

**BEULAH BRINTON HOUSE  
PRESERVATION STUDY REPORT  
JULY 2011**



**HISTORIC  
PRESERVATION  
INSTITUTE**  
School of Architecture and urban planning  
University of Wisconsin-Milwaukee  
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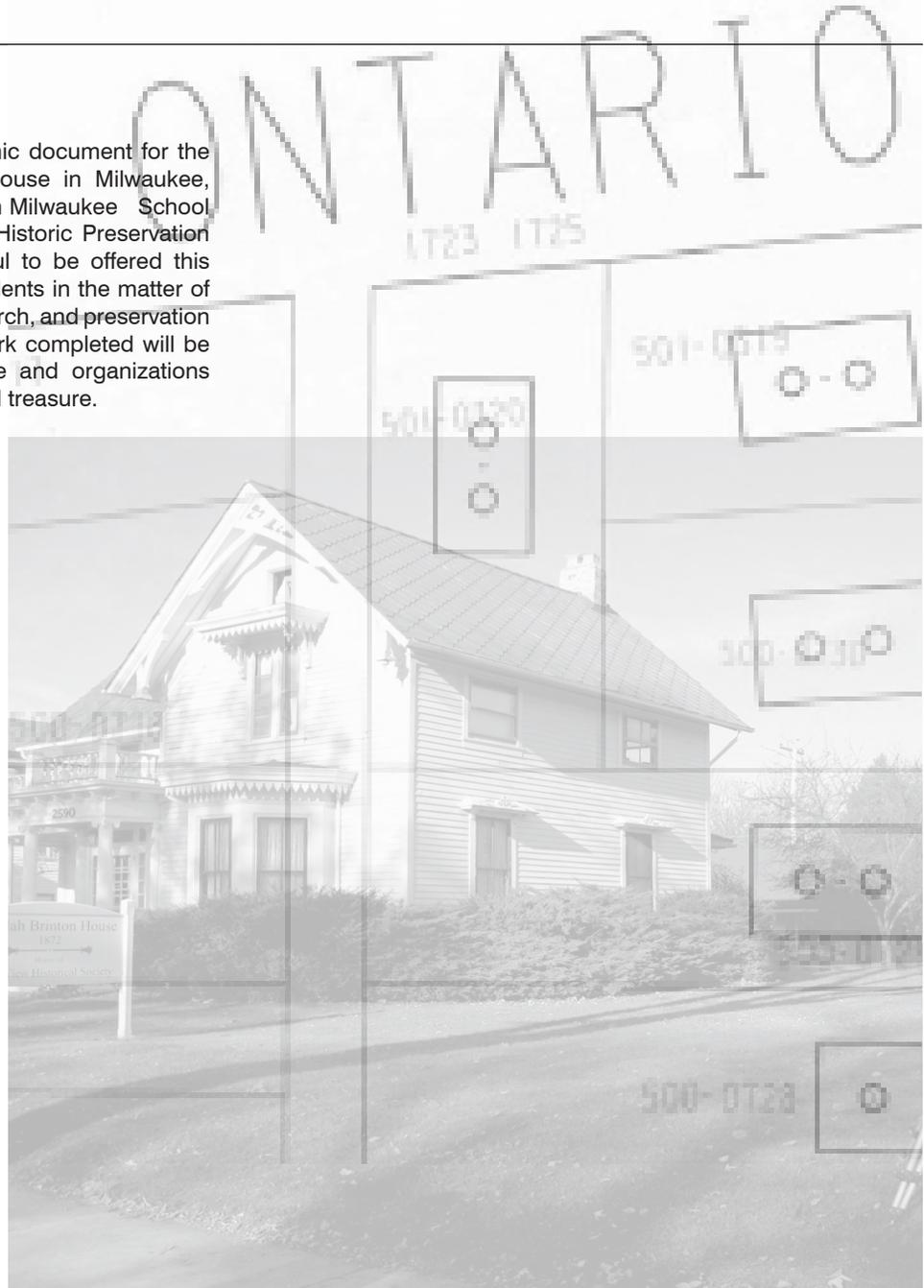


This report was created as an academic document for the preservation of the Beulah Brinton House in Milwaukee, Wisconsin. The University of Wisconsin Milwaukee School of Architecture and Urban Planning's Historic Preservation Institute and its instructors are grateful to be offered this opportunity to instruct architecture students in the matter of building documentation, scholarly research, and preservation building design. We hope that the work completed will be an effective tool for the many people and organizations committed to saving this important local treasure.

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## A. BUILDING AND SITE INFORMATION

### RESOURCE NAME AND LOCATION:

**The Beulah Brinton House**  
2590 and 2594-2598 S. Superior Street  
Milwaukee, WI 53207

### ALDERMANIC DISTRICT AND TAX KEY NUMBER:

**14th Aldermanic District**  
Alderman Tony Zeilinski, 2010

### Tax Key Numbers:

500-0724-000-4  
501-0204-000-4



### CONSTRUCTION DATES, REMODELING DATES, ARCHITECT, OWNERS:

**Year Built:** 1872-1873

**Remodeling:** New kitchen addition - date unknown  
New two car garage - 1983

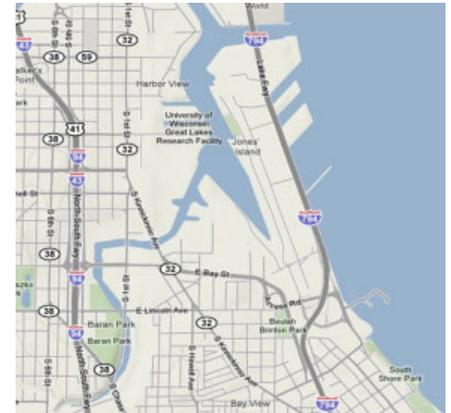
**Architect:** Unknown

**Original Owner:** Beulah Brinton

**Current Owner:** Owner: Bay View Historical Society (BVHS)

### OVERALL DESCRIPTION OF RESOURCE:

The Beulah Brinton House is a two story wood frame house with a half basement and unused pitched roof attic space. The house retains much of its original Victorian Gothic wood detailing on the exterior and its period fixtures and furnishings on the interior. The house is approximately 3200 sf and occupies a corner, double-lot location. The large open space to the south and west allows a high level of natural light and views, and is used extensively for public gatherings and social events. The lot also includes a two car garage off the alley to the east which is not original to the property.



### PRIORITIZED ZONES OF SIGNIFICANCE

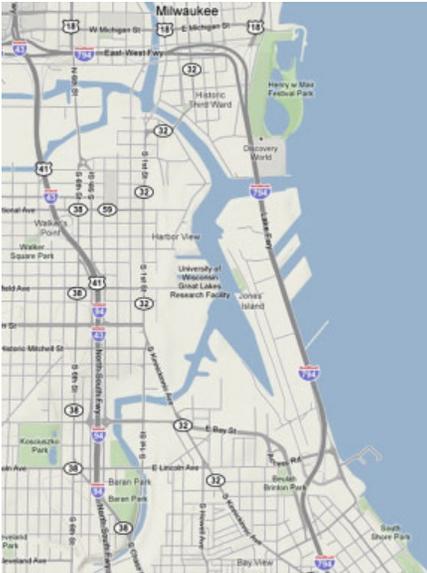
The Beulah Brinton House is significant in two important ways. First, it was the home of Milwaukee's most influential female leader. Beulah Brinton championed workers rights causes that have become commonplace, and her influence was felt nationally. Secondly, it represents one of the finest examples of simple but impressive Victorian Gothic wood architecture. Its excellent condition for its age positions it as an important and truly authentic artifact of a delicate architectural style as well as the domicile of an important female activist. Its excellent condition demands a special focus on retaining original features including wood detailing, original windows and doors, and all the interior surfaces and fixtures that have survived intact.



## B. REPORT PURPOSE & SCOPE

This report has been created to assist in the ultimate goal of retaining the historic Beulah Brinton House in Bay View, an important object of 19th Century Milwaukee Heritage. UWM SARUP's Historic Preservation Institute, in conjunction with the Bay View Historical Society, have created a partnership dedicated to the proper evaluation of this existing building and site, with a plan for appropriate reuse in the future. The purpose of the report is to provide a roadmap for future decision-making. The restrictions of limited funding mean that repair, restoration, and general maintenance will only happen over an extended period of time, perhaps many years. This report will offer a plan to proceed, where decisions about repair will be conducted in a thoughtful way with the ultimate goal of proper restoration achieved sometime in the distant future. This report will also ensure that, as donations of time and money become available, they will be applied in an efficient, cost effective, and scholarly way.

Also, by collaborating with UWM SARUP HPI, this report will be an important tool to engage both students and researchers in the matter of heritage study as well as actual physical restoration and preservation work.



### C. OVERALL RECOMMENDATIONS AND TREATMENT APPROACH

The term *Historic Preservation* has come to mean many things. Within the building industry it has been used in a very broad way and includes a variety of ‘sub-terms’ used to describe different strategies for retaining heritage. In some cases it means aggressive modifications in order to save the original artifact, with only a loose respect for authenticity. In other cases it means a total subservience to history, forcing a restoration that is almost impossible to achieve, with demolition of the artifact being the unintended consequence.

As we attempt to achieve the proper ‘philosophical’ and practical position on the preservation of this house, it is important to accurately understand the terminology associated with the broader topic of historic preservation. While the strategy for retention of this great house expands, the ability to secure support and funding from private or governmental entities relies heavily on descriptive precision and accuracy. The following clarifications help to explain different positions as well as to provide ideological guidance for the formulation of our position on the preservation of this house.

**Consolidation:** An intervention that attempts only to stop further deterioration of the structural integrity and historic features of the building.

**Conservation:** An intervention that stops further structural deterioration as well as identifying and protecting character-defining elements as they exist.

**Restoration:** A preservation strategy that focuses on returning a building to the way it looked at a specific historically significant date in the past.

