



City of Waukesha
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Committee: Landmarks Commission	Date: 1/11/2023
Item Number: ID#22-4377 and ID#22-4389	
Subject: Landmarks Commission Paint and Repair Grant for 401 Central Ave.	

Details: The applicant, Sally Kennedy, replaced her front and side porches in 2022. The work was approved by the Landmarks Commission at the July meeting. At the time, the Landmarks Commission approved a Paint and Repair Grant in the amount of \$1,834.31. The estimated cost of porch replacement was \$32,068.00, plus \$19,417.00 for painting. The approved grant, along with another grant for a different project, exhausted the 2022 Paint and Repair Grant fund.

Since the grant was less than the guideline amount the Landmarks Commission discussed the applicant's options for receiving additional money later on, and the applicant noted that the porch would not be painted until the following year. As a result they are eligible to apply for a separate Paint and Repair Grant for that work. The porches will be painted green, to match the color of the old porches. The color was noted in the previous approval, but the applicant has provided a color sample for review as well.

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 paint project is \$19,417.00. Since it was not completed in 2022 it can be considered a separate Paint and Repair Grant from the porch replacement.

Staff Recommendation: