

MILWAUKEE HISTORIC PRESERVATION COMMISSION STAFF REPORT



Date	11/3/2025	Ald.	Zamarripa
CCF	251027	Reviewer	Tim Askin
Address	1835 S. Layton Boulevard	Owner	Frank Lloyd Wright's Burnham Block, Inc.
District	American System Built Homes	Applicant	RAMLOW / STEIN Architecture + Interiors

PROPOSAL

1. Demolish backyard shed from mid-20th century
2. Replace roofing with new natural cedar shingle
3. Replace existing synthetic stone siding with new historically correct stucco
4. The concrete block foundation walls and precast stone cap will be checked for integrity and waterproofed. The foundation supporting the front planter box foundation may need to be reinforced or rebuilt (below grade).
5. Wood Trim: Wood trim suffering from rot and decay will be restored where possible. In many cases, the wood trim elements are "dust" and will be replaced with cypress to match the original 1916 materials. All wood trim will be finished in the 1916 color scheme. All casement windows will be restored by removing the stops, squaring the frames, and re-glazing. "Old glass" will be used to replace broken windows or earlier repairs done with modern glass.
6. Planter Box: Wright's planter box design will be used to reconstruct the front entry planter box. The reconstructed box will be built on the original foundation and precast stone base.
7. Porch: Wright's open porch design will be restored by removing the windows (not designed by Wright). The Perma-Stone cladding and porch ceiling will be restored to a stucco finish. A wooden trellis system, long since removed at the front entrance, will be reconstructed.
8. Mechanical Systems: All plumbing and electrical systems will be replaced and brought up to current building codes.

STAFF COMMENTS

American System Built House Model C3 was completed in 1916 to the designs of Frank Lloyd Wright. Original occupancy is not clear from records. It is one of two single-family homes built in this original experimental cluster of the houses. It has been highly altered over the years with innumerable roofing layers, faux stone cladding, porch enclosure, and other unfortunate changes. The goal here appears to be museum-quality restoration, as was done with the neighboring B1 house.

No guidelines are violated and the shed adds no historic value to the site.

RECOMMENDATION

Approve with conditions.

- a) Exterior masonry cleaning/paint removal is a separate permit from all other construction. No specific cleaning method for the historic masonry has been proposed in the documents provided so far. This will require separate review and mockups at the relevant time.

PRIOR ACTION

N/A