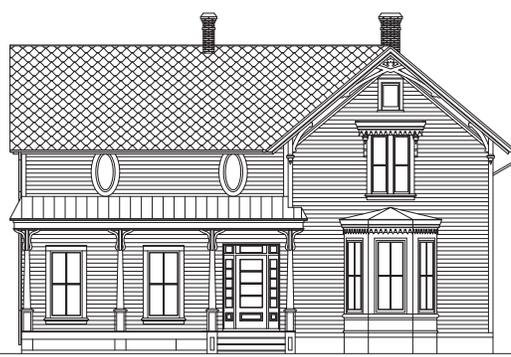
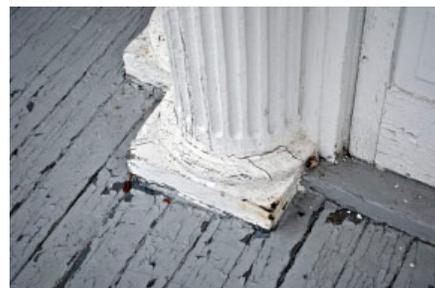
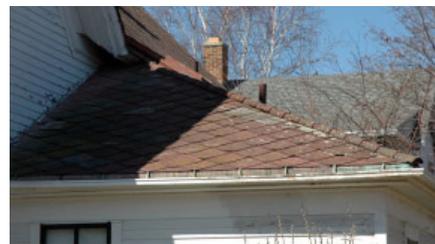
**Reconstruction:** An approach to preservation that acknowledges the loss of important historic features and advocates rebuilding them.

**Replication:** A strategy that recognizes the importance of the physical object, observes its ongoing deterioration, and suggests proactive rebuilding.

**Adaptive Use/Reuse:** An approach to preservation that recognizes the critical importance of the ‘object’ but acknowledges that programmatic reuse, as it was originally intended, is impossible and that a ‘sensitive’ reuse program that saves as much of the ‘recognized’ important features of the original as possible, is justifiable.

#### Preservation Recommendation: **ADAPTIVE REUSE**

Our recommendation for a descriptive position of the preservation of this house is *Adaptive Reuse*. Though the term *restoration* has been used often with this building (and will be in the future) the term and philosophical position will be, more accurately, *adaptive reuse*. The drawback will be that we may limit the potential funding sources as we ‘make modifications’ to the original artifact. However, the logic of allowing this house to satisfy business operations of BVHS is self-evident. Combining the social and marketing benefits of an accurate restoration of the first floor and adjoining sites, with the operational benefits of second floor office and storage space should offset the loss of money or ‘academic’ support of a non-restoration approach. Additionally, this approach has become commonly accepted within the world of historic home preservation.



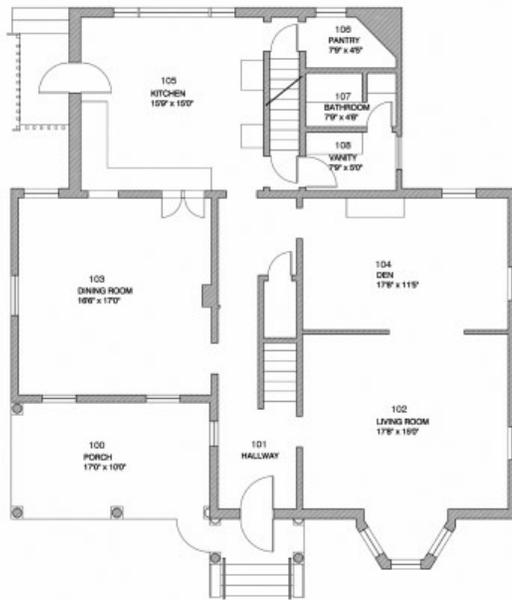
**D. PRIOR PRESERVATION AND REMODELING WORK**

As a residence owned over a long period of time and by only four different ownership entities, it has seen relatively few modifications. It seems that the overall significance of the place was understood early on, and respect for its historic features and finishes relatively high. The one major and understandable modification, was an upgrade and addition to the historic kitchen, both in footprint and in finishes. That addition extends east of the original house and, because of the house’s south and west public exposure, the modification is quite unobtrusive. Ultimately, the installation of the new, ‘modern’ kitchen, with its contemporary appliances, probably helped to save the rest of the house. With the gracious amount of space that this double-lot site offers with its great natural light exposure, a small house built in 1872 would have been a likely target for demolition, with a larger, more valuable house in its place



SOUTH ELEVATION

The west elevation, the most exposed public facade, clearly exhibits the fundamental features of the Victorian Gothic style. Window proportions, roof pitch, barge boards, window hoods, etc., all display the skillful craftsmanship of the original builder. However, historic photos indicate that the original front porch was quite different. Though the current porch occupies the same footprint as the original, it is classical revival in style with fluted, ionic columns and an accessible, flat, balustrated roof. The original porch was clearly Victorian Gothic with a pitched, metal roof, and Victorian, stylized columns and column capitals. These features are more clearly exhibited in the body of this document.



FIRST LEVEL FLOOR PLAN

Though most of the windows seem original and consistent with Victorian Gothic, there were modifications to four second story windows. The historic photos show oval windows, two on the south and two on the west facades. At some point they were replaced with horizontally oriented, double hung windows, most likely for the extra light and ventilation that they provide.

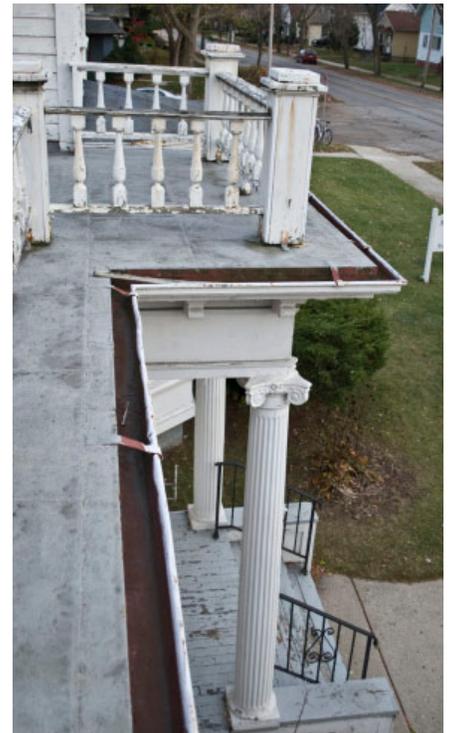
Beyond those exterior modifications, there has also been the ubiquitous modifications to the bathrooms on the first and second floors, approximately in the 1970’s. These too, helped to ensure that the house would function properly for contemporary use. The two car garage to the east was also a later addition constructed in 1983.



## E. GENERAL BUDGET RECOMMENDATIONS FOR WORK

This report was created to document existing conditions and to describe appropriate physical modifications to the house and lot. Those recommendations are illustrated more specifically on the following pages of this report through photos, drawings, and text. In summary though, those many recommendations can be summarized and prioritized as follows. Keep in mind that these are not cost estimates, they are suggested budget recommendations. More exact cost estimates would be obtained from subcontractors who would describe their specific scope of work that would presumably be priced at the prevailing wages at the time of the bid, which might not occur until a future year.

<b>1. Exterior repair work to prevent further wood deterioration</b>	<b>\$10,000</b>
<b>2. Scrape and paint exterior wood surfaces (Historic colors)</b>	<b>\$20,000</b>
<b>3. Site modifications for public gatherings and rentals</b>	<b>\$4,000</b>
<b>4. Systems upgrades at public/private spaces (Elec., tele.,etc)</b>	<b>\$3,700</b>
<b>5. Roof and chimney flashing replacement</b>	<b>\$5,000</b>
<b>6. Gutter and downspout repair and replacement</b>	<b>\$2,000</b>
<b>7. Masonry repair, repointing, inspection</b>	<b>\$9,000</b>
<b>8. Window repair and replacement</b>	<b>\$10,000</b>
<b>9. Handicap accessibility at first floor bathroom</b>	<b>\$14,500</b>
<b>10. Front porch restoration or repair to original</b>	<b>\$25,000</b>
<b>11. Kitchen upgrades - remodeling not restoration</b>	<b>\$21,500</b>
<b>12. General interior historic finishes and furnishing restoration</b>	<b>\$10,000</b>
<b>15. Wood Floor Refinishing</b>	<b>\$10,000</b>
<b>14. Garage modifications for BVHS archival and office use.</b>	<b>\$30,000</b>



## **F. BUILDING OWNER, STEWARDSHIP, PROGRAMS AND TREATMENTS**

### **THE BAY VIEW HISTORICAL SOCIETY**



The Bay View Historical Society has owned the house since 2005, and uses it as office and storage space for Society materials and activities. Prior to acquiring the Beulah Brinton house, the Society had a secure location at the local community center to store collected items and to conduct the administrative and clerical work of a historic society. With the resource of the house, they can more easily archive historic items, manage current business affairs and plan for future growth and economic sustenance. To that end, the house is used for the following activities:

- Collecting, archiving, repairing and organizing historic Bay View artifacts
- Managing existing memberships along with identifying new BVHS members
- Producing and distributing a quarterly BVHS newsletter
- Operating a business office to coordinate BVHS fundraising efforts
- Coordinating preservation activities throughout Bay View
- Collaborating with other local historical societies and organizations
- Planning for national and international workshops on heritage preservation
- Creating fundraising strategies for small non-profit organizations



### **THE BEULAH BRINTON HOUSE**

Along with the general business activities of the historical society, the resource of the Beulah Brinton house gives the BVHS the opportunity to protect, restore, and ultimately make accessible to the general public, the home of one of Bay View's most important historic figures. While the location for the clerical management of the Society's business is important, the most basic and profound aspect of ownership is the proper stewardship of the house and its grounds. That stewardship will protect an academic resource, as well as make available to the public a place of heritage significance of the highest order. This will be accomplished as follows:

- Historic house tours and public accessibility
- Lectures and educational programs with local school groups
- Guest speakers focused on Bay View history and Beulah Brinton
- Workshops on restoration techniques for historic buildings
- Seminars on material and systems preservation
- Literary and artifact material about the house for researchers
- Rental location for private groups and activities
- Location for international preservation scholars in residence
- Instruction by local tradesmen on maintenance and preservation



### **THE GOALS**

The BVHS organization has been in operation since 1979. In that time they've dealt with many different aspects of heritage preservation. As they continue to grow and expand, use of the Beulah Brinton house will significantly enhance their chances of succeeding and increasing support. Of the many points of discussion and exchange, a few fundamental and broad goals have been identified.

