



February 7, 2022

Tony Lanza
1220 E. Broadway.
Waukesha, WI 53186

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

Dear Property Owner,

At the February 2nd meeting the Landmarks Commission approved a Certificate of Appropriateness for your plans to repaint your house and replace your windows. The application was approved as submitted. The Landmarks Commission also approved a Paint and Repair Grant in the amount of \$2,500.00. Once you have completed the work and paid your contractors please submit a copy of your paid invoice so we can get a check out to you for the grant amount.

Prior to replacing your windows and garage siding please bring the application back for further review of the siding and window frame dimensions. At that time, if you haven't already been reimbursed for your Paint and Repair Grant, the Landmarks Commission may choose to increase the grant amount based on the cost of those two projects. Enclosed with this letter is the Certificate of Appropriateness. Feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Griffith".

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 painting and replacement of two kitchen windows 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

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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

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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.

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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

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

ATTEST:  Charlie Griffith Secretary to the Commission	Date Approved: February 2, 2022
	Attest: February 7, 2022

Specific Conditions of Approval: