



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/14/2017

Ald. Milele Coggs District: 6

Staff reviewer: Tim Askin

PTS #114324

CCF #170582

Property	209 W. LLOYD ST.	Brewer's Hill Historic District
Owner/Applicant	GEORGIA ANN ODIE 209 W LLOYD ST MILWAUKEE WI 53202	Georgia Odie 209 W Lloyd St Milwaukee, WI 53212 Phone: (414) 562-4457
Proposal	<p>Applicant has resided the east wall with knotty cedar. Applicant was given permission to create a test area of the east wall where knots would be sanded down and infilled with spackle to create the smooth surface that could meet the intent of the regulation.</p> <p>Additional work on the front porch was done in full compliance with the guidelines and was approved by staff.</p>	
Staff comments	<p>This is a modest and relatively new (1905) Brewer's Hill cottage with some fine detailing on the front and porch. It has been in this family since at least the 1960s.</p> <p>Staff inspected the sample patch where the owner's son sanded down and spackled knots and painted over the wood and the work is indeed presentable. Its longevity is somewhat in question, but is likely to be satisfactory.</p> <p>Staff must recommend denial based on both preservation guidelines and recent precedent elsewhere in Brewer's Hill. Approximately two months ago, the Commission ordered the removal of knotty cedar on a rear cottage on N. 2nd Street.</p> <p>The Commission may take into consideration their determination of the quality of the work in the test area of painted siding and any other factors they find relevant within the bounds of the ordinance. The work also has the support of two neighbors within the 200-foot radius who received notice.</p>	
Recommendation	Recommend HPC Denial	
Conditions	<p>Any approval must be with the condition that it not set precedent for the following reasons: The applicant sufficiently compensated for the use of knotty cedar with copious work to create an acceptably surface smooth surface that is equal to the use of smooth cedar. This was only realistically possible using family labor. Additionally the extra staff time to verify the quality of the work, which involved multiple site visits and will require at least one further site visit, is beyond the capacity of staff to grant to applicants on a regular basis.</p>	
Previous HPC action		
Previous Council action		