



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 2/8/2016
Ald. Milele Coggs District: 6
Staff reviewer: Carlen Hatala
PTS #108159

Property	103 W. LLOYD ST. Brewers Hill Historic District	
Owner/Applicant	SALLIE D WHITE 103 W LLOYD ST MILWAUKEE WI 53212	Mr. Benjamin Clark 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 damage, build an addition on the west side of the house and relocate garage to a spot closer to the alley.	
Staff comments	<p>This property has been the longtime home of Mrs. Sallie White. Following a fire on April 3, 2014, Mrs. White went into assisted living and family members have been working on a way to repair or sell the property. A raze order was issued and DNS has made attempts toward a restoration agreement. This hearing today before the HPC will determine the approval for the restoration/rehabilitation work, the relocation of the two-car garage to a spot near the alley and the construction of a new west wing to the house.</p> <p>General renderings have been supplied by the new owner who is also the contractor on the project.</p> <p>Work to be done includes the following;</p> <ol style="list-style-type: none">1) The fire-damaged roof will be repaired with the new shingles matching the existing.2) All new windows will be installed. In the original part of the house they will match what was there.3) The locations of the windows on the addition have not been finalized.4) The new west wing will occupy the spot where the current garage is located.5) A new two-car garage was built in 2000, adjacent to the west side of the house. This garage will be moved closer to the alley. <p>Applicant was reluctant to incur additional expense with more detailed plans until he got general approval from the commission.</p>	
Recommendation	Approve in concept but return to the HPC with full measured drawings that address details below	

Conditions

The proposal in concept is acceptable. But the project is not yet approvable given the current set of drawings.

The renderings presented lack clarity and detailing and proportions that are necessary for an accurate, authentic, and successful rehabilitation and new construction.

These are among the features to be addressed:

Windows: wood windows are required and specifications from a manufacturer are required. Sizes and locations on the addition need to be worked out. Sizes should match the proportions of the original windows.

Trim: Trim details are not placed accurately on the facade. Corner boards are located on the original house and should be constructed on the addition. A fascia board is missing on the proposed new porch.

Porches: Porch posts, spindle work and roof design on the addition need re-working. Railings should match the basic design and construction details required for all preservation projects. The Historic Preservation staff has examples from the Preservation Portfolio.

Doors: Any replacement and new doors need to be compatible with the style of the house (Queen Anne).

Foundation: Will the foundation be poured concrete? If so the exterior can be stamped with a brick pattern as has been done on other projects in Brewers Hill. Plain concrete block would not be appropriate.

Site Plan: A site plan is needed to show where the garage will be located and how the addition will join the original house so that plan examiners can determine if set backs are met

Drawings: Measured drawings are required to determine dimensions of the existing house and the proposed new construction. The addition will be offset from the front facade. Will this result in the closing up of any windows on the west elevation of the original house?

Previous HPC action

Previous Council action