



## Certificate of Appropriateness

MILWAUKEE  
HISTORIC  
PRESERVATION  
COMMISSION

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

LIVING WITH HISTORY

**Property**

103 W. LLOYD ST. Brewers Hill Historic District

**Description of work**

Applicant proposes to repair fire-damaged Queen Anne style cottage at the above address. The garage will be repaired as well.

**Date issued**

6/24/2016

PTS ID 108159 COA Revisions March 11, 2016

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:  
The work on the above property will consist of the following:

- 1) Roofing for the house and garage will use IKO-Cambridge shingles in either Dual Brown or Driftwood color
- 2) Half round gutters will be installed
- 3) Existing wood siding will be repaired or replaced as necessary. New clapboards will match the exposure of the existing wood siding.
- 4) New wood double-hung Marvin Ultimate windows will be installed and match the existing opening. There will be no windows in the south elevation.
- 5) Window and door top trim will be installed as in attached drawings.
- 6) Basement windows will be wood and match openings.
- 7) Wood Porches will be rebuilt as designed. Concrete/concrete block bases will be removed and there will be wood skirting.

- 8) New wood doors will be period appropriate as shown.
- 9) The cellar door at grade along North 1<sup>st</sup> Street will be replaced with a new one.
- 10) Corner trim will be retained and other decorative ornament will be retained and repaired/repainted
- 11) Existing garage will be repaired and painted. New trim detail will be added above window and door openings. Corner boards will be built to match house. A water table will be added. The two garage door openings will be converted to one door and the new garage door will simulate the appearance of two carriage barn style doors.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-5722 E-mail: [chatala@milwaukee.gov](mailto:chatala@milwaukee.gov).

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

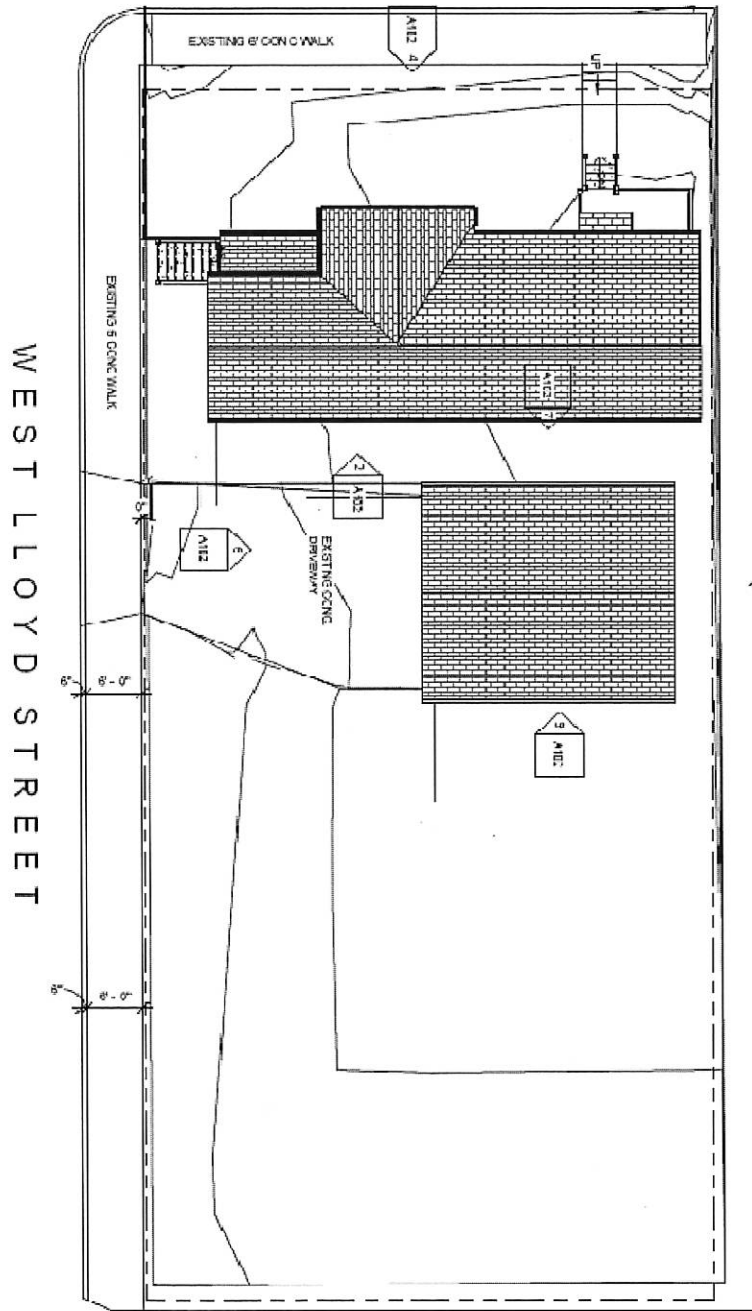


---

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Miclee Cogg, Contractor, Inspector Paul Wolfgamm (286-2590)

