



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	4/13/2026	CCF # 251999
Ald. Brower	Staff reviewer: Tim Askin	
Property	2007 E Windsor	North Point South
Owner/Applicant	Wade Weissmann	Wade Weissmann Architects

Proposal

New Masonry Chimney and flashings where existing faux painted metal chimney exists

1. New Fabric Awning at existing balcony
2. New French Doors at balcony in existing opening
3. New Entryway awning over front entry door
4. New Entry Door in existing opening
5. New Handrail and Guardrail at new stoop and retaining wall
6. New Stone clad retaining wall with cap and stoop over new frost depth footings
7. New decorative gas Lantern on corner mount bracket
8. New Wood Garage Door in existing opening
9. New Garage Door surround in existing location
10. New Window Sashes in existing openings above garage door awning
11. New Wood Shutters
12. Repair existing windows in place and paint, including wood storm windows
13. New roof shingles: Certainteed Landmark Pro Moire Black
14. New Half-round Gutters and Round Downspouts
15. New concrete driveway
16. New concrete retaining wall in existing location on shared neighbor's property line
17. Modify existing stacked stone retaining wall on north elevation for fenced in enclosure for garbage cans.
18. Replace chimney with larger, multiple flue design.

Staff comments

This is the stable or carriage house of the Carl Herzfeld Mansion on Lafayette. It has been a separate property for several decades at this point. Owner is planning a rehabilitation of the property to bring back character and add functionality. As the building was designed as a carriage house, it has lacked some features that would make it a more functional residence. It will also reverse some previous inappropriate alterations like metal chimney and out of character fenestration.

Overall the rehabilitation is a significant upgrade to the property. As the changes are extensive, but heavily relate to unobjectionable landscaping improvements, staff will only call attention to some of the details that attract attention.

3 & 9. Entry awning and garage door surround. Thoughtful and necessary, but perhaps too elaborate for the door. Consider eliminating support brackets for the main door. The brackets on the overhead door draw less attention to themselves and the length justifies having a visible support for a balanced appearance.

7. Gas lamp at entry. A coach lamp is appropriate at a coach house, although this is a large one. We have not commonly approved gas lamps, but the carriage house dates to 1903 when gas lighting technology was not fully retired.

11. Shutters. Guidelines state that one should avoid “shutters that are...historically out of character with the building.” While the carriage house is elaborate, shutters do seem too much. If approving shutters, they should likely be approved only for the upper floor which may have been originally residential.

18. Replacement of the chimney with a larger, more detailed chimney is unexpected, but not out of character for the Upper East Side. There are elaborate garage chimneys on E Thomas, Wahl, Summit, Terrace, and so forth. It is odd that this carriage house has a metal, faux-painted service chimney, given its otherwise elaborate design. It is unlikely that the chimney is original. A more elaborate flue simply indicated that the building was heated, even if it may have been an extravagance to do so. Given that the subject building served as carriage house for a 1910 Ferry & Clas manse on Lafayette, the replaced chimney is fully in character. Although the chimney would be new, the Commission should still require step flashing to maintain consistent standards throughout the district.

Recommendation

Approve with conditions.

Conditions

- 1. Awning to be a knit or woven fabric. No plastic sheeting.
- 11. Deny shutters per guidelines
- 18. Step flashing for new chimney

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. All new windows to be non-clad wood exterior.