



## CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

American System Built Homes Historic District

**ADDRESS OF PROPERTY:**

2728-30 West Burnham Street

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Frank Lloyd Wright's Burnham Block, Inc,

Address: P.O. Box 26907

City: Milwaukee

State: WI

ZIP: 53226

Email: mlilek@WrightInMilwaukee.org

Telephone number (area code & number) Daytime: 414-368-0060 Ext 1 Evening:

3. **APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): Mike Lilek

Address: (same as above)

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime: Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

☒ Photographs of affected areas & all sides of the building (annotated photos recommended)

☐ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

☐ Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

☐ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

☐ Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS  
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED  
AND SIGNED.**

5. DESCRIPTION OF PROJECT:


Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Maintenance and repairs described (with photographs) in two attached documents:

#1) American System-Built Homes, Two Flat "C"  
Project #19-05 Foundation Repair Projects

#2) American System-Built Homes, Two Flat "C"  
Project #19-06 General Repair Projects  
Bid Package #1 Siding & Gutters  
Bid Package #2 General & Misc.  
Bid Package #3 Painting  
Bid Package #4 Foundation & Stucco

6. SIGNATURE OF APPLICANT:

  
Signature

Michael P Lilek

Please print or type name

2/12/2020

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Mail or Email Form to:**

Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

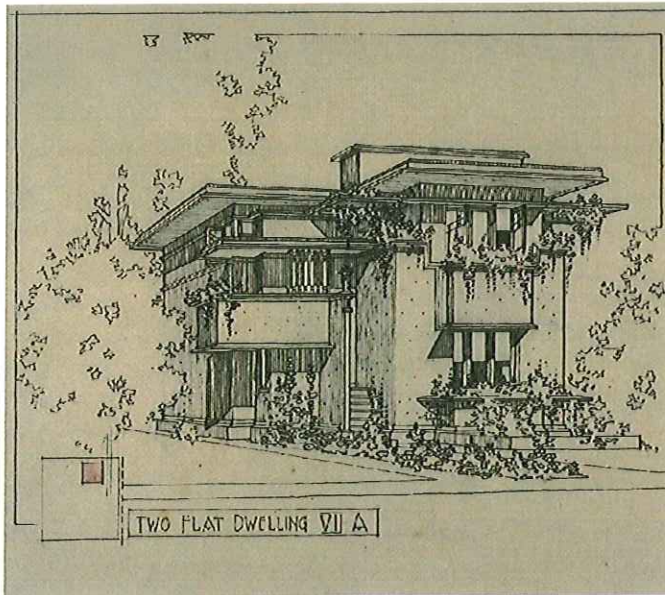
PHONE: (414) 286-5712 or 286-5722

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the SUBMIT button to automatically email this form for submission.

**SUBMIT**



**American System-Built Homes**  
**Two Flat "C" Restoration**  
**2724-26 West Burnham Street**  
**2728-30 West Burnham Street**  
**Milwaukee, WI**

Project #19-06  
 May 29<sup>th</sup>, 2019  
 Revised 12/27/2019 & 2/12/2020



**General Repair Projects**

Bid Package #1 Siding & Gutters

Bid Package #2 General & Misc.

Bid Package #3 Painting

Bid Package #4 Foundation &  
 Stucco

**Frank Lloyd Wright's Burnham Block, Inc.**  
 P.O. Box 26907  
 Milwaukee, WI 53226

**Contact:**  
 Mike Lilek  
 Telephone (414) 368-0060  
 Email: [mlilek@WrightInMilwaukee.org](mailto:mlilek@WrightInMilwaukee.org)



## INTRODUCTION:

This Frank Lloyd Wright designed American System-Built Homes on West Burnham Street in Milwaukee comprise a historic site, with several buildings open to the public.

For decades, the nation's citizens, together with architects, the design community, urban planners, the environmentally responsible housing movement and those interested in creating well designed housing for low and moderate incomes have studied the works of Frank Lloyd Wright. Wright's mastery of architecture is well known through large scale projects for clients with unlimited budgets. The cluster of six homes on Burnham Street serves as an introduction to Wright on a small scale through his seminal work for mass produced homes. The homes were intended to fit the needs of all clients and all budgets. The homes provide an opportunity to experience Wright's mastery of space and beauty.

The homes are a perfect vehicle to bring Wright's ideas on solving "...the small house problem" to the American public. Restoring these homes and opening them as a world-class house museum provides an important and unique educational experience of American architecture, socio-economic history, urban planning and elementary education. The homes represent and promote the democratic ideals and values upon which this country was founded and has flourished.

