



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 5/13/2013
Ald. Robert Bauman District: 4
Staff reviewer: Paul Jakubovich
PTS #87257

Property 1105 N. WAVERLY PL. **Peck House Individually-Designated Property**

Owner/Applicant IMMANUEL PRESBYTERIAN SOCIETY
1105 N WAVERLY PL
MILWAUKEE WI 53202
Vance Werner
5715 S 108th St
Hales Corners, WI 53130
Phone: (414) 303-6299

Proposal Demolish 2-car metal garage in back of house.

Staff comments The two car metal garage was probably constructed in the 1920s. Often these all-metal garages were advertised in their day as "portable" which conveyed a temporary nature. Many were built because they were completely pre-fabricated in the factory and could be erected very quickly on their respective sites. Most were built in the years between the two World Wars. The subject garage was built for a fine, 1870's High Victorian Italianate style structure, known historically as the Peck House, and never was a good companion structure for the house.

The metal garages may have lasted longer than originally intended, but for the most part they have suffered extensive deterioration over the years including massive rust, leaning walls that are way out of plumb, and doors that no longer close properly. They often have no potential for restoration and that is the case with the garage at 1105 N. Waverly Place. Given its state of deterioration, that it no longer serves any purpose for the owners and never was a good fit for the house, it is recommended that a COA be granted for razing the garage. There are no plans to replace it or build another structure on the same site. It is further recommended that the commission use the criterion from the preservation ordinance that the structure is deteriorated beyond repair in justifying the raze.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action