- Goal #1 Secure Ownership of the house by satisfying the mortgage*
- Goal #2 Make the Beulah Brinton House the focal point of Bay View*
- Goal #3 Increase BVHS publicity and outreach to the community.*

\* Detailed information about each of the BVHS goals is included in the appendix.

## A. STATEMENT OF SIGNIFICANCE

The Beulah Brinton House is one of the most prominent historical buildings in Bay View. Located at 2590 S. Superior, the property was purchased by the Milwaukee Iron Company from William and Elizabeth Pryor in 1872 and transferred to Warren and Beulah Brinton on December 13, 1872 the day after Beulah's 36th birthday. The adjacent lot was purchased by Warren Brinton the following May. In 1873 Warren built the Gothic Revival style house. It was larger and more ornate than the Italianate worker's cottages being built at the time. Elements of the Victorian Gothic Revival style remaining on the house include prominent corbelled chimney tops, gable ornamentation, and bracketed hoods over windows, spiky trim and elaborate bargeboards. The house is considered to be Milwaukee's most intact example of this revival style.

The house was built just two blocks from the Milwaukee Iron Company as Warren Brinton worked in the mill in various capacities, including timekeeper and weigh master. But it was Beulah, cousin of Eber Brock Ward, developer and owner of the iron works, who played a more prominent role in the social fabric of early Bay View. The house is one of the few intact Victorian Gothic houses in the city and retains its original bargeboard and lacy fringe-like trim above the windows on the façade. The present classical revival style porch replaced the original one around the turn of the century. In 1973, Bob and Audrey Quinsey purchased the home. Audrey and neighbor Paul Kohlbeck co-founded the Bay View Historical Society, which, on May 15, 1983, designated this home as its first historic landmark.

## HISTORIC DESIGNATIONS

1986 National Register District Designation  
The Beulah Brinton House - *'A contributing structure'*



# I N T R O D U C T I O N

## B. DESCRIPTION OF METHODOLOGY

An important part of a proper preservation study report is a clear explanation of the methodology undertaken by the team to complete the report. The most thorough and reliable information is gathered in a thoughtful and comprehensive way. The following list illustrates the information gathering technique, sources, and final location of that information in this study report.

### 1. Historical, Architectural, and Ownership Research and Timeline

Prior to beginning fieldwork documentation, an important preliminary activity is information gathering about the history, architecture, and ownership of the site and house. This was initiated with a brief lecture at the house, by the instructor, about the historic significance of the place relative to its cultural and architectural features. The BVHS provided a great deal of written and anecdotal information about the house and its original occupants. That information is stored at the house in the second floor offices. The second part of the information gathering is independent literary research. Students found additional information at the Milwaukee Public Library, Milwaukee County Historic Society, Department of City Development in Milwaukee, Milwaukee County Courthouse, and various online sources. That material became the 'foundation of understanding' prior to commencing fieldwork operations and much of that information is contained in this report.



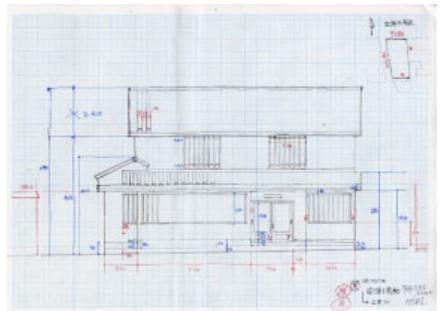
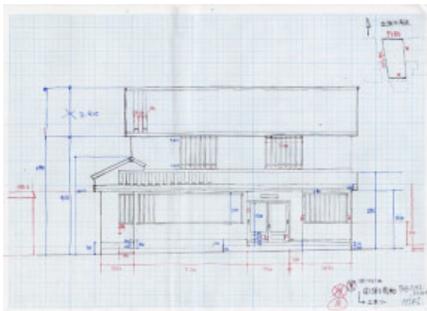
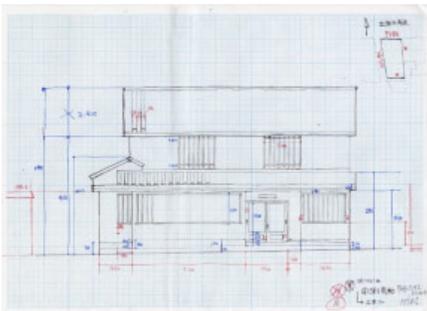
### 2. Hand Sketches and Computerized Drawings

With a proper understanding of the history and architectural features of the place, the student teams began the documentation process using grid paper, tape measures, ladders, distos, writing materials, etc. After several days of hand sketches and field notes, students then began the process of converting that raw information into computerized drawings. These autoCAD drawings are used for plan, elevation, section and 2D and 3D modeling as well as for archival documentation purposes. All computerized information is included in a CD format at the end of this report.



### 3. On-site Survey and Existing Conditions Record

While measured drawings are a fundamental product of the documentation exercise, the initial sketch drawings also provide the graphics for note-taking and observational remarks. Students make use of field sketches to describe existing features as well as to record comments about the conditions of those features. In many cases field measuring uncovers hidden anomalies of the structure or surfaces that may otherwise appear unremarkable. That written information is assimilated into this report, appears as notes on the computerized drawings, and helps to initiate a more professional assessment to be made later by contractors.



## DESCRIPTION OF METHODOLOGY CONTINUED

### 4. Photography and Laser Scanning Documentation

Photographic work on the interior and exterior was conducted during the documentation phase. Digital format cameras were used along with a traditional 35 mm 4 x 5 large negative format camera. All surfaces were photographed with the large negative format shots completed as a requirement of the National Park Service for inclusion of the Historic American Building Survey quality drawings in the National Library of Congress in Washington DC.

### 5. Programming and Plan of Use Discussion and Options

The ultimate goal of providing preservation recommendations can only be achieved with a thoughtful understanding of the reuse 'intentions'. Several sessions were organized to discuss matters of reuse. Some ideas were obvious and addressed immediate practical concerns, while others were grand and required vision with significant financial resources to accomplish. Nonetheless, they were carefully recorded and are included in this report.

### 6. Building Code and Zoning Violations and Restrictions

Beyond the aesthetic matters of historic preservation, a very practical area of concern for all historic buildings, are building code and zoning restrictions. As reuse ideas are examined, the related matters of both existing violations along with potential reuse restrictions needs to be considered. This report contains the information relative to those concerns. Proper plan review, permit application procedures, field inspections, and occupancy permitting are illustrated herein.

### 7. NPS Historic Building and District Status Research

The National Park Service, as part of the US Department of the Interior, is the governmental agency responsible for the designation of historic buildings for inclusion on the National Register of Historic Places. They have created and continue to update the standards and guidelines that govern modifications to those buildings. While a building owner is not forced to remodel a building according to NPS Standards, he is required to meet those standards if he's attempting to receive the tax credit benefits associated with the project. The standards and guidelines are, nevertheless, an important reference for proper remodeling work. The NPS standards and guidelines that pertain to this project are included in this report.

### 8. City of Milwaukee Preservation Status Research

Historic Landmark Status and the accompanying restrictions that are associated with it, exist on both a national (explained in point 7) and a local level. Currently, the house is not listed on the local register of historic places. Any exterior work done on buildings so designated must be reviewed. The preservation guidelines created by Milwaukee are very similar to the NPS guidelines described in point 7 above. Those guidelines are included in this report, along with an explanation about the process for obtaining acceptance.

### 9. Preservation Recommendations

The preservation recommendations include specific building component restoration/modification ideas, recommended contractors or volunteers to complete the work, and a list of prioritized areas of work. The recommendations and associated costs are presented separately and could be undertaken at any point in the future as funds become available.



### C. ORGANIZATION OF REPORT

This study report was organized according to the Historic Structures Report (HSR) layout created by the National Trust for Historic Preservation (NTHP). That layout organization is accepted by the preservation community as the industry standard and, with professional jobs, is only undertaken after a significant monetary commitment. It is also completed by professionals with many years of experience. This report, however, was completed by the graduate students of the University of Wisconsin Milwaukee. Although the HSR format was the guiding template for the work, the information generated should not be interpreted as reaching the level of thoroughness expected from a professional office. The documentation and computer generated images are at a high level of accuracy and should serve as effective and important tools as work proceeds in the future. This report includes a computer disk which can be used to continue to add information and record work that has been completed.

#### HISTORIC STRUCTURES REPORT ORGANIZATION (Chapters in this report)

*Executive Summary (Chapter #1)*

*Introduction (Chapter #2)*

#### **PART I**

*Developmental History (Chapter #3)*

*Archaeological Evaluation (NA)*

*Cultural Landscape Report (NA)*

*Architectural Description (Chapter #4)*

*Conditions Assessment (Chapter #5)*

*Code and Accessibility Review (Chapter #6)*

*Structural Evaluation (NA)*

*Materials Analysis (Future Date)*

#### **PART II**

*Treatment and Use (Chapter #7)*

*Use and Interpretation of Resource (Chapter #7)*

*Room/Feature Treatment and Organization (Chapter #7)*

*Furnishing and Interior Decoration Recommendations (Chapter #7)*

*Prioritization and Cost Estimate (Chapter #8)*

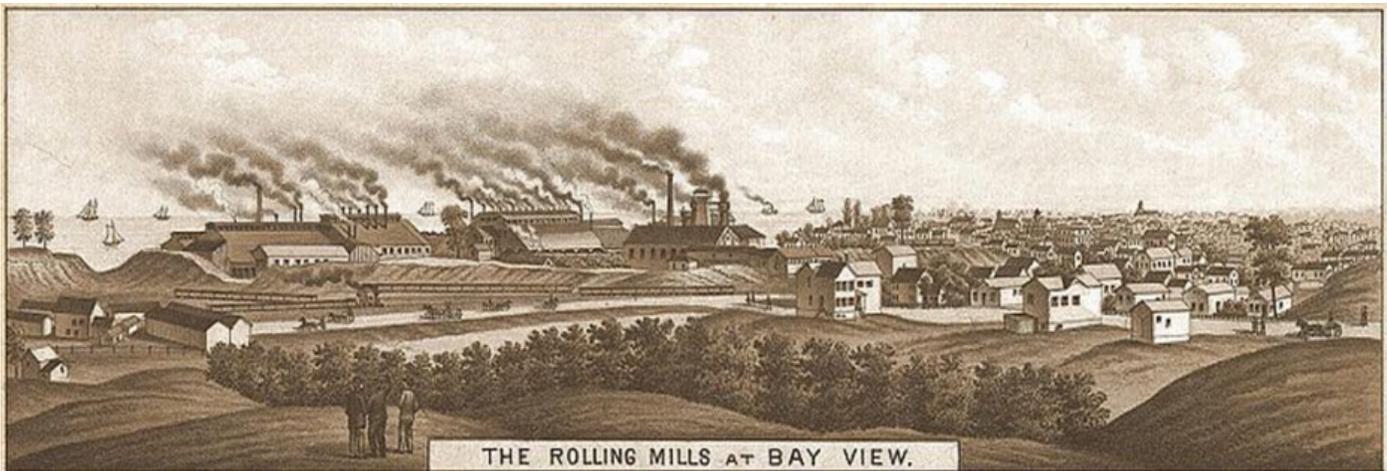
*Maintenance Plan (With Selected Contractors)*