*"Throughout his long career, Frank Lloyd Wright strove passionately to design affordable housing. The American System-Built Homes stand as his first major accomplishment in this regard, recording a fulfillment of a longstanding American dream. The preservation of Model B-1 is critical as a testament to his long quest, and to the quest of American society itself." -- David G. De Long, Emeritus Professor of Architecture, University of Pennsylvania*

### Proposed Use:

- Operating the home as an open-to-the-public house museum. A docent led interpretive tour program guides the visitor experience.
- A full range of educational and outreach programming designed for audiences of all ages. The homes are used as an occasional classroom for hands-on study of architecture and historic preservation.
- When not in use as a museum, some of the homes on the block will be available for overnight accommodations in a manner similar to a bed and breakfast.

### DESIGNATIONS:

The Wright designed homes on the Burnham Block are on the National Register of Historic Places, State register, and is in a City of Milwaukee Historic District.

### PERIOD OF SIGNIFICANCE:

July 6, 1916 (completion date)

### RESTORATION STANDARDS:

This project will follow the United States Secretary of the Department of Interior – "Standards for Restoration & Guidelines for Restoring Historic Buildings"

## DIVISION 00 - REPAIRS

### Repairs – 2724-26 West Burnham

(DONE) Order to Correct #3: Remove obstruction from rain gutters (SOUTH SIDE)

(DONE) Order to Correct #4: Replace defective boards in roof eave (SOUTH SIDE)  
*–aluminum soffit was re-nailed*

(Bid Package #1) Order to Correct #5: Replace defective siding on exterior walls (SOUTH SIDE)

*FLLWBB proposal: Front entry area – replace aluminum siding to match existing  
FLLWBB has the siding to belongs left of the front door.*





(Bid Package #2) Order to Correct #6: Repair or replace defective handrail on porch steps (FRONT STEPS TO SECOND FLOOR UNIT)

*FLLWBB proposal: Multiple locations – sand to smooth finish and paint*



(Bid Package #1) Order to Correct #7: Replace missing boards in porch ceiling

*FLLWBB proposal: Front entry area – replace aluminum soffit to match existing*



(Bid Package #1) Order to Correct #8: Replace defective siding on exterior walls (WEST SIDE)



(Bid Package #1) Order to Correct #9: Replace defective downspout on porch (WEST SIDE)

*FLLWBB proposal: All concrete at grade. No place to go except across the front of house.*

*FLLWBB: OK to discharge at grade on driveway*



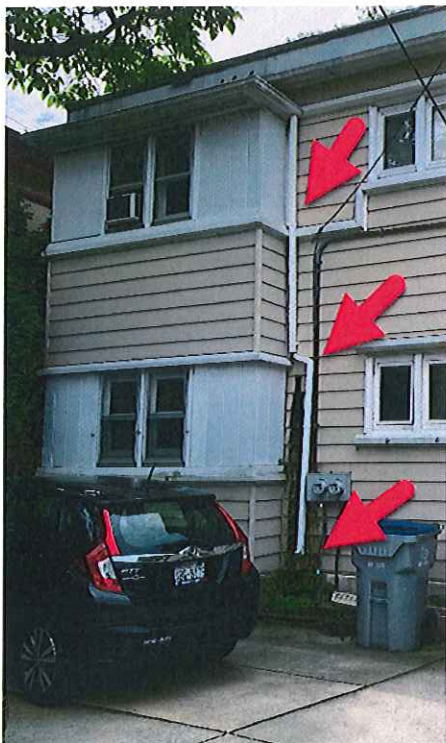


(Bid Package #1) Order to Correct #10: Replace defective fascia boards (WEST SIDE)

*FLLWBB: Looks like the fascia at the roof line just needs a few nails*



(Bid Package #1) Order to Correct #11: Repair or replace defective downspout (NORTH SIDE)





(Bid Package #1) Order to Correct #14: Properly discharge...

*FLLWBB proposal: All concrete at grade. No place to go.*

*FLLWBB: OK to discharge at grade on driveway*

(Bid Package #1) Order to Correct #15: Replace defective siding on exterior walls (NORTH)

*FLLWBB: Same area as #8?*

(Bid Package #2) Order to Correct #18: Repair, replace or remove defective screen/storm door (EAST)

*FLLWBB: Should be first floor WEST?*



(Bid Package #3) Order to correct #19: Paint...

