April 6, 2022</p>
	<b>Attest:</b> <p style="text-align: center;">April 7, 2022</p>

**Specific Conditions of Approval:**