#### **PART III**

*Record of Treatment (Future Date)*

*Project Completion Report (Future Date)*

*Bibliography, Glossary, Appendices (Separate Manuals Included)*



#### D. REPORT FUNDING SOURCES AND SPONSORS

The matching grant from the National Trust for Historic Preservation (NTHP) to BVHS helped finance this report. The Board of Directors of the BVHS has contracted with the UWM SARUP Historic Preservation Institute (HPI) to complete this report. The Historic Preservation Institute was created in 1996 and is dedicated to the matter of understanding cultural heritage and working to preserve it. As an institute within the school of architecture, it engages architectural students in civic projects focused on building preservation, and has completed reports like this for buildings and sites throughout Wisconsin. The ultimate goal of the institute is to provide graduate students with opportunities to apply classroom instruction to actual civic projects. This approach has become an excellent device for 'object-lessons', while at the same time providing ownership groups with much needed building research, archival documentation, and restoration planning information.

##### **MATCHING GRANT:**

National Trust for Historic Preservation (NTHP)  
Bay View Historical Society (BVHS)

##### **REPORT PREPARATION:**

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##### **DONATION OF MATERIALS AND SERVICES:**

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Brian Schermer	University of Wisconsin Milwaukee, SARUP
Mark Buechel	Wisconsin State Historical Society, Madison
Genell Shuerell	National Trust for Historic Preservation, Chicago
Art Chadek	Chadek Architectural Consultant Inc, Milw, WI



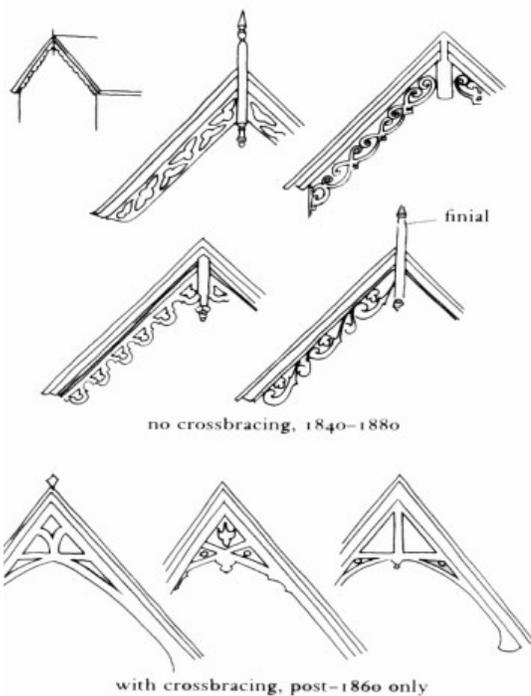
## E. REPORT PREPARATION TIME, LIMITATIONS, FUTURE STUDY

Preparation of the report happened over a more extended period of time than is common with professionally prepared HSR's. As an academic undertaking, work had to coincide in timing and scope with the semester format at UWM. As a result, initial documentation work was undertaken during the spring semester of 2010, while final report creation and production was undertaken during the fall semester of 2010. The extra time was necessary as, for the most part, students had neither created, nor even understood what an HRS was prior to this effort. The intent was to carefully guide them while at the same time incorporating their natural talent with new computer software and building documentation tools. More specifically, we were not only able to produce a exhaustive amount of autoCAD documentation, but we were also about to scan the building and create Revit and SketchUp models that are normally very costly undertakings. Existing building documentation is of the highest professional level and will become useful tools as restoration proceeds.



In general, the purpose of this report is to identify the physical realities of this building and property to define the existing conditions and recommend restorative strategies for the future. These strategies are linked to actual cost estimates and funding sources. Though this report also forwards philosophical ideas of preservation and interpretation, that matter is more appropriately undertaken by BVHS, particularly as it relates to costs. To that end, it seems quite natural now to create funding studies, maintenance plans and artifact interpretation programs. These can now be executed through the assistance and support of this preservation report. The information contained herein can be carefully reorganized in a way that acknowledges a certain fundraising or interpretive plan for the future. It is also meant to be versatile and user friendly as an 8 1/2 x 11 booklet that can be distributed to volunteers, contractors, donors, city officials, etc.

### VERGEBOARDS (DECORATIVE GABLE TRIM)



## A. METHODOLOGY AND LITERARY SOURCES

The student researchers who completed the following chapter of this report were aided by the extensive material already available about the house. The BVHS has organized the historic and developmental history of both the house and Beulah Brinton quite well. The task of the students was to simplify that information into a summary-like account. The effectiveness of this report and the ultimate restoration and adaptive reuse of the house depends on a careful summarization of the heritage importance and the necessary restoration work. A more lengthy collection of information about the house and Beulah Brinton outside of this report is available and is illustrated in the appendices.

Kursch, Daisy Estes. "Beulah Brinton of Bay View." *Milwaukee History*, Summer, 1987.  
 Massey, James C. and Maxwell, Shirley. "Gothic Revival." *The Old-House Journal*, November/December 1988.  
 Milwaukee City Directory.  
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 Vollmert, Les; Hatala, Carlen; and Jakubovich, Paul. *Bay View Neighborhood Historic Resources Survey*. Milwaukee: City of Milwaukee, Department of City Development, 1990.  
 Watrous, Jerome A. ed. *Memoirs of Milwaukee County*. 4 vols. Madison: Western Historical Association, 1909.  
 Wisconsin Index of Deaths, Pre-1907  
 Wisconsin Index of Marriages, Pre-1907.  
 Wisconsin Necrology.



# DEVELOPMENTAL HISTORY

**B. BEULAH BRINTON AND THE BAY VIEW HISTORIC DISTRICT**



Beulah Brinton was an amazing woman by many standards. In talking about her childhood, she says, “It wasn’t like yours, nor was it the kind of childhood I would have chosen. I was born in a log cabin and I spent much of my life looking forward to the time when my spirit might be free. In those days people were interested mostly in hard work and making money. They had to be. They didn’t have time to devote to people, humanity, or to getting acquainted with their fellowmen and learning to love the beautiful spirit that lies beneath the flesh.” This quote embodies the hardworking, kindhearted woman that she was. She and her husband and built their house in 1872. She was a cousin to mill owner and the land was deeded to Beulah’s husband Warren by the Milwaukee Iron Company.

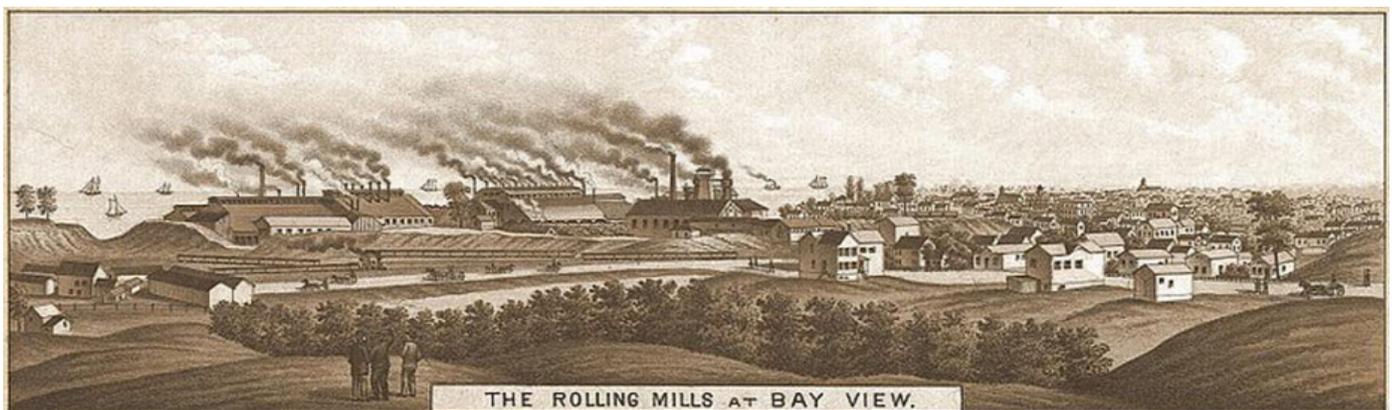


The Beulah Brinton House is considered the first social center in the U.S. because of what Mrs. Brinton did for the mill worker’s families. She opened her home any time of day and she taught the women and children how to cook and to care for infants, how to speak English, and how to sew. She also played midwife to the ladies of Bayview and to the workers wives. She opened the first community library circulating books out of her parlor. She told her cousin Eber Breck Ward that she thought a library was necessary. He said if she could raise the money he would double it. She did and the Llewellyn Library was created. It was later dissolved into the Bay View branch of the Milwaukee Public Library. She was the founder of the Bay View Literary Society, which was a group of women that met each month for discussion of literary topics. She wrote two “mystical religious” books *Man is Love* and *Behold the Woman*. She played a large part in helping to orchestrate goods for the victims of the Chicago fire. She and the ladies of Bayview sent the first round of supplies after the fire damage was assessed. She was an advocate of the children as well. She thought it was only right for the kids to have somewhere to play and so she gathered a group of children and they trekked across town to some open green space now known as South Shore Park. She also believe that children should be active, so she taught them how to play tennis and she opened up her yard for them to run around and play.



