



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 6/10/2013
Ald. Robert Donovan District: 8
Staff reviewer: Paul Jakubovich
PTS #87776

Property	2732 W. BURNHAM ST. American System Built Houses Historic District	
Owner/Applicant	FRANK LLOYD WRIGHT HERITAGE TOURISM PROGRAM INC 330 E KILBOURN AVE STE 550 MILWAUKEE WI 53202	Frank Lloyd Wright Wisconsin P.O. Box 6339 Madison, WI 53716 Phone: (602) 870-339
Proposal	Completely restore the exterior of the American System-Built duplex designed by Frank Lloyd Wright.	
Staff comments	<p>This is an outstanding project and one that will safeguard this unique structure designed by America's best-known architect Frank Lloyd Wright. It is the second of Wright's American System Built houses on W. Burnham to undergo a complete restoration by the Frank Lloyd Wright Wisconsin Heritage Tourism Program, Inc. While the house generally retains its original form, it has been completely recovered on the exterior with new--but not accurate--stucco; the rear sleeping porch was enclosed; the front, cantilevered steps and landing are sagging and much of the exterior trim is in need of extensive repair or replacement.</p> <p>Virtually every square inch of the exterior will be restored to its original condition and considerable research and development has gone into this project. Any new materials will duplicate the original materials and no artificial stucco or substitute materials will be used.</p> <p>One of the major feats of this plan is the removal of all the exterior stucco and lath and replacing it with a new 3-coat genuine stucco finish that will match the original. The original stucco finish is still under the newer coats of stucco and the historic finish has been analyzed and will be duplicated. Staff recommends however that a sample panel of the new stucco finish be submitted to HPC staff for review and approval.</p> <p>A new flat roof covering will be installed, although this will not be visible from the street. The sleeping porch on the rear elevation that is now enclosed will be opened up to its original configuration. The original pressed metal cornice at the roofline was removed years ago and replaced with flat material. A new cornice will be duplicated and re-installed at its original location. The sagging landing and steps, common to all of the Wright duplexes on Burnham, will be re-engineered and re-built. Anything on the exterior that was originally wood will either be restored or rebuilt using new, clear wood to match.</p> <p>HPC applauds the applicants for this ambitious project to save an irreplaceable Frank Lloyd Wright building.</p>	
Recommendation	Recommend HPC Approval	
Conditions		
Previous HPC action		

Previous Council action