



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

<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 6/3/2026
<b>Item Number:</b> ID#26-03713	
<b>Subject:</b> <ul style="list-style-type: none"><li>• <b>Landmarks Commission Certificate of Appropriateness for 353 W. Broadway. Review a request to replace the roof (Five Points Downtown Historic District).</b></li></ul>	

**Details:** The applicant is in the process of purchasing Hannon’s Pub at 353 W. Broadway. He is planning several interior alterations which do not need Landmarks Commission approval. He would also like to replace the roof.

The business has a flat roof which is not visible from the street level. It has an area of approximately 3,500 square feet. The proposed new roof will be TCO membrane, rather than the current EDPM membrane. Both types are common for flat roofs. TCO membrane is typically colored white rather than black. The project will also include repair of failed sections of the concrete cap and parapet walls. The applicant believes that will not include any changes to the visible side of the parapet.

353 W. Broadway was built in 1860 and has Romanesque Revival architecture. It is considered to be non-contributing in the Five Points Downtown Historic District because the façade is so significantly altered.

**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:** 353 W. Broadway is a commercial property, so work there is not eligible for a Paint and Repair Grant.

**Staff Recommendation:** Staff recommends approval of the roof replacement at 353 W. Broadway with the following conditions:

- Any visible sections of the concrete cap and walls which will be repaired will be designed to match the existing dimensions.
- A commercial roof replacement permit will be required.