



CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Received: _____

The Landmarks Commission meets on the first Wednesday of every month. Applications are due TWO WEEKS before the meeting date. Any application received after that date may be placed on the agenda for the following month.

Before submitting your application you should discuss your plans with City staff and/or read and understand the Landmarks Commission Design Policies.

Staff contact info - Phone: 262-524-3529, Email: cgriffith@waukesha-wi.gov

PLEASE READ AND SIGN: The information in this application is accurate to the best of my knowledge. I agree to supply any relevant documentation that is required for the proper review of this application, and I understand that any missing or incomplete information may delay the review process. By signing this I also authorize the City of Waukesha or its agents to enter upon my property for the purpose of reviewing this application.

Signed: [Signature] Date: March 23, 2026

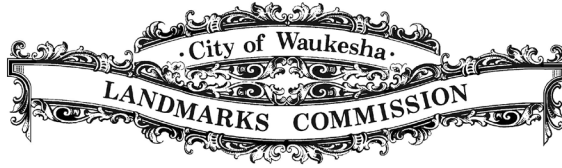
Address of Property: 1315 E. Broadway, Waukesha, Wisconsin 53186
Applicant Name: Gene W Stevens
Phone: 262-490-5626
Email: gwstevens@stevensstek.com
Mailing Address: 1315 E. Broadway, Waukesha, Wisconsin 53186

Fee: \$75.00

Review fees are due upon submission of an application. Please check the appropriate box for the applicable fee.

- Checked boxes for \$50.00 and \$25.00 fees. Unchecked boxes for \$100.00 and \$350.00 fees.

Brief History of the property, if known: - see next page -



Please describe your proposed work in as much detail as possible below.

If you need additional space, feel free to submit a separate written explanation. Before submitting the application, you should contact Community Development staff to discuss your project. You should also familiarize yourself with the Landmarks Commission Design Guidelines

The single-family residence was built by Otto Blum in 1921-1922. Otto Blum ran his plumbing business in the garage at the rear of the property. The original structure utilized a concrete and block basement foundation with a wood-frame, two-story residence above. The exterior was finished in stucco. In 1946, Otto Blum performed a number of modifications to the residence including an addition to the kitchen to accommodate dining and new painted, cedar siding covering the stucco.

Otto Blum sold the property to Samuel "Tom" and Palma "Bettie" Stevens in 1962. In 2023, Bettie Stevens added their son, Gene W Stevens to the title.

The front porch (the subject of this application) appears to be original to the 1921 construction and is a solid concrete slab measuring 6" thick, 10'6" wide by 7'9" deep. The original railings were ornate, Victorian-style, wrought iron and were replaced in the late 1960s due to rust damage. These are the current railings.

The porch has pulled away from the house, sunk, and cracked. The steps have pulled away from the porch and sunk as well. It is clear that poor footings (if any) and erosion (due to weather and rodents) of the ground on which it stands is the cause for the damage. Once the porch has been removed, proper foundation, footings and drainage can be established for the new porch.

Total Estimated cost of the project: \$20,000

- I plan to apply/ I have already applied for State/Federal Historic Preservation Tax Credits
- I would like to apply for a Paint and Repair Grant (include a Paint and Repair Grant application with this form).
- I would like information about City grants and loans for commercial properties.

The following additional submittal items are always helpful and may be required depending on the project:

- **An estimate or contract from a building professional with details of the project.**
- **Photos of impacted areas.**
- **Elevation drawings and/or site plans.**
- **Material or color samples.**

Gene W Stevens
1315 East Broadway
Waukesha, Wisconsin 53186

Front Porch Replacement, Spring 2026

I. Current Porch

A. The current porch is concrete with concrete steps

1. Porch is at the same elevation as the top cap to the foundation concrete block
2. Porch dimension is 10'6" wide by 7'9" deep
3. Doorway step is 48" wide by 16" deep
4. Stairs are 3' wide with 6" sides by 5'4" with 5 steps

