



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 12/14/2015
Ald. Robert Bauman District: 4
Staff reviewer: Dean Doerrfeld
PTS

Property 1241 NORTH FRANKLIN PLACE. First Ward Triangle Historic District

Owner/Applicant LYNDE & HARRY BRADLEY FOUNDATION, INC.
1241 NORTH FRANKLIN PLACE
MILWAUKEE, WI 53202

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Proposal This proposal involves the installation of a window, in a new opening, on the second level of the north wall of the property. The new opening will lie near the west corner of the elevation. The all wood window will match all profiles and detailing of the windows installed in the western addition to the building completed in 1994. An additional element of the proposal is to remove the existing lion carvings from the front antepodia for repair. The decking under the carvings will also be repaired/replaced. After refurbishment, the carvings will be re-painted and re-installed in the original locations.

Staff Comments

The house was built as the residence of Edward Diederichs in 1855. It was heavily damaged by fire in 1859, was reportedly rebuilt to its original condition in 1860. The house is attributed to the architectural firm of Mygatt and Schmidtner. At the time of the reconstruction, two white-pine carved lions were added to the antepodia flanking the stairs earning the residence the nickname "Lion House.". These remained in place until 1944 when deterioration forced their removal. They were replicated in carved mahogany and reinstalled in the late-twentieth century. The interior of the house was reconfigured and a second story added ca. 1895. A new two-story addition to the rear of the structure was approved by the Historic Preservation Commission and constructed during the mid-1990s.

This structure is a two-story rectangular block that rests on a high brick foundation finished to resemble stone. The low-hipped roofline has a large cupola at the center and is trimmed with palmette antifixae. The exterior finish is brick with stone trim. The main facade is proportionately divided by pilasters at the corners and between the bays on both levels. Between the two floors is a Doric order entablature and a boldly projecting cornice. This was the cornice line of the original house. A Classical porch defines the entry with Doric columns supporting a full entablature and pediment. The windows are single-light, double-hung sash with caps and elaborate molded enframements.

The Edward Diederichs house was documented for the Historic American Buildings Survey in 1969, listed in the National Register of Historic Places in 1987, and locally designated in 1983.

The applicant currently proposes to create an opening and install a new window on the north wall of the structure, just east of the glazed walkway connecting this building to the Hawley House to the north. The new wood window will match those installed in the 1994 addition with casing and head to match existing windows of the north elevation. Staff finds that the installation of a new window is within the guidelines for the First Ward Triangle Historic District and appropriate for this historic property. The window will have minimal visibility from the public right of way, and is compatible with this property and the adjacent Hawley House.

The removal and restoration of the carved lions is also within the guidelines and appropriate for the property. Reinstallation of these features restored a key decorative element to the property, and the continued maintenance of the lions is encouraged.

Recommendation

Installation of new window: Approve as submitted.
Repair of carved lions: Approve as submitted.

Conditions

Previous HPC action

Previous Council action