The land on which the town now sits once belonged to a tribe of Native Americans, archeologists think the Winnebago Tribe, who, when the settlers made it to land, were pushed further inland. The newcomers claimed land and began to improve it. They built cabins and marked off their land in paces and planted crops which they would sell and trade with the other settlers. The first men to reside around the year 1834 in Bay View have been immortalized in the names of the streets: Horace Chase, Samuel Brown, James Howard, Elijah Estes, and Morgan Burdick. They came with a horse and cart and dreams to make a good living in the New World. In the next few years, more settlers came to the new little village, making it necessary for people to start paying for land in 1836. It became a farming village and relied on the river and the lake for transport and fish. Through trials and tribulations, the pioneers fought and came out a strong little village. It became incorporated only many years later, on June 5th, 1879.

The rolling mills were a big part of Bay View's economy and they employed most of the men in the town. Conditions were brutal and pay was not good. Many times the workers went on strike and they came back to the same thing. There was a period of labor unrest and on May 4th 1886 a riot broke out in Bay View. Negotiations were going on between the laborers and the men who managed them. They wanted an eight hour workday with fair pay instead of ten, twelve, and sometimes sixteen hour workdays with pay of \$2.50 to \$6.00 a day. It started out a peaceful situation, just a labor demonstration by striking workers. The militia, called out by the Governor to maintain order, fired into the crowd of marchers who failed to hear, or failed to heed, the militia commander's order to disperse. Seven people, including a 12-year-old schoolboy and a retired millworker watching from his backyard, were killed while others lay injured. Most Milwaukeeans thought that the order to fire was unjustified, and the militia commander was put on trial for allowing his men to shoot into the crowd, he was cleared of the charges and let go. The workers did not get their eight-hour workday, but they definitely started something. The new government that took over started a coalition for child labor and labor laws to look out for the people working in the factories. The Milwaukee Iron Company, closed in October of 1876, reopened under receivership in 1877. The North Chicago Rolling Mills which took possession in 1878 merged with other companies to form the Illinois Steel Company. Later merges created the present-day giant, United States Steel.





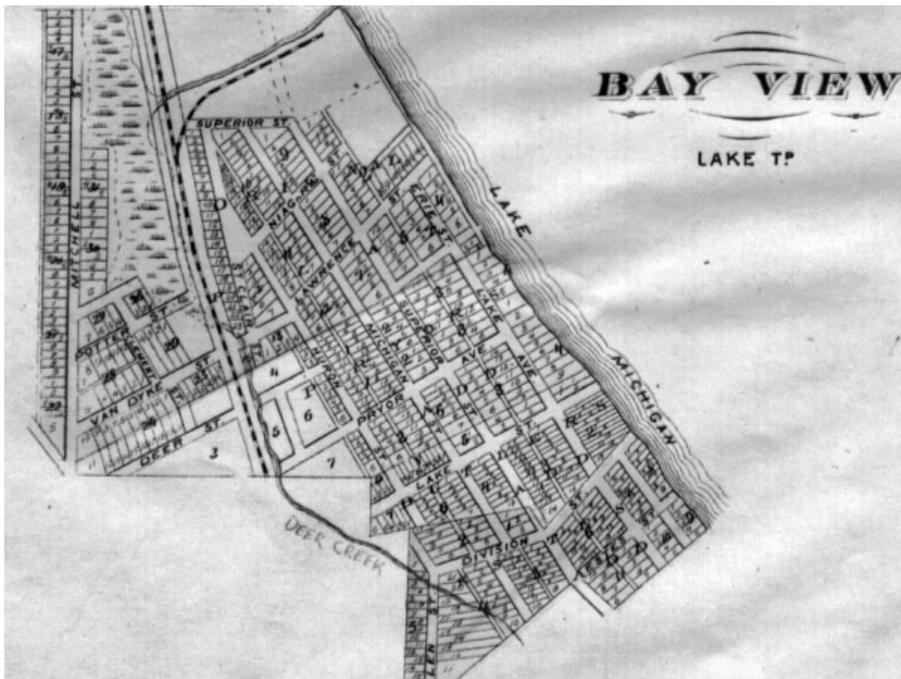
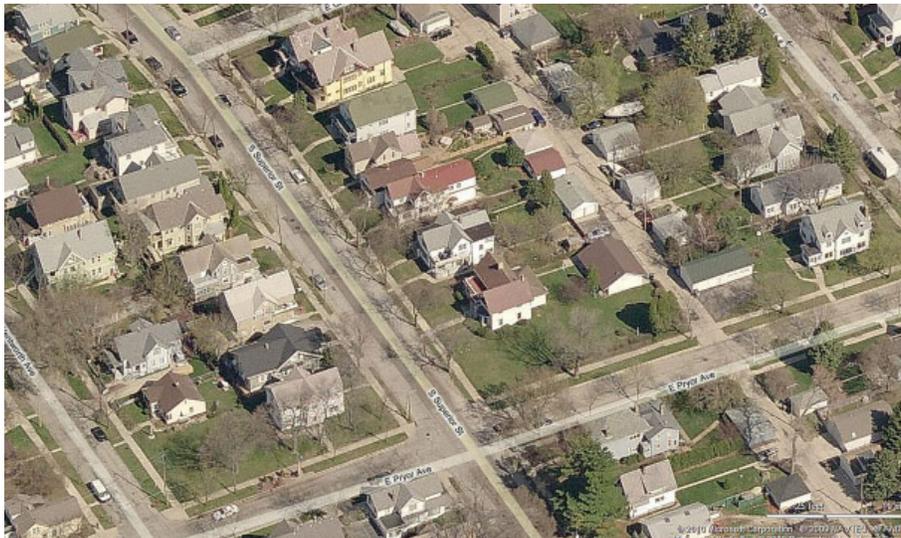
Old Milwaukee 1881



BAY VIEW ROLLING MILLS, MILWAUKEE, WIS.

In 1924, a decommissioned and remodelled fire house was dedicated in Beulah Brinton's name to become a community center based on the ideals that first led Beulah to open her house. In 1983 the Beulah Brinton house became the first landmark designated by the Bay View Historical Society. Beulah Brinton's granddaughter, Daisy Estes Tucker, gave a speech in her honor. At one time there was a Beulah Avenue, but it was later renamed South Shore Drive.

The old village of Bay View was annexed to the City of Milwaukee in 1887, becoming the city's 17th Ward. Before that it was an important industrial village in the Town of Lake. Having been the location of the pioneer Milwaukee Iron Company, Bay View could claim the honor of being the foundation of Milwaukee industry. In addition to the mill, there were numerous humble workers' cottages, saloons, churches, and a yacht club. St Francis to the south and on the lake front developed around St Francis de Sales Catholic Seminary.



### C. BEULAH BRINTON HOUSE - SIGNIFICANCE



The Beulah Brinton House is significant for both its history and architecture. Beulah Brinton was the most well known and beloved of the early residents of Bay View. She opened her home to the immigrant workers of the Bay View Rolling Mill and taught sewing, reading and other skills to several generations of residents both adults and children. Her home and grounds served a place of recreation and social center for the community. Although Beulah considered her efforts to be simple Christian neighborliness, they paralleled the pioneer settlement house movement in the country, which sought to acculturate new immigrants to American ways and provide life skills for needy residents.



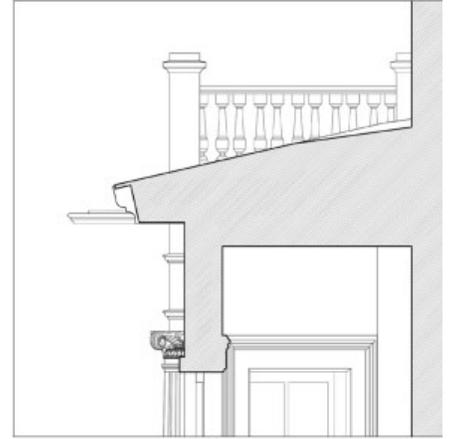
Beulah's activities actually preceded the establishment of such famous settlement houses as the University Settlement in New York City (1887) and Hull House in Chicago (1889) and led to the creation of a formal social service center in Bay View that was named in her honor in 1924. The Brinton home is likewise the most intact remaining residential example of the Gothic Revival Style in Milwaukee. We know from historic photographs that the style was once popular in Milwaukee from the 1850s through the 1880s but virtually all known surviving examples have been significantly altered. The Brinton House retains its hooded windows with the elaborate brackets and spiky trim, as well as ornamental bargeboard at its gable ends. It is a contributing building in the Bay View Historic District, listed in the National Register of Historic Places on August 23, 1982.



### C. BEULAH BRINTON HOUSE - EXTERIOR

The Beulah Brinton House is one of the most prominent historical buildings in Bay View. Located at 2590 S. Superior, the property was purchased by the Milwaukee Iron Company from William and Elizabeth Pryor in 1872 and transferred to Warren Brinton on December 13, 1872 the day after Beulah's 36th birthday. The adjacent lot was purchased by Warren Brinton as well, and in 1873, the Gothic Revival style house was finished. It was larger and more ornate than the Italianate workers' cottages being built at the time. Elements of the Gothic Revival style remaining on the house include prominent corbelled chimney tops, gable ornamentation, and bracketed hoods over windows, spiky trim and elaborate bargeboards. The house is considered to be Milwaukee's most intact example of the Gothic Revival style.

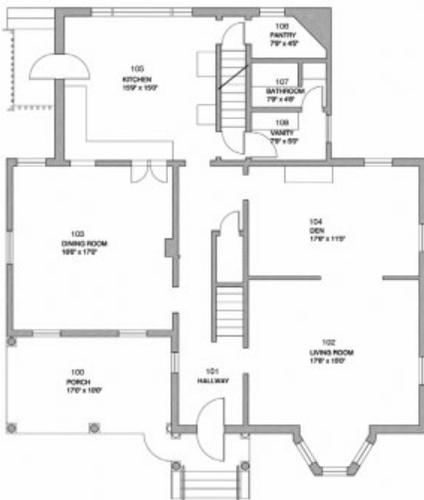
The house was built just two short blocks from the Milwaukee Iron Company as Warren Brinton worked in the mill in various capacities, including machinist and weighmaster. But it was Beulah, cousin of Eber Brock Ward, developer and owner of the iron works, who played a more prominent role in the social fabric of early Bay View. The house is one of the few intact Victorian Gothic Houses in the city and retains its original bargeboard and lacy fringe-like trim above the windows on the façade. The present classical revival porch replaced the original one around the turn of the century. In 1973, Bob and Audrey Quinsey purchased the home. Audrey and neighbor Paul Kohlbeck co founded the Bay View Historical Society, which on May 15, 1983 designated this home as its first historic landmark.