B. Improper footings and animal tunneling have jeopardized the integrity of the porch.

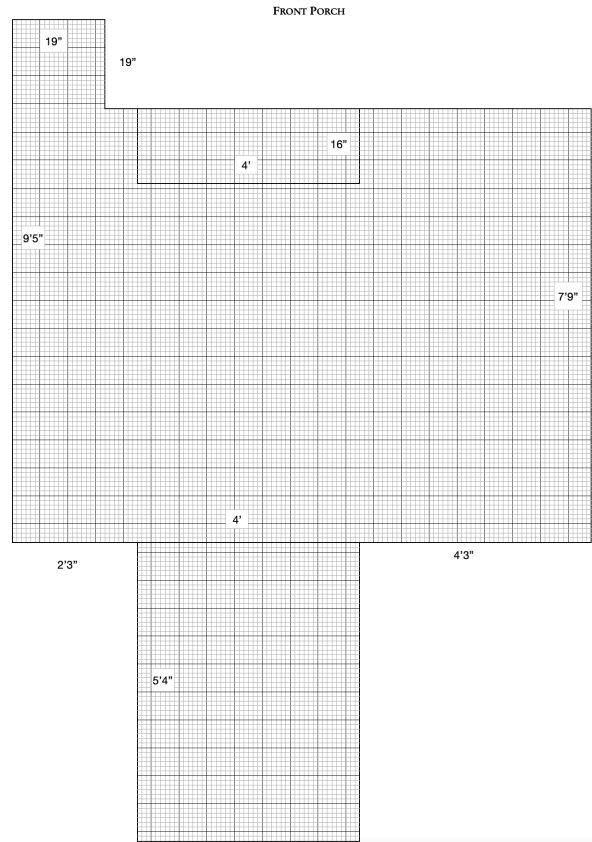
1. Slab is completely cracked and separated from the house
2. Stairs have separated from porch and sunk
3. There are no apparent physical connections to the house

C. Wrought iron railings have rusted and require replacement

1. Railings are similar to original wrought iron railings which more ornate and Victorian in style
2. Current railings replaced the original in the late 1960s

D. Current photographs:





II. Proposed Replacement

- A. Concrete porch and steps the same size and configuration as current
 - 1. Slab is the same dimension as the original 10'6" wide by 7'9" deep
 - 2. Doorway step is the same as the original 48" wide by 16" deep
- B. Proper footings and drainage installed to prevent future issues
 - 1. To be determined once original has been removed
 - 2. All foundation, footings, drainage will be under the slab or buried in the landscaping
- C. New railings
 - 1. Manufacturer: Westbury
 - a) Style: Tuscany or Riviera (samples below)(detailed information attached)



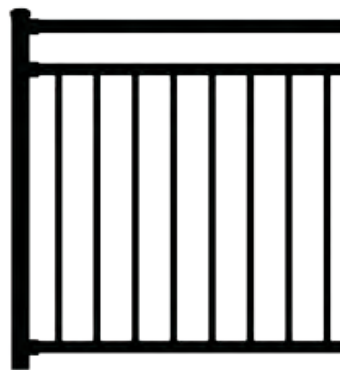
Tuscany 3/4" square spindles



Tuscany 3/4" round spindles



Riviera 3/4" square spindles



Riviera 3/4" round spindles

- b) Dimensions
 - (1) 2" square posts
 - (2) 3/4" spindles/balusters
 - (3) 1 3/4" rails
- c) Materials:
 - (1) Black or Bronze, powder-coated aluminum

D. Change in Appearance: No noticeable change from the street

1. No real change from current appearance is expected other than newer materials, fresh paint, and no scroll work within the wrought iron railings.
2. The density of the spindles would increase slightly from 5/8" to 3/4".
3. Optionally, the rail and posts for the new railings could be painted white to more closely resemble the Craftsman style of the house.

