



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 4/1/2019**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Tim Askin**  
**PTS #114701 CCF #181796**

<b>Property</b>	114 W. LLOYD
<b>Owner/Applicant</b>	AMANDA L BETTS 114 W LLOYD ST MILWAUKEE WI 53212  American Heritage Fireplace & Accessories, Inc. 4475 S 13th St Milwaukee, WI 53221 Phone: (414) 281-4203
<b>Proposal</b>	Applicant proposes an exterior metal chimney vent on the east wall of the house. The vent is 11"W x 11"H x 7"D and is paintable. There is approximately 5' between the houses at the proposed installation site.
<b>Staff comments</b>	<p>The installation is at the property and near the neighboring house. The vent is proposed at a location that is as far as possible from the neighboring house on the east elevation, but this remains at about 5'. There are no windows on the neighboring house in the immediate area, but some are not far.</p> <p>The unit selected by the applicant is inherently top venting and is therefore capable of using a vertical chimney that could be constructed on the interior or exterior. An interior chimney breast and with a modest brick service chimney on the roof may be preferable to allowing this so near to the front of the house. Nonetheless, the vent is small.</p> <p>Guidelines and building codes do not clearly address the situation and the decision is given to the Commission's judgment without recommendation.</p> <p>320-21-11-g-1. Whether the proposed work would destroy or adversely affect any exterior architectural feature of the improvement upon which the work is to be done or adversely affect the external appearance of other improvements on the site or within the district.</p> <p><b>B Guidelines for Streetscapes</b> The streetscapes in Brewer's Hill are visually cohesive because of the intact building stock and the retention of period street and landscaping features. There are few non-contributing buildings or visually prominent inappropriate additions to historic structures. The traditional landscape treatment of the building lots and the period streetlights contribute to the maintenance of the district's traditional residential character.</p> <p>1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.</p>
<b>Recommendation</b>	Neutral.
<b>Conditions</b>	If approved, paint to match siding color immediately upon installation. Install at least 7' above grade because of the potential need to walk under the device.
<b>Previous HPC action</b>	