



Milwaukee Historic Preservation Commission Staff Report Revised 05-09-2016

LIVING WITH HISTORY

HPC meeting date: 05-09-2016
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
Phone: (414) 264-4548

Proposal Applicant proposes to repair fire-damaged Queen Anne style cottage at the above address. The addition has been removed from the project. The existing garage will be rehabilitated and new doors will be installed.

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 owner is now proposing to restore the existing house and repair the damage to the house and the garage. No addition will be made to the building.

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 existing garage will be repaired in place and new doors added.

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

Recommendation Approve

Conditions

Previous HPC action

Previous Council action