



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Landmarks Commission	Date: 7/6/2022
Item Number: ID#22-3493 and ID#22-3522	
Subject: Landmarks Commission Certificate of Appropriateness for 1222 E. Broadway. Review a request to replace windows. (East Broadway Historic District). Landmarks Commission Paint and Repair Grant for 1222 E. Broadway.	

Details: The applicant, Tony Lanza, would like to replace and restore several windows. The Landmarks Commission approved painting, along with an associated Paint and Repair Grant, in February. Siding replacement for a non-historic attached garage was approved in April, along with an increase to the Paint and Repair Grant to account for that work. The window replacement, for two kitchen windows on the east side of the house, was discussed at that meeting.

The existing windows take up a small portion of the original window opening. The opening has been left visible though and the remainder of the space has been covered with boards. At the previous approvals the applicant had discussed enlarging the windows to take up most but not all of the original area. As of now he would like to return the windows to their original dimensions. The windows will be wood-framed, and they have received Tax Credit approval.

1222 W. Broadway, the Edward Porter/George B. Harris House, was built in 1870, with additions in 1908 and 1930. Edward Porter was the original owner of the 400-acre farm that was developed into the East Broadway neighborhood. George B. Harris was a later owner of the house who was president of a dairy business and completed the development of the area.

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 window replacement is \$7,741.59. The Landmarks Commission approved a grant of \$2,500.00 in February for a paint project with a cost estimate of \$51,660.00 and an increase of \$1,300.00 to a total of \$3,800.00 was approved in April for a \$12,950.00 siding repair project.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for window replacement at 1222 E. Broadway.