**C. BEULAH BRINTON HOUSE - INTERIOR**

Though the exterior of the house shows age and wear that are typical of wood structures in a northerly climate, the interior is in remarkably good and original condition. Though Milwaukee still has many great houses from the 1870's, it's relatively unlikely that many retain the interior features that this house does. The great mansions along Wisconsin Avenue, on the east side, along Concordia Avenue, etc., have original interior features, however, they were part of upscale ownership where retention and care of interior features was financially feasible. The Beulah Brinton house, though upscale in its immediate context, has existed under a more modest ownership profile. Houses like this are much more likely to be modified for lifestyle and economic purposes. As a result, having this house passed down through the generations in such excellent original condition is unusual and important in its new role as an exhibit of a time, a place, and a person important to understanding Milwaukee's past.



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN





## A. METHODOLOGY AND LITERARY SOURCES

The student researchers who completed the following chapter of this report were aided by uninterrupted access to the house, its convenient location, and the extensive material already available about the house. The BVHS has organized the architectural and photographic history of the house quite well. The task of the students was to simplify that information, verify conditions in the field, and transform it through architecturally descriptive drawings. The effectiveness of this report and the ultimate restoration and adaptive reuse of the house depends on a careful summarization of the architectural significance and authenticity of the house and the necessary restoration work. A lengthy collection of drawn information about the house and its many details is included throughout this report and is available in electronic autoCAD formats.

Kursch, Daisy Estes. "Beulah Brinton of Bay View." *Milwaukee History*, Summer, 1987.  
 Massey, James C. and Maxwell, Shirley. "Gothic Revival." *The Old-House Journal*, November/December 1988.  
 Milwaukee City Directory.  
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 Vollmert, Les; Hatala, Carlen; and Jakubovich, Paul. *Bay View Neighborhood Historic Resources Survey*. Milwaukee: City of Milwaukee, Department of City Development, 1990.  
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# ARCHITECTURAL DESCRIPTION

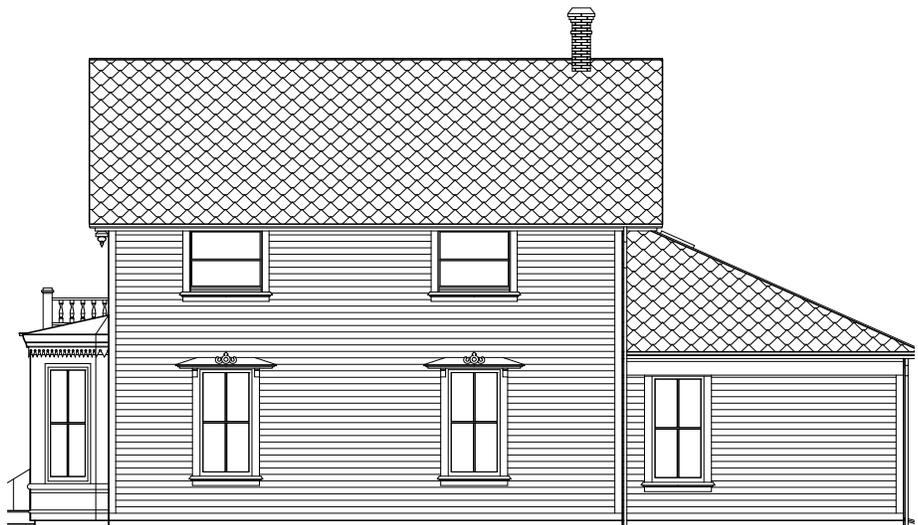
## B. HISTORIC OVERVIEW - CHANGES

Existing photographic documentation of the house, though limited, has been located and will be an important part of future restoration decisions. These photos show the house with some minor deviations from what we see today. The south elevation, to the right, clearly shows two prominent second story oval windows at each of the south bedrooms. These windows are an important character defining feature of the Victorian Gothic style. Though many other practical reuse needs will supercede the restoration of these windows, it should be considered an important part and an intelligent component of a proper restoration strategy.



**SOUTH ELEVATION 1872**

Today the south elevation remains a highly exposed and important facade. Many of the original wood details of 1872 remain. However, the non-original, second floor double-hung windows are a clear contradiction to the decorative, vertical emphasis of the Victorian Gothic style. As older windows, they also have questionable thermal features. Strong consideration should be given to replacing them with oval windows that have operability and thermal performance qualities that reduce heating costs and restore the original stylistic look. This elevation will remain highly exposed and would be an important restoration statement to the community.



**SOUTH ELEVATION 2010**

**B. HISTORIC OVERVIEW - CHANGES****WEST ELEVATION 1872**

The west elevation was historically, and remains today, the primary public facade and entry point. It was carefully composed to include many of the detail features that are expressive of the Victorian Gothic style. Details at the entry porch, in particular the decorative columns and column capitals, are very common for this particular style. The second story oval windows, also a part of this style, were consistent with the windows on the south elevation. Though these elements have been removed, much of the rest of the elevation remains in tact and should be carefully retained and repaired. Academic decisions about restoration of the porch and windows will be examined in this report along with the associated costs.

**WEST ELEVATION 2010**

The primary elevation has received rather significant modifications over the years, as illustrated to the left. It appears that several decades after construction, decisions were made to change the porch enclosure to a neo-classical look. Oval windows on the second floor were replaced with a double-hung window and a porch door, with columns changed to a fluted, ionic type shown to the left. Beyond the aesthetic aspect of this modification, it has also seriously deteriorated and repair is quite necessary. Should the work include repair of the existing or replacement elements with the more original Victorian Gothic look as illustrated above. This will become both an academic as well as a practical decision relative to its affordability.

### C. CHARACTER-DEFINING FEATURES - VICTORIAN GOTHIC REVIVAL

During the nineteenth century, builders in Europe, England and the United States borrowed medieval traditions to create an eclectic Victorian style: Gothic Revival. Even small private homes were given arched windows, lacy pinnacles, and an occasional leering gargoyle. (Lyndhurst in Tarrytown, New York). Victorian is not really a style but a period in history. The Victorian era dates from about 1840 to 1900. During this time, industrialization brought many innovations in architecture. There are a variety of Victorian styles, each with its own distinctive features. The most popular Victorian styles spread quickly through widely published pattern books. Builders often borrowed characteristics from several different styles, creating unique, and sometimes quirky, mixes. Buildings constructed during the Victorian times usually have characteristics of one or more styles.



Victorian Gothic buildings feature arches, pointed windows, and other details borrowed from the Middle Ages. Masonry Gothic Revival buildings were often close replicas of medieval cathedrals. However, few people could afford to build grand masonry homes in the Gothic Revival style. In the United States, the ready availability of lumber and factory-made architectural trim led to a distinctly American version of Gothic Revival. Wood-framed Gothic Revival homes became America's dominant style in the mid-1800s. Wood-frame Gothic Revival buildings often had lacy trim and other playful details. New machines invented during the Victorian era made it easy and affordable to add scrolled ornaments, lacy bargeboards, "gingerbread" trim, and other decorative details. Wooden homes in the Gothic Revival style have many of the following features:

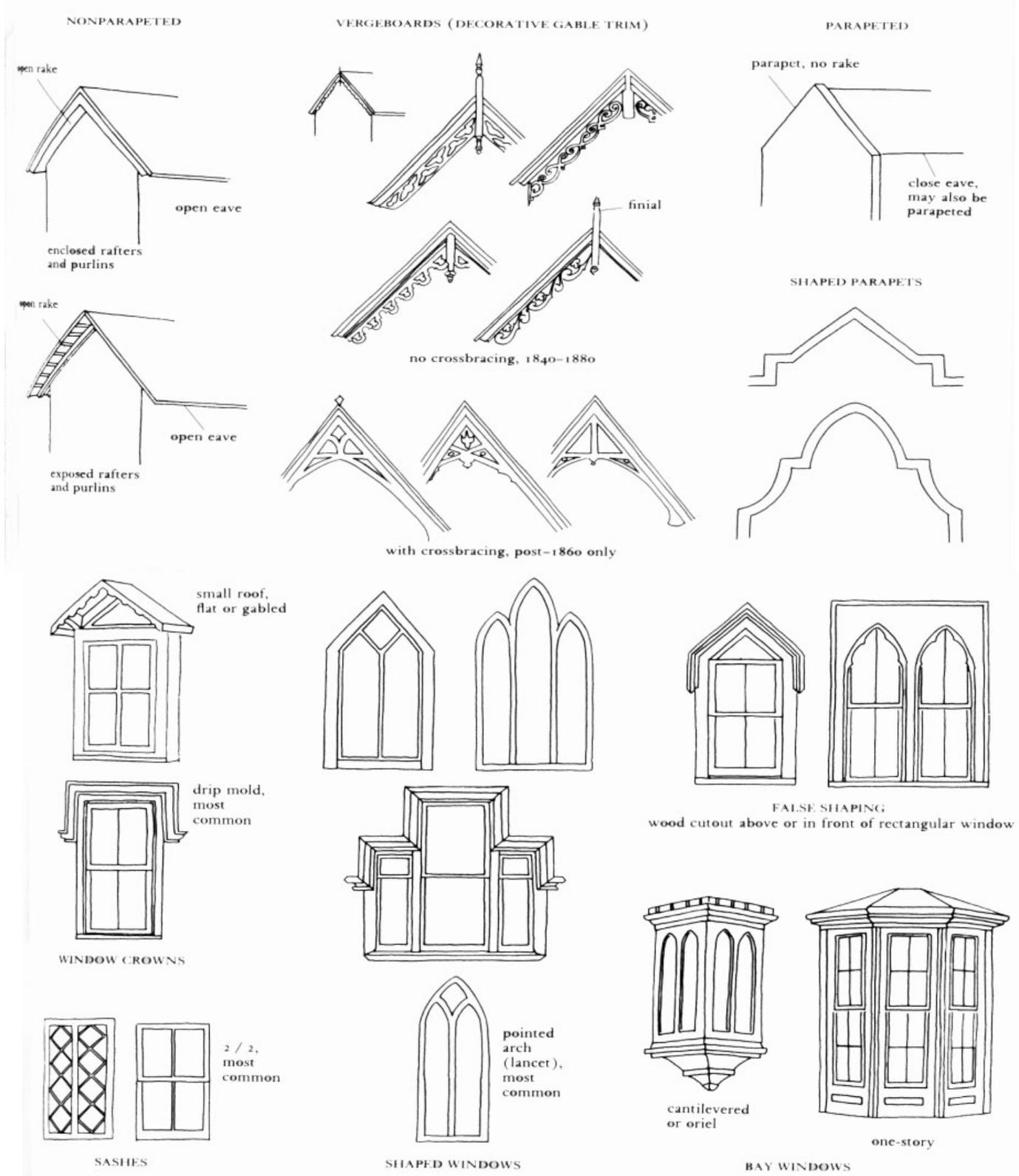
- Steeply pitched roof
- Steep cross gables
- Windows with pointed arches
- Vertical board and batten siding
- One-story porch



