



City of Waukesha
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Committee: Landmarks Commission	Date: 7/6/2022
Item Number: ID#22-4377 and ID#22-4389	
Subject: Landmarks Commission Certificate of Appropriateness for 401 Central Ave. Review a request to replace the front porch (Morris Cutler House). Landmarks Commission Paint and Repair Grant for 401 Central Ave.	

Details: The applicant, Sally Kennedy, would like to replace her front and side porches. The existing porches have experienced significant wood rot and deterioration, to the point that they cannot be repaired. Neither are original, but both maintain a style consistent with the design of the house.

The porch railings, decking, skirting, and other exterior features will be removed and replaced. The underlying support structure of the porch will be replaced only if necessary. The replacement design and materials will closely match the existing design. The decking will be tongue in groove to match the existing decking, with spaces at the edges to improve drainage.

401 Central Ave., the Morris Cutler House, was built in 1845 and moved to its current location from what is now Cutler Park in 1902 after the park was donated to the City. It has Greek Revival style architecture. Morris Cutler was one of Waukesha's first white settlers. His original farm claim stretched from College Ave to just north of Wisconsin Ave. and from East Ave to West Ave.

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 project is **\$22,345.99**

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for porch replacement at 401 Central Ave. with the note that a building permit will be required for both porch replacements, regardless of whether structural work is needed.