## Repairs – 2728-30 West Burnham

Order to Correct #2 Doors, Landscaping, Fencing??

(Bid Package #4) Order to Correct #3 Repair or replace defective siding on exterior walls (ENTIRE STRUCTURE Broken or missing stucco in many areas)

(Bid Package #1) Order to Correct #4 Replace missing fascia boards (SOUTH SIDE MULTIPLE AREAS)

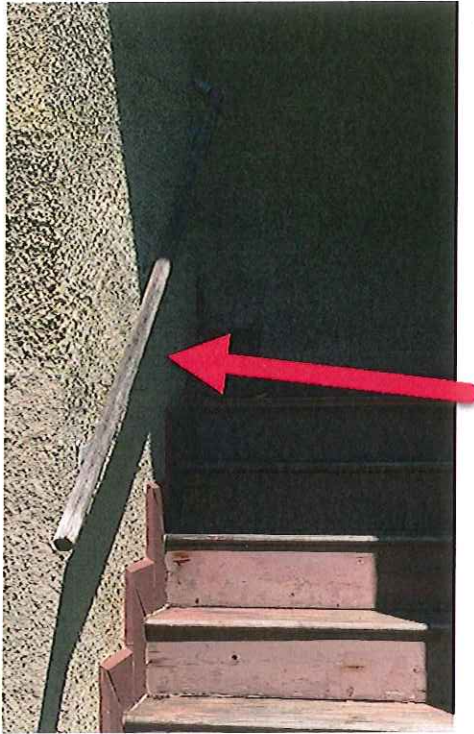


(Bid Package #1) Order to Correct #5 Replace defective trim boards on exterior walls (SOUTH SIDE MULTIPLE AREAS)





(Bid Package #2) Order to Correct #6 Repair or replace defective handrail on porch steps



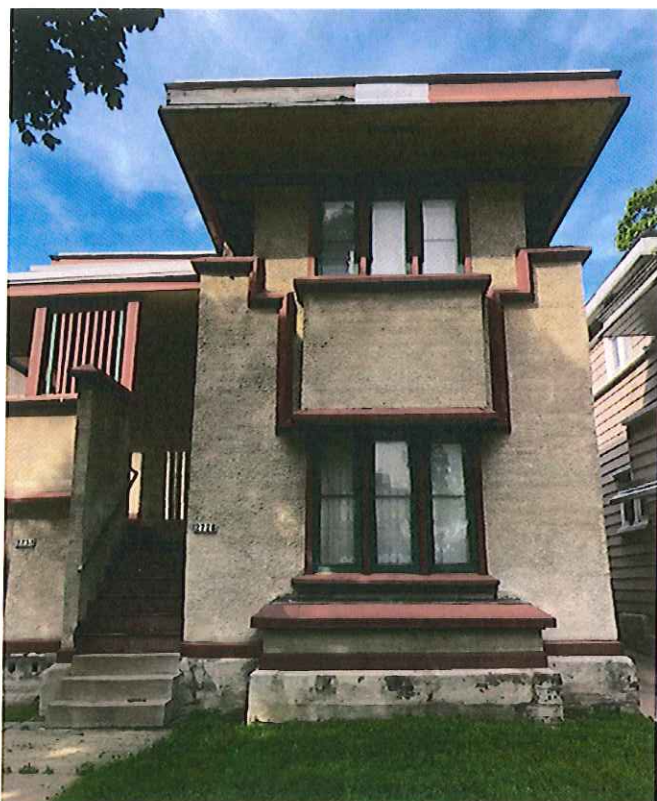
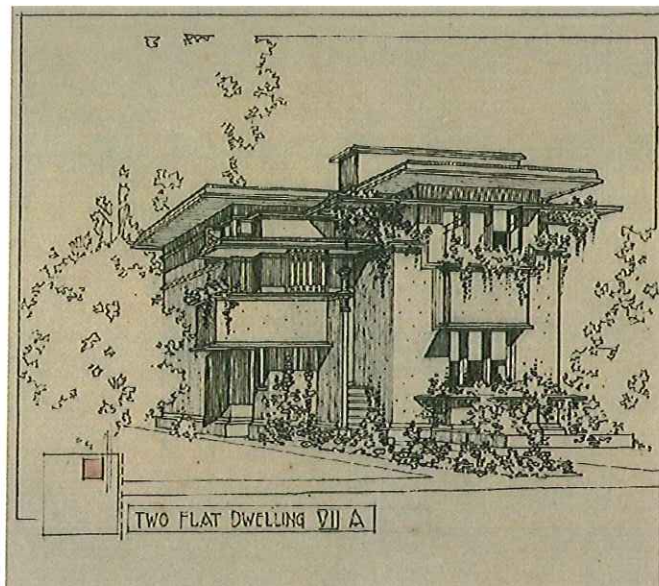
(Bid Package #\_\_) Order to Correct #7 Replace defective boards in roof eave (WEST SIDE)