Inspired by the writings of John Ruskin, English architects of the Victorian period designed colorful, but structurally "truthful" buildings in the 1850s and 1860s. In America, architects designed dramatically pinnacled and polychromatic buildings in cities such as Boston, Philadelphia, and New York. As the Victorian Gothic reached the Midwest, it was well represented in the fine houses of Milwaukee built in the 1870s. The Victorian Gothic was more complex than the earlier Gothic Revival; hallmarks of the style are steeply pitched roofs, pointed arches, and intricate turned or carved gable trim. When of masonry construction, Milwaukee's pale brick added a distinctive luminosity to the Victorian Gothic, which was often executed elsewhere in dark brown or dark red brick with multicolored stone or brick trim. Local writers called the Victorian Gothic the "New American Pointed style". Although some of the more fanciful examples of the style have been razed or altered beyond recognition, there are still a few fine Victorian Gothic houses in the study area, the Beulah Brinton House at 2590 S. Superior Street is one of the prominent ones.



C. CHARACTER DEFINING FEATURES - VICTORIAN GOTHIC REVIVAL



### C. CHARACTER DEFINING FEATURES - VICTORIAN GOTHIC REVIVAL



"The Lake-Peterson House possesses statewide significance as one of Illinois' finest examples of domestic architecture in the "Victorian Gothic" style. The house displays virtually all the elements cited by architectural historian John Blumenson as distinguishing the "Victorian Gothic" style from earlier and later variations of the Gothic: the juxtaposition of materials of different colors and textures, incised carvings in a foliated pattern, the combined used of both straight-headed and pointed arch windows and doors, and the "massive and strong" appearance of gable and eave trim.

The Gothic Revival had many manifestations in the 19th century. It followed in the wake of the Greek Revival, a form that for many years had well represented the ideals of the new republic. Classical temple forms and fluted columns were now supplanted by irregular plans and dramatic massing and spiky Gothic detail. The Gothic Revival looked back to what was considered a more naturalistic era during the Middle Ages when buildings were ornamented with forms taken from nature and were part of their picturesque landscapes rather than dominating them. It was a shift away from the rational toward the romantic. In the wake of the religious revivals of the era, the Gothic Revival was also viewed as a more "Christian" form and a style more appropriate for churches than classical temples.

Gothic details had been used as decorative motifs in the 18th century on random structures and whimsical garden follies but serious recreations of the English rural medieval church began with the spread of the ecclesiastical movement from England to the United States in the 1830s. A rural Gothic style evolved here as well for residences and "had no real architectural model, but was loosely based on the English country cottage of the same period and popularized by a rash of very popular architectural pattern books aimed at the middle-class home-builder. English writers and designers such as A.W. Pugin and John Ruskin promoted the Gothic through publications beginning in the 1830s and the American reading public and designers took their principles to heart. American based publications likewise were popular. Alexander Jackson Davis' *Rural Residences* (1837) and *The Architecture of Country Houses* (1850) as well as Andrew Jackson Downing's *Cottage Residences* (1842, reprinted numerous times) were the runaway bestsellers of their generation and the images of small and large houses with Gothic ornament, set into romantic landscapes, soon spread the style from coast to coast. As late as 1878, pattern books like S.B. Reed's *Village & Country Residences* and *How to Build Them* showed examples of the Gothic Revival, a testament to the enduring popularity of the style.

The Gothic Revival was not a static form and residential styles in wood varied from the more elaborate masonry houses and public buildings and churches. There was even a later form, known as the High Victorian Gothic, popular in the 1870s, that took its design cues from the medieval buildings of Italy. Trained architects turned out very skillful renditions of the Gothic, based on travels abroad and publications on the historic buildings of England and Europe. Local carpenters relied on Davis and Downing and the numerous pattern books published on the subject. Many clients and carpenters alike saw the Gothic Revival not as a philosophical statement but as a series of design motifs that were attractive and more modern than the columned porticoes of the Greek Revival. Elements of the style that are often seen in wood frame houses included steeply pitched gable roofs with an emphasis on the vertical, pointed or Tudor arches, gables with bargeboard trim showing Gothic motifs (cusped forms like trefoils and quatrefoils, collar braces, collar ties, king posts), ornamental one story porches supported by posts that have chamfered edges and with spandrels having lace-like cut-out designs, prominent corbelled chimney tops, finials, drop pendants, hood moldings over windows and doors, bracketed hoods over paired windows and vertical board and batten siding. Windows frequently held diamond paned leaded glass sash. Larger masonry houses often included square or polygonal towers with battlements and large pointed church-like windows with leaded or colored glass.



Lake-Peterson House - Rockford, Illinois

### C. CHARACTER DEFINING FEATURES - VICTORIAN GOTHIC REVIVAL

In Milwaukee we know that the Gothic Revival had arrived at least as early as 1855 in residential design when the Russell Bennett House was built in the style at 3317 S. Kinnickinnic Avenue. Other examples appear later, into the 1870s and 1880s. Historic photos indicate that the Gothic Revival manifested itself mostly as ornamentation on frame L-plan houses and small cottages where spiky and curvilinear detail was applied to gables, window hoods, trim and porches. Over time, the lack of skilled carpenters to replace damaged features as well as changing taste and the efforts to clad houses in substitute siding, have resulted in the loss of virtually all examples in Milwaukee.

The Beulah Brinton House is an excellent example of the Gothic Revival and our most intact frame example of the style. Despite the Classical Revival porch that was added later, the Brinton House still reads as Gothic. While using traditional horizontal clapboard siding and an L-Plan form, the house was dressed up with elaborate bargeboards, elaborate bracketed hoods over windows, spiky trim, and chimneys elaborated with corbelled tops. It seems unlikely that the house was architect designed since that information would have been well publicized over the past century. It is more likely that the house was built by one or more of the many talented carpenters who poured into Bay View following the establishment of the Milwaukee Iron Company's great rolling mill complex. We will never know whether the Gothic Revival was just an attractive form for the Brintons or if they chose it out of associations connected to their deep religious conviction.



#### D. DESCRIPTION OF EXTERIOR



The Beulah Brinton House is located at the northeast corner of S. Superior Street and E. Pryor Avenue in what is known as the Bay View neighborhood, approximately three and a quarter miles from the Central Business District, along Lake Michigan. The property is approximately 152 by 101 feet in dimension and consists of two parcels, each with its own tax key. Each parcel is approximately 50 by 152 feet in dimension. The frame, L-plan, Gothic Revival style house is located on the north parcel and fronts west/southwest, sitting approximately 30 feet back from the sidewalk behind a grassy lawn planted with shrubs. The south parcel along Pryor Avenue is vacant, bordered by shrubs and serves as a side yard for the house. The surrounding neighborhood is residential in character with mostly one and two story frame houses of varying 19th and early 20th century styles including Italianate, Queen Anne and Arts and Crafts.



The Beulah Brinton House is clad in horizontal wood clapboards and sits on a brick foundation. The roof is sheathed with asbestos/cement shingles laid in a diamond pattern. Two chimneys rise from the roof, one at each wing of the house. The north chimney has reconstructed corbelling while the south chimney has been shortened. A small one story wing with hipped roof is located at the rear or east elevation. Windows are arranged to conform to interior spaces and consist of two-over-two sash on the first story and one-over-one on the second. A modern picture window with smaller sidelights is located on the rear wing.



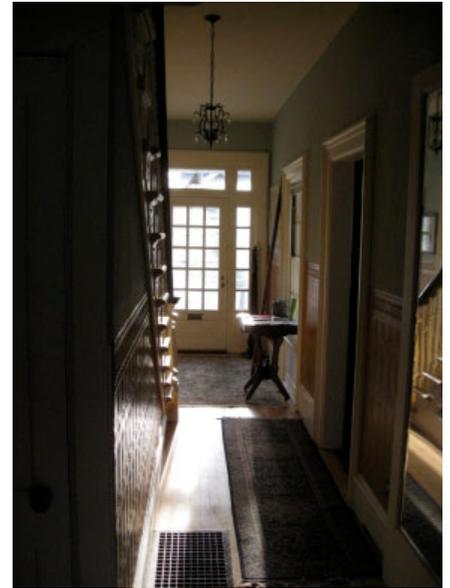
The main or S. Superior Street façade is the most elaborate. The short wing of the L-plan is located to the right or south and parallels Pryor Avenue. Its gable end fronts the street and there is a three-sided bay at the first story. The long wing of the L-plan is located on the left or north and parallels S. Superior Street and has its gable end fronting north. A Colonial Revival Style porch with fluted ionic columns is nestled along the long wing and features a simple frieze and cornice articulated with modillions. It is topped with a wood balustrade consisting of turned balusters and square posts. The porch is skirted with wood, and metal grates fill in the openings. The entrance is located in the middle of the façade, in the crook of the L, and is brought flush with the plane of the short wing. It is framed by two free standing and two engaged fluted ionic columns. The door itself is a fifteen light door and is framed by five-part sidelights and a three-part transom. Gothic detail is concentrated on the front gable face of the south wing. It consists of bargeboard trim, a bracketed hood with saw tooth trim above the paired second story windows and saw tooth trim at the cornice framing the three-sided bay at the first story.



