



Milwaukee Historic Preservation Commission Staff Report Revised 03-14-2016

Living with History

HPC meeting date: 3/14/2016
Ald. Milele Coggs District: 6
Staff reviewer: Carlen Hatala
PTS #108159

Property 103 W. LLOYD ST.

Owner/Applicant BENJAMIN CLARK
103 W LLOYD ST
MILWAUKEE WI 53212

GSI General, Inc.
2426 N 1st St
HICN 0197697, WI Lic #1068953, #18653
Milwaukee, WI 53212
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Proposal Applicant proposes to repair fire-damaged Queen Anne style cottage at the above address. In addition, the applicant proposes to construct addition to west side of house and build new garage closer to the alley.

Staff comments

This 2-story Queen Anne style cottage was built before 1894 and was one of three houses that fronted West Lloyd Street on the south side of the street between North 1st Street and the alley. Two of the houses have since been demolished. The adjacent house to the west was built close to 103 W. Lloyd Street and, as a consequence, the west elevation has very few architectural details.

Since the fire on April 3, 2014, the house has sat damaged and vacant. The current plans which you previewed last month propose to repair the fire damage and construct an addition to west and construct a new garage close to the alley. It will replace the current one built in 2000.

Since the February HPC meeting more details have been added to the drawings.

1. The fire damaged original house will be repaired with new roofing where needed, new exterior wood clapboards and trim where needed and new windows. Windows will be wood double hung Marvin Ultimate and match the existing openings. The bungalow style windows on the first story of the front façade, that were later alterations, will be replaced with two individual windows that are more appropriate for the façade.

2. The west wing addition is approximately the width of the original house but is set back from the front facade and the south facade. Its roof will match the original house and walls will be clad with wood clapboards. Windows will be wood double hung Marvin Ultimate. Its main elevation will face Lloyd Street and is highlighted by a full length wrap around porch and two box dormers whose gables will match the pitch of the original house. Details will tie in with the original house. The wing and its handicap ramp are being designed to accommodate the future owner's mother.

3. The garage will be located at the west end of the lot as shown in the site plan. The vehicular doors will face the alley and there will be a pedestrian door and one window facing the house. The building will be clad in wood clapboards and be finished out with details like a water table, hood moldings, and corner boards as shown in the Preservation Portfolio drawings.

The repairs and the addition appear to meet the requirements of the Preservation Guidelines for Brewers Hill.

A) SITING The proposed addition will be set back from the front of the original house, much as in three other instances where additions have been built onto the side of an existing house in Brewers Hill. The only difference is that there is a prominent entry on this addition. Commissioners can determine if this is appropriate.

B) SCALE The proposed addition is smaller than the original house and maintains the same relationship of foundation, body, and roof.

C) FORM The massing appears to be compatible with other buildings in the district

D) MATERIALS The proposed addition will have the same roof shingles, cladding, windows as the original house. The addition is being located on the wall of the original house that has the least architectural detail. The concrete masonry unit foundation will have a brick veneer to make it compatible with the original house.

Recommendation

Approve with conditions

Conditions

Staff will continue to work with the applicant on the details of the building and addition. There are some programmatic items that, if incorporated, will eliminate the North 1st Street entrance into the kitchen and replace it with a new entrance facing the yard and garage.

Previous HPC action**Previous Council action**