



## CITY OF WAUKESHA

### Administration

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**Committee:**  
Landmarks Commission

**Date:**  
5/5/2021

**Item Number:**  
ID#21-2164

**Subject:**  
Landmarks Commissions Certificate of Appropriateness and Paint and Repair Grant for 1120 E. Broadway. Review a request to replace the garage (East Broadway Historic District).

**Details:** The applicant, Gilles Fouquart, would like to demolish his existing garage and replace it with a new garage. The existing garage is considered to be contributing within the East Broadway Historic District and it is not structurally unsound, but it does need significant repairs. Mr. Fouquart believes the size of the garage combined with the size of the lot do not leave sufficient space to meet modern storage needs. The garage is just big enough to fit two small cars, but not big enough to open doors or to store lawn and gardening equipment.

The new garage will have an area of 600 square feet. It will meet current garage setbacks, and it will be longer and slightly wider than the current garage. It will have a hip roof to match the style of the existing garage and of the other historic garages in the area. It will have LP smart siding with dimensions and colors to match the siding on the house. The roof shingles will also match the house. The applicant believes the windows on the existing garage are not salvageable, but he plans to add new 6 x 1 windows to match the existing ones. The garage doors will have a carriage door design to match the original doors shown in a historic photo of the garage.

1120 E. Broadway, the Martin Werra House, was built in 1925 and has Dutch Colonial Revival style architecture. The garage is considered to be contributing within the district, since the houses on East Broadway were some of the earliest homes that were built with car access in mind.

### 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.

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.

**Paint and Repair Grant Info:** The total estimated cost of the project is \$33,700.00. The Paint and Repair Grant request was added by staff, not by the applicant.

**Staff Recommendation:**

Staff recommends approval of a Certificate of Appropriateness for replacement of the garage at 1120 E. Broadway.