



**City of Waukesha**  
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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 7/6/2022
<b>Item Number:</b> ID#22-4271 and ID#22-4387	
<b>Subject:</b> <b>Landmarks Commission Certificate of Appropriateness for 1120 E. Broadway. Review a request to install a new ductless Air Conditioning system with an exterior line running to the attic (East Broadway Historic District).</b> <b>Landmarks Commission Paint and Repair Grant for 1120 E. Broadway.</b>	

**Details:** The applicant, Gilles Fouquart, would like to add a new ductless air conditioner system to his house. The system includes a compressor unit near the main AC compressor outside, along with a secondary unit installed in the attic. A line runs between the two units, along the exterior wall on the east side of the house. Staff issued an Emergency Certificate of Appropriateness on June 3<sup>rd</sup> to allow the work to go forward prior to full Landmarks Commission approval. The applicants' contractors believed the attic would be too hot to allow installation of the AC unit if they were required to wait into July.

The line connecting the compressor to the attic unit will be enclosed in a white PVC pipe designed to have a similar appearance to a downspout. It will be located adjacent to an existing downspout and also the existing outlet for a radon mitigation system, on the west wall of the house. Since the house is on a corner the west wall is the elevation with the least visibility.

1120 E. Broadway, the Dr. Martin Werra House, was built in 1925, with additions in 1933 and 1948. It has Colonial Revival architectural 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.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Paint and Repair Grant info:** Total estimated cost of the project is **\$13,679.00.**

**Staff Recommendation:** Staff recommends approval of a Certificate of Appropriateness for a new ductless Air Conditioner line to be installed on the wall at 1120 E. Broadway.