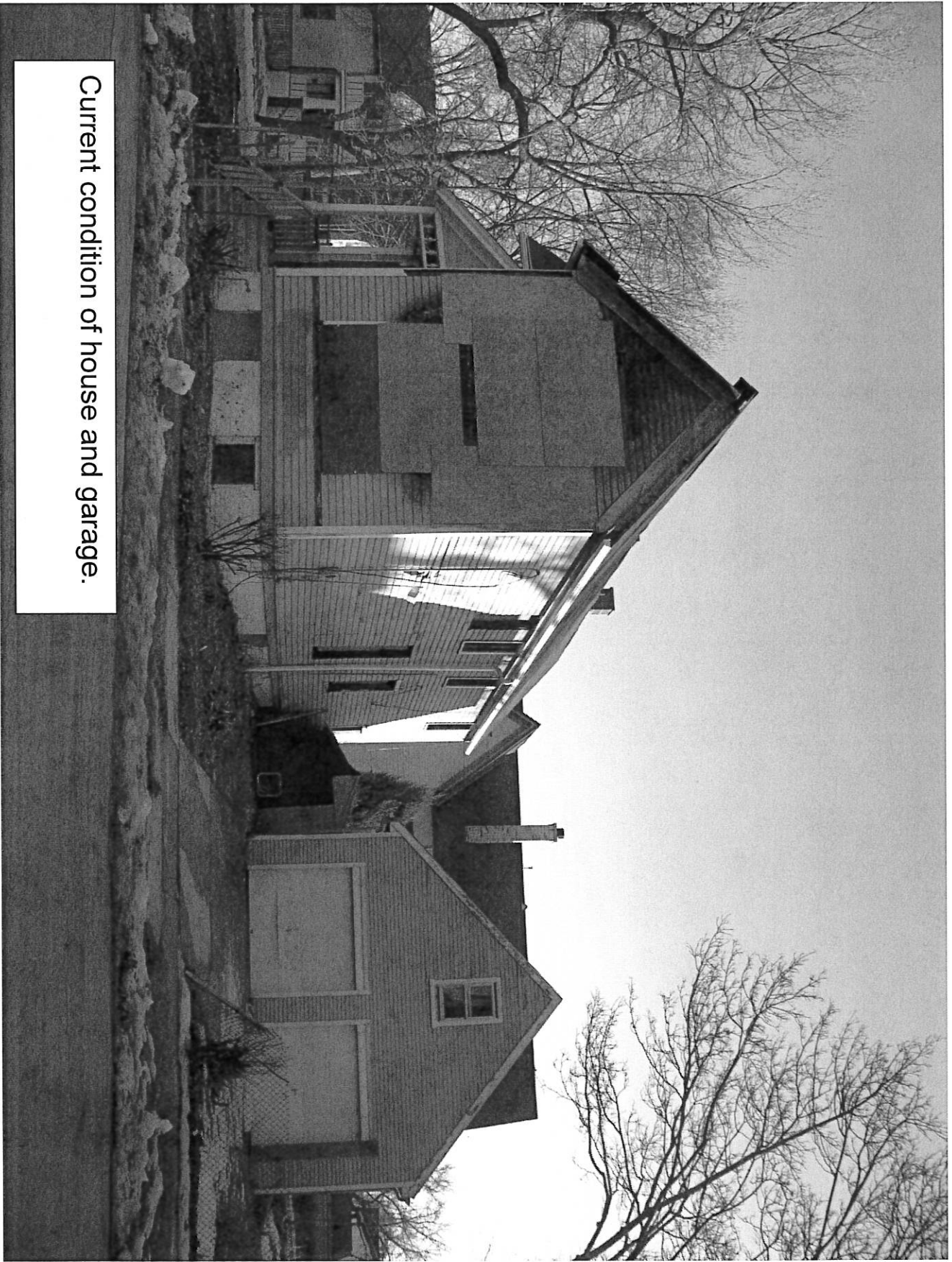
NORTH 1ST STREET



WEST LLOYD STREET

20' ALLEY

5  
SITE MAP  
1-19-07



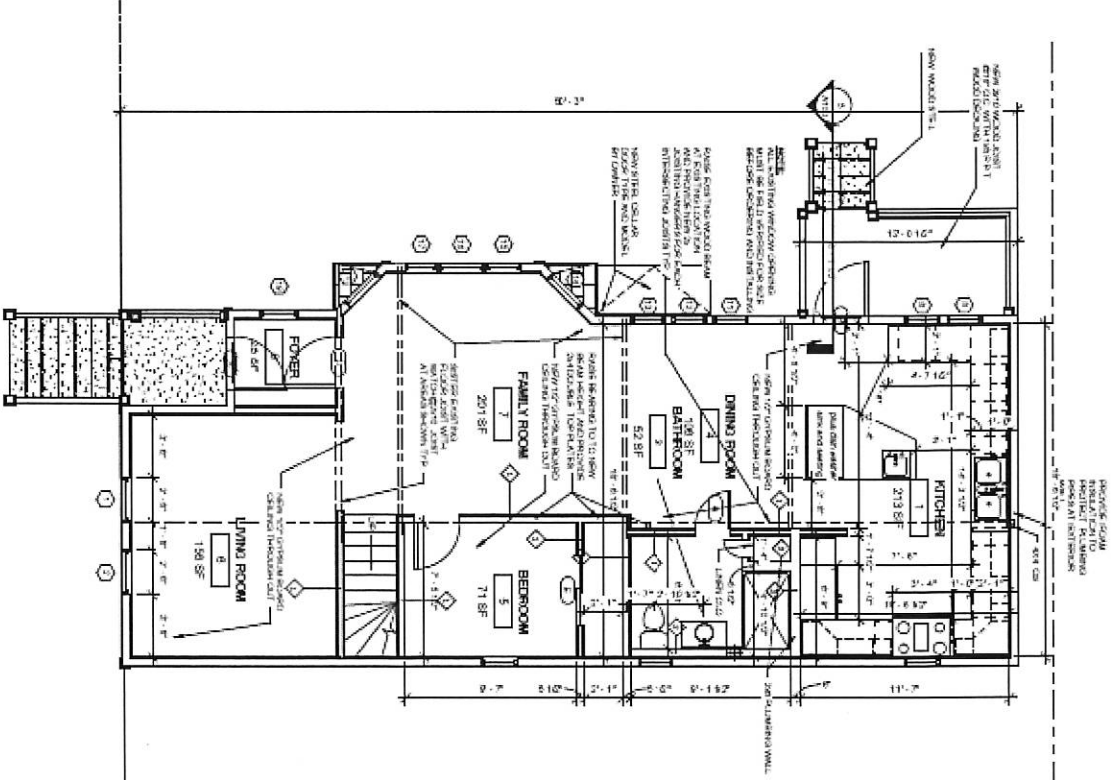