#### D. DESCRIPTION OF EXTERIOR

The north elevation continues the same ornamentation as the main façade. A bracketed hood is located above paired windows on each story. The brackets are elaborate and feature turned drop finials like the front of the house. The same saw tooth trim is used as well. The south elevation is simpler in design. The two first story windows feature small hoods with a cut out ornament at the center of each. Upper story windows are stacked directly above those on the first and feature no ornament. The rear elevation is utilitarian in character. A door is located at the north face of the wing and opens onto a small open porch. A small skylight is located at the apex of the hip roof. Bulkhead doors to the basement are located below the large picture window. At the rear of the property is a 25 foot by 38 foot garage built in 1983 and set back about 10 feet from the alley. The structure features a side gable roof and vinyl siding. Two large flush garage doors are located at the east or alley side of the structure. A pedestrian door and three windows are located on the façade that faces the house. The side gables feature rectangular openings in the ends that mimic the appearance of closed hayloft doors.

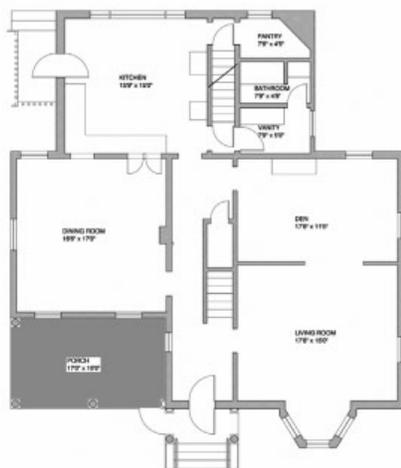
Alterations to the house have been minimal over the last 137 years. A historic photo from the c. 1904 picture book, *Some Homes of the Evening Wisconsin*, at the Milwaukee County Historical Society shows that the front porch was originally Gothic in detail with elaborate trim and chamfered posts. Short wing walls once framed the steps. Numerous historic photos at the Milwaukee County Historical Society show that the current porch was put in place before Beulah Brinton's death in the 1920s. The c. 1904 photo also shows that the two second story windows on the south elevation were originally smaller and oval in shape, a very characteristic feature of Milwaukee houses of the 1870s. Changes to the windows were made prior to Brinton's death as well. A third chimney once graced the roof of the short south wing, and was located above the line of the west windows on the south elevation. It appears to have been removed by the 1920s. The second, remaining chimney on the south wing has been altered in more recent years. Finials once graced the apex of the gables and pinnacles enlivened the gable ends. The c. 1904 photograph also shows an interesting use of color. In keeping with the late 19th century interest in polychromy, the house was clearly painted in a three-color palette with medium color body, light trim and dark sash. By the time of Brinton's death the house had attained its current white color. Historic photos also show that striped awnings once graced the porch.





**FRONT PORCH - 100**

The main or South Superior Street façade is the most public and visible of all the elevations. The short wing of the L-plan is located to the right or south and parallels Pryor Avenue. Its gable end fronts the street and there is a three-sided bay at the first story. The long wing of the L-plan is located on the left or north and parallels S. Superior Street and has its gable end fronting north. A Colonial Revival Style porch with fluted ionic columns is nestled along the long wing and features a simple frieze and cornice articulated with modillions. It is topped with a wood balustrade consisting of turned balusters and square posts. The porch is skirted with wood, and metal grates fill in the openings. Though of significant age, the porch is not original to the house and should be carefully evaluated before repair money and time is committed to it.

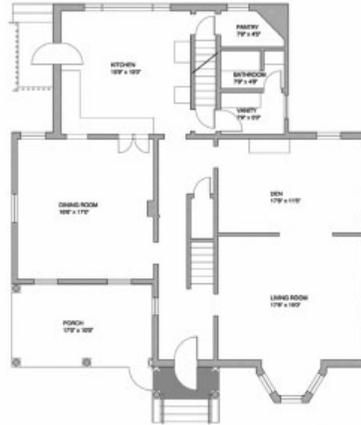


FIRST LEVEL FLOOR PLAN

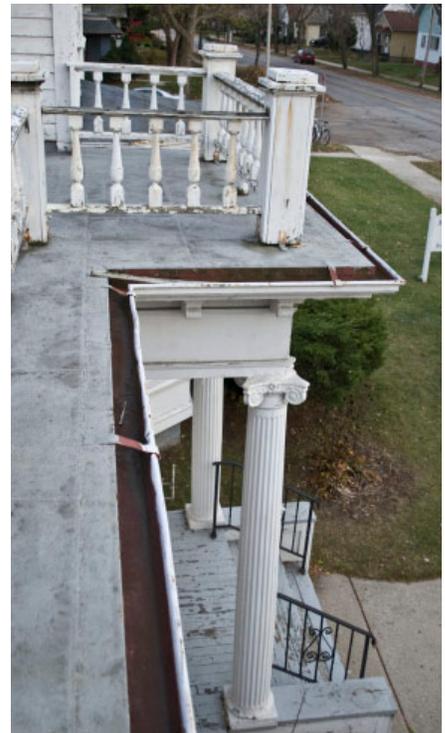


### ENTRANCE

The entrance is located in the middle of the façade, in the crook of the L, and is brought flush with the plane of the short wing. It is framed by two free standing and two engaged fluted Ionic columns. The door itself is a fifteen light and is framed by five-part sidelights and a three-part transom. Gothic detail is concentrated on the front gable face of the south wing. It consists of bargeboard trim, a bracketed hood with saw tooth trim above the paired second story windows and saw tooth trim at the cornice framing the three-sided bay at the first story.

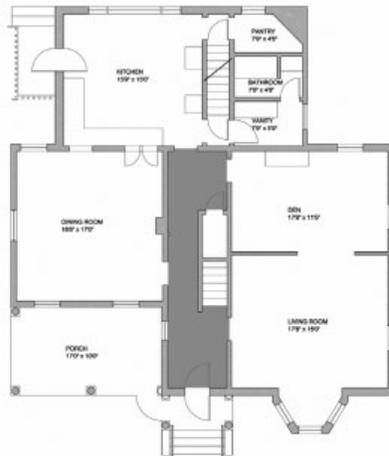


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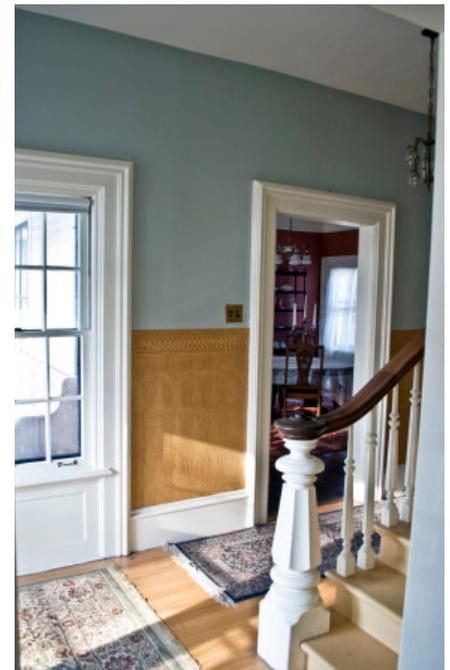
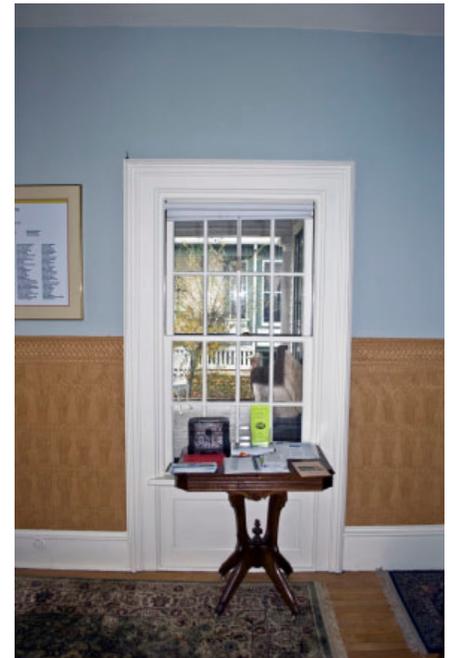


**HALLWAY - 101**

The entrance hall remain and is in excellent condition. As the greeting place historically and currently, it sets the stage quite appropriately for the nature of the experience that the viewer is about to undertake. Exposed wood floors with period throw rugs, painted decorative wood base trim, wainscot, and door casing, original turned wood Victorian handrail and steps, and historic electric fixtures and faceplates, all add up to a feeling of authenticity that is unique in Milwaukee. Period furniture and coat hanging devices also contribute to this feel. The space has a vertical emphasis that is both obvious and consistent with early wood frame construction and the Victorian Gothic language.

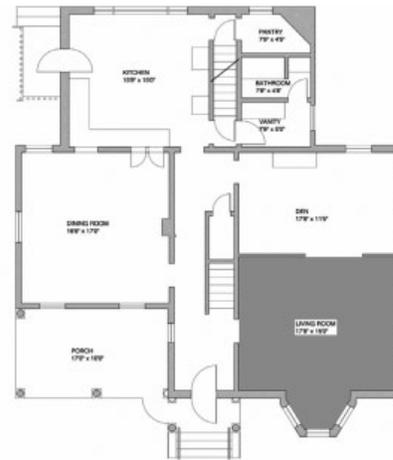


FIRST LEVEL FLOOR PLAN



### FRONT PARLOR - 102

The living room, just south of the entry hall, is the first, and perhaps most important room on the first floor. This room, with its south and west exposure, remains a bright, and uplifting place of gathering for the public as it was for the private homeowners. Its function is quite esoteric compared to the more functional rooms on the first and second floor. It is an opportunity to welcome guests through its warmth and furnishings and a chance to display Victorian Gothic art and artifacts. The bay window to the west functions as a slightly more engaging element with the natural features of the shrubs and lawn outside. And, like the front hall, the floor, walls, and ceiling retain their authentic materials and finishes and provide an excellent back-drop for both the materials and events associated with living in the 1870's.



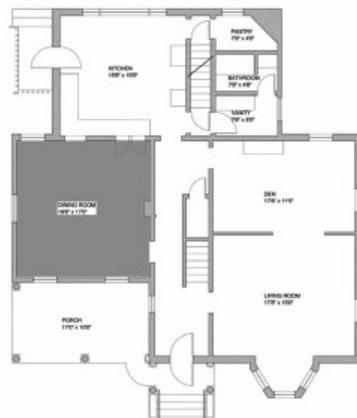
FIRST LEVEL FLOOR PLAN