E. Estimated Costs: \$24,000

1. \$12,000: Porch concrete
 - a) Includes removal of current porch
 - b) Regrading, drainage, etc
 - c) Pouring of new concrete with 6" edges and brush finish
2. \$4,000: Landscaping to restore current landscape
3. \$8,000: Railings
 - a) Materials and installation



Tuscany



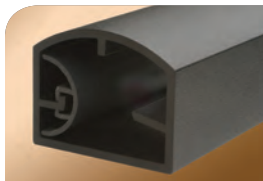
C10*

C101

SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- C10 Baluster: 3/4" x 3/4" x (.045" wall)
- C101 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top and Bottom Rails)
- Bottom Rail Support: 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.

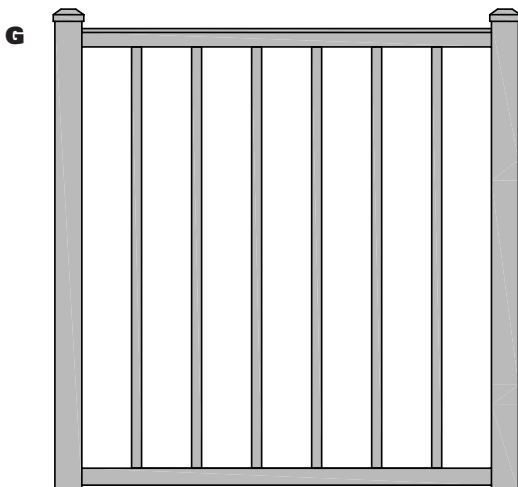


Top Rail Profile

A stylish 1-3/4" x 1-3/8" top rail combined with the 1-3/4" x 1-1/4" classic bottom rail creates a streamlined design sure to appeal to those with a touch of class.



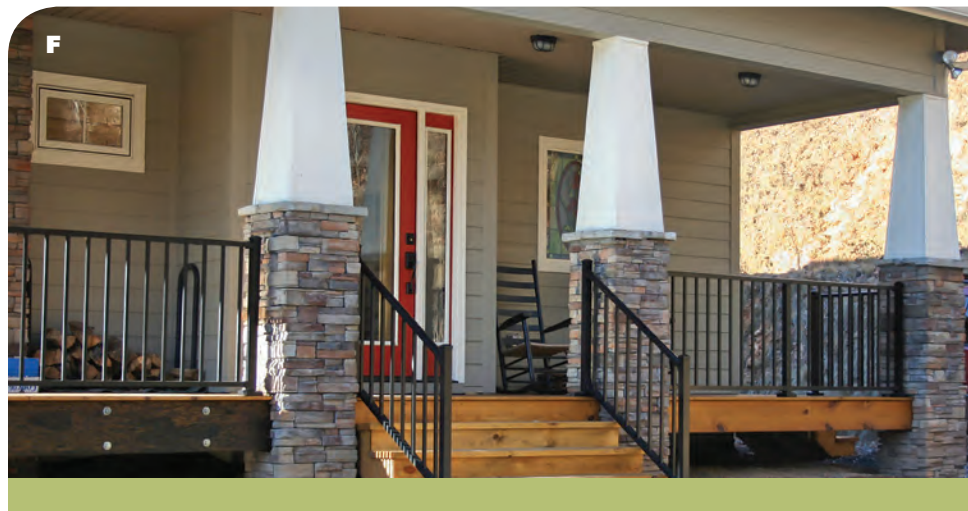
Bottom Rail Profile



†For Stair Rail Racking Information visit our website.

Styles C10* & C101

The Tuscany Series adds a touch of class with classic 2-rail designs. These designs are accented with a stylish top rail and 3/4" square or round balusters along with a variety of satin, textured, and multi-colored finishes, and a lifetime limited warranty. Featuring classic designs to warm your heart as you are greeted home.