Current condition of house and garage.



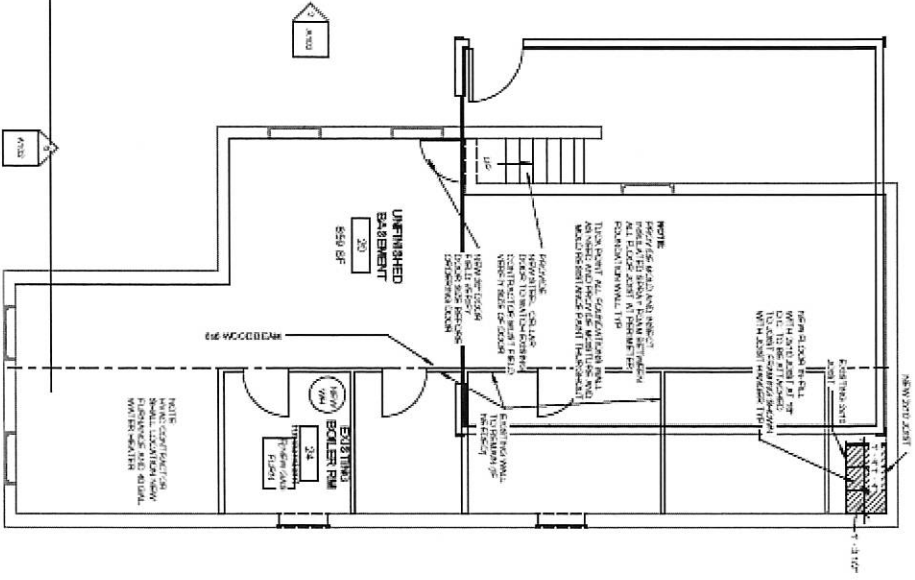
Details to be preserved. Corner board detail to be replicated at garage.