(Bid Package #1) Order to Correct #8 Replace defective trim boards on exterior walls (WEST SIDE FIRST FLOOR)

*FLLWBB: See Order #5*

(Bid Package #3) Order to correct #9: Paint door frame





**Frank Lloyd Wright's Burnham Block, Inc.**  
 P.O. Box 26907  
 Milwaukee, WI 53226

**Contact:**

Mike Lilek  
 Telephone (414) 368-0060  
 Email: [mlilek@WrightInMilwaukee.org](mailto:mlilek@WrightInMilwaukee.org)

**American System-Built Homes**  
**Two Flat "C" Restoration**  
**2724-26 West Burnham Street**  
**2728-30 West Burnham Street**  
**Milwaukee, WI**

## Foundation Repair Projects

Project #19-05  
 June 25th, 2019  
 Revised 2/12/2020



## INTRODUCTION:

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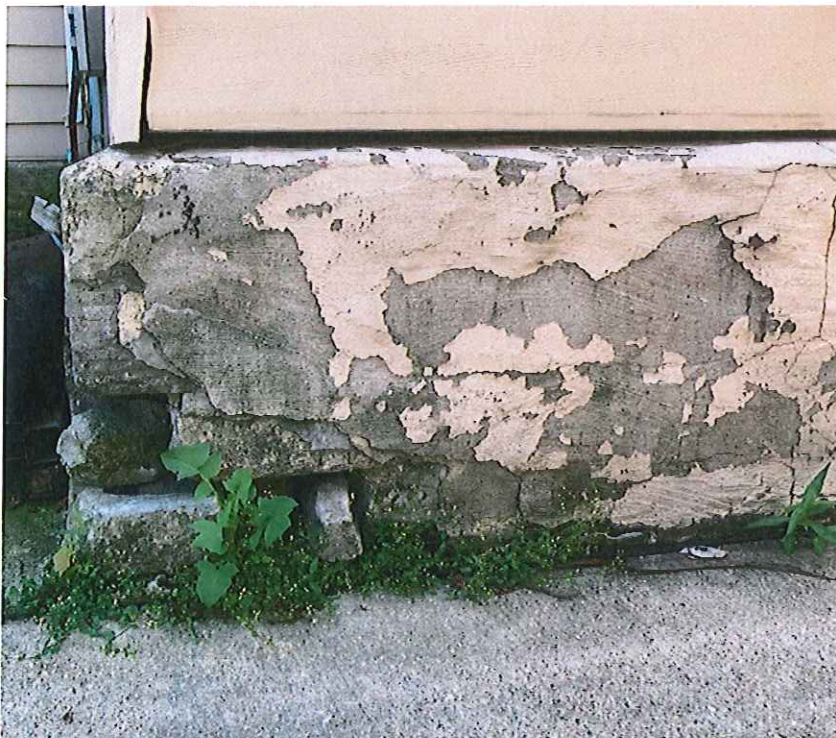
## DIVISION 00 – FOUNDATION REPAIRS

### 0. Scope:

- 0.1. The project covers two buildings.
- 0.2. The repairs to 2724-26 were ordered by the City of Milwaukee Building Inspector. The order requires completion by June 26<sup>th</sup>, 2019 plus extensions.
- 0.3. The top approximately 18" of foundation is precast concrete block. We anticipate the existing precast stone will be evaluated and replaced as needed during a complete restoration project at a later date.
- 0.4. The entire foundation is to be parged just below grade to include all visible surface area. The finish should match the building at 2732-34 West Burnham.
- 0.5. Provide material data sheets for all products used on this project – in duplicate.

### 1. Repairs – 2724-26 West Burnham

#### 1.1. Order to Correct #11: Replace defective blocks in foundation wall – WEST



#### 1.2. Order to Correct #12: Replace defective blocks in foundation wall - NORTH



1.3. Order to Correct #16: Replace missing mortar in foundation - EAST

2. Repairs – 2728-30 West Burnham

2.1. Replace missing mortar in foundation



*Several areas like this*