E Style: C10 With Level Crossover Post
Color: Bronze Fine Texture

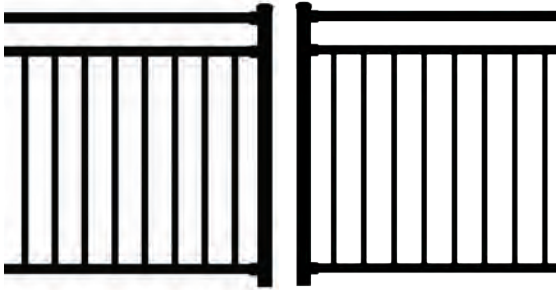
F Style: C10 With Level Crossover Post
Color: Satin Black

G Style: C10 Adjustable Gate

CCRR-0163 complies with IBC, IRC, and FBC



*For 4' through 6' Sections



C30*

C301

Riviera

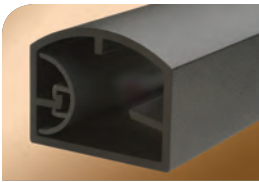
Styles C30* & C301



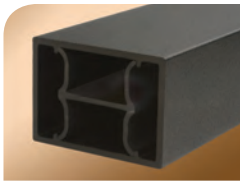
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- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.
 All sections do not come out even on each end as shown above.
 7' & 8' sections have center support between top and mid rail.
 All radius sections have mid rail support.



Top Rail Profile

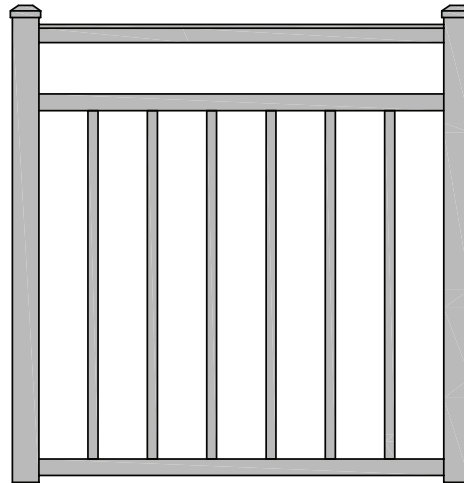


Mid Rail Profile



Bottom Rail Profile

A sleek designed top rail and the esthetically shaped mid and bottom rails create a harmonious appearance.



F Style: C30 Adjustable Gate

E Style: C30
 Color: Bronze
 Fine Texture



True Close Hinge



Lock Latch Deluxe, Back



Lock Latch Deluxe, Front



Magna-Latch

CCRR-0163 complies with IBC, IRC, and FBC



*For 4' through 6' Sections

*For Stair Rail Racking Information visit our website.



Satin Black



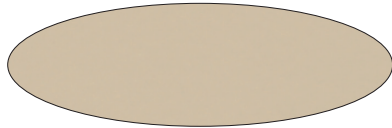
Black Fine Texture



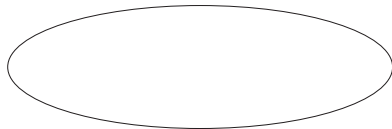
Ninety Bronze



Bronze Fine Texture



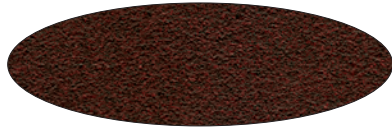
Gloss Beige



Gloss White



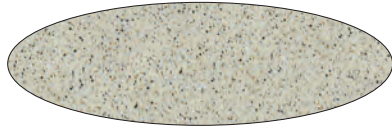
White Fine Texture



Brown Fine Texture



Speckled Walnut



Sandy Shore



Chocolate



Silver

Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.

Colors

Standard Colors & Custom Colors

Westbury® Aluminum Railing is offered in a variety of colors and textures to compliment your home. Our 12 standard colors include satin, textured and multi-color finishes. Westbury® Aluminum Railing is also available in custom colors to meet your design vision, the possibilities are endless.

Powder Coating



Verified AAMA 2604 Compliant Powder Coating

AAMA 2604 & AAMA 2605

DSI uses AAMA 2604 rated powder coating on all Westbury® Aluminum Railing. Our PCI-4000 Certified Powder Coating process offers an uncompromising quality created by state-of-the-art technology. AAMA 2605 Powder Coating is also available as an option for your Westbury® Aluminum Railing.



A Style: C10
Color: Black Fine Texture
With Level Crossover Post