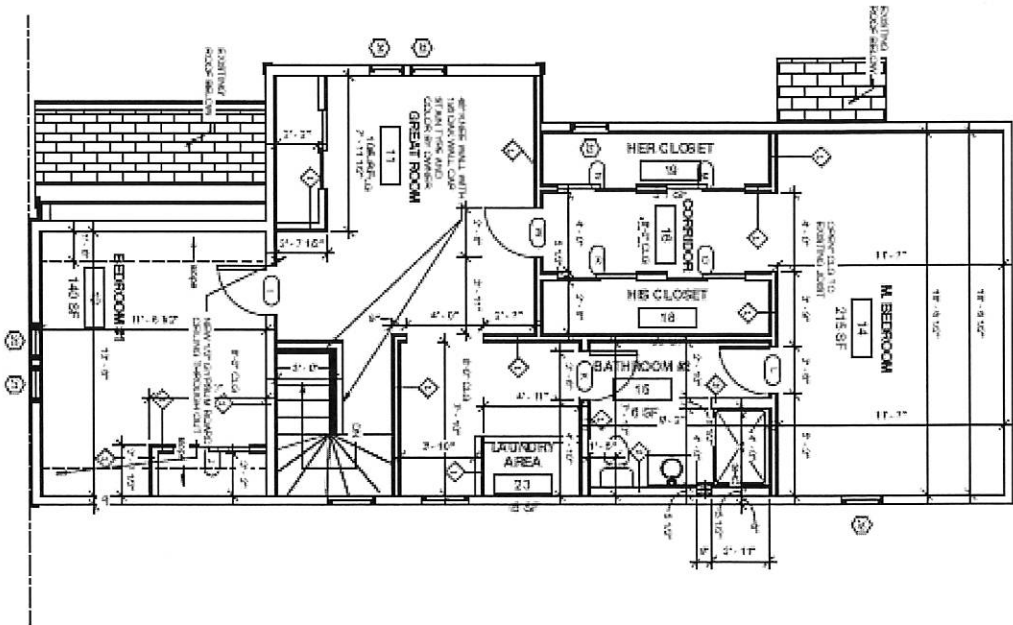
**FIRST FLOOR PLAN**

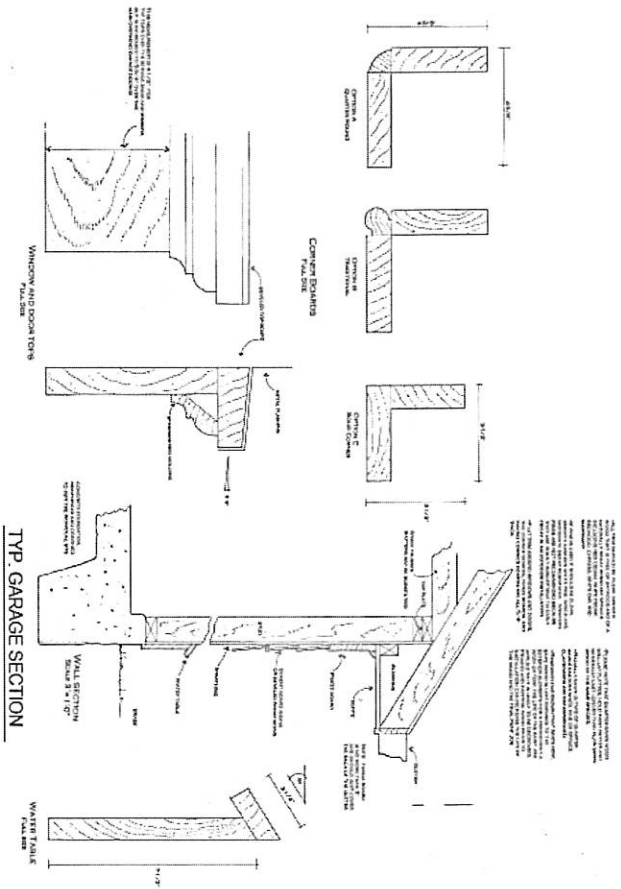


**BASEMENT FLOOR PLAN**

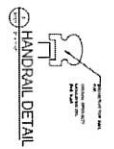
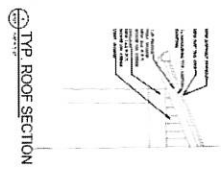
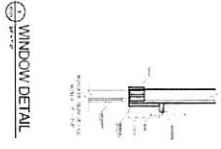
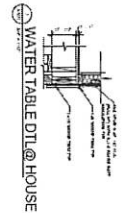


2 SECOND FLOOR PLAN



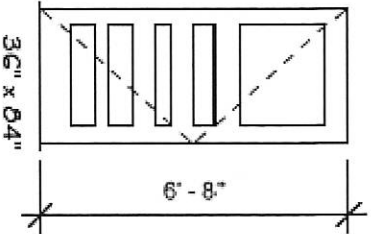


**DETAILS**



**QUEEN ANN EXTERIOR DOOR  
DOOR TYPES**

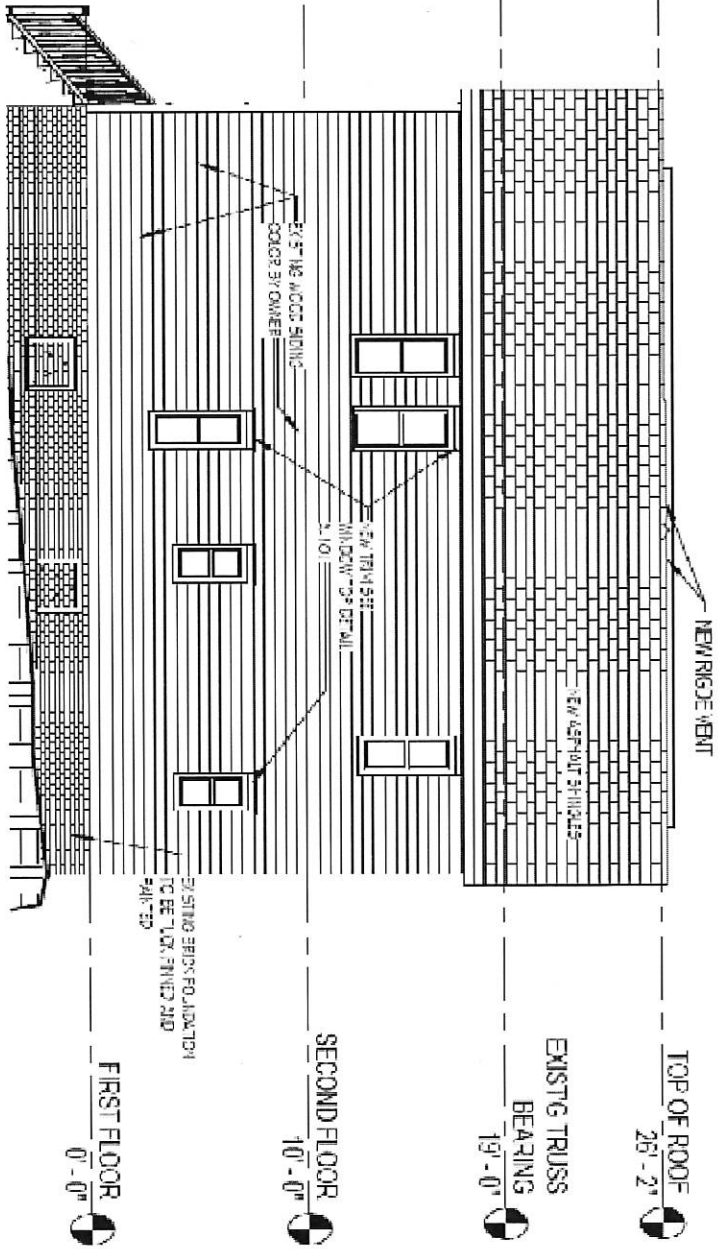
Scale: 1/4" = 1'-0"

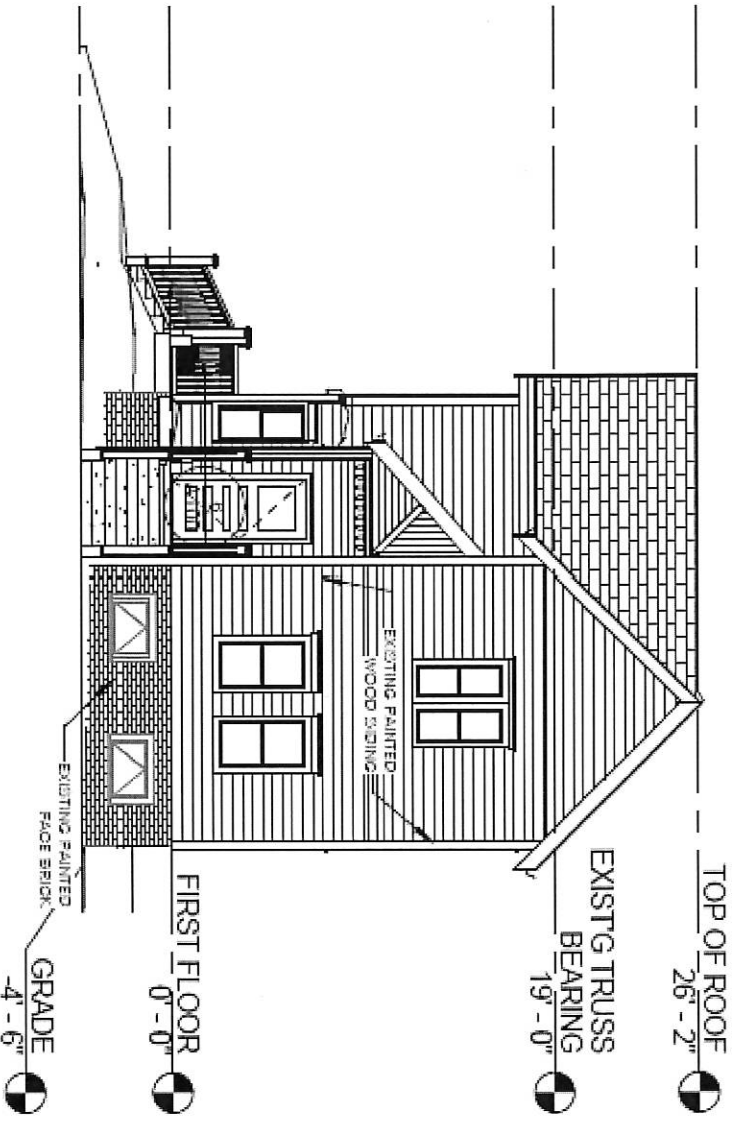




# WEST ELEVATION

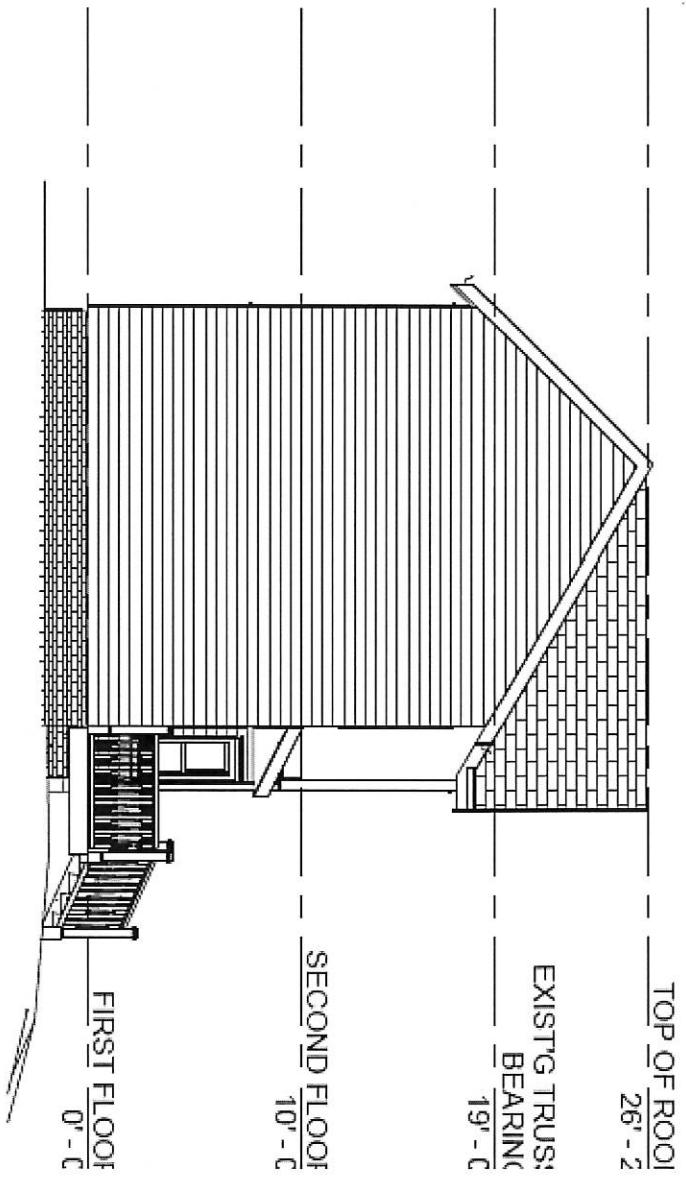
2  
1/8" = 1'-0"





**NORTH ELEVATION**

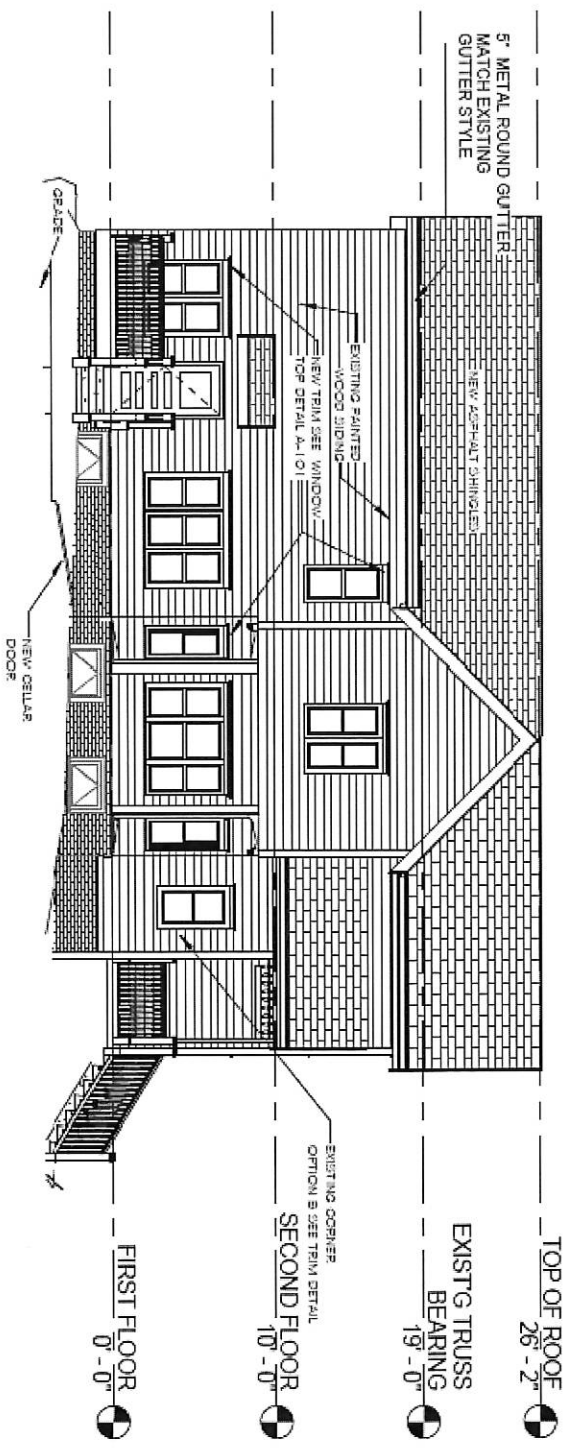
1  
102  
1/8" = 1'-0"

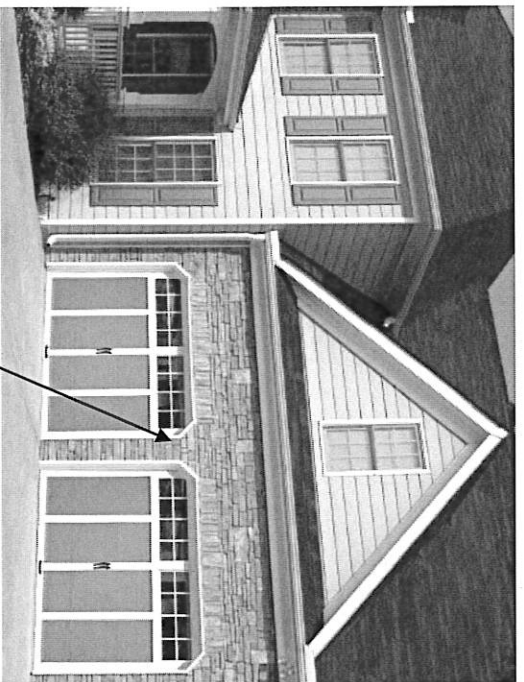
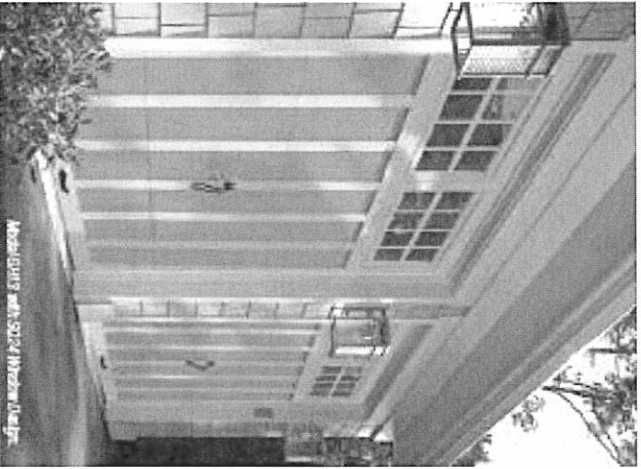
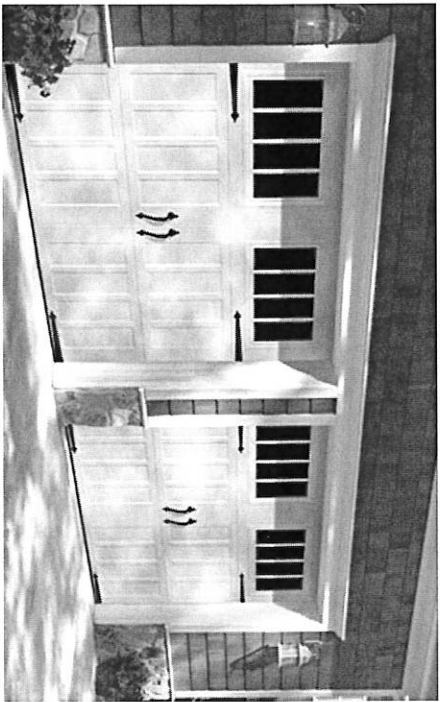


# UTH ELEVATION

0"

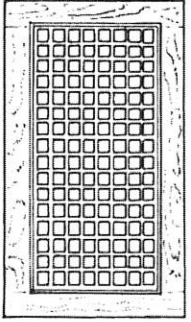
**EAST ELEVATION**



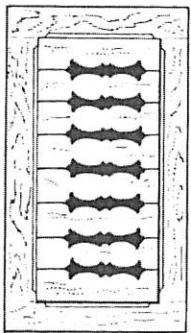


These door styles would look appropriate for the house. Note, however, that the opening needs to be rectangular and not clipped at the corners as shown above.

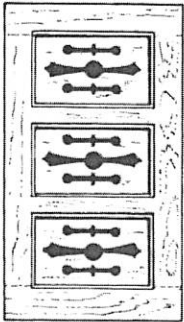
## Porch Skirting Designs



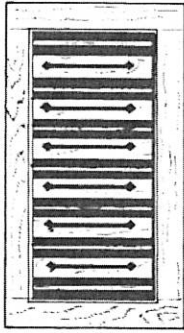
Rectangular Lattice, All Styles, 1855-1935



Sawn Skirting Boards, All Styles, 1865-1900



Cut-Out Panels, All Styles, 1875-1900

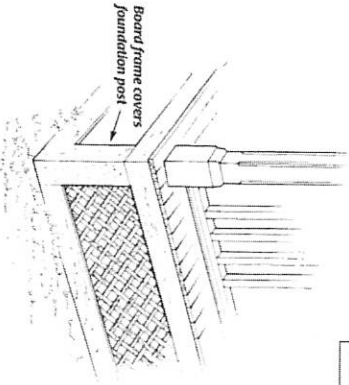


Craftsman, 1905-1935

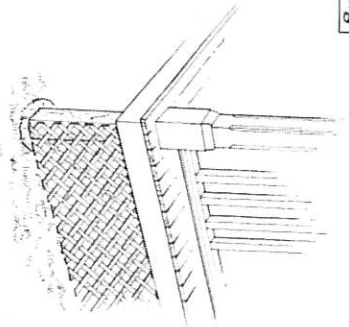
*Because skirting is a major decorative feature of a front porch, it is important to select a skirting design that will complement the architecture of the house.*



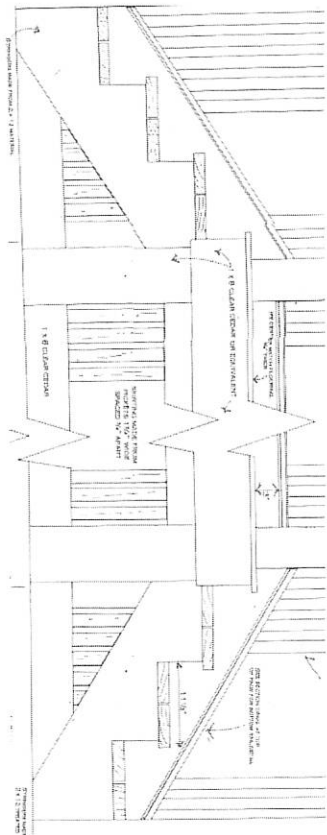
Porch Skirting



Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.



Do not install a lattice skirting without a frame around it. The rough framing lumber that supports the porch will show through and the raw edges of the lattice look unfinished.



Porch skirting design can vary from those to the left to the simple form shown above. Of key importance is to frame the skirting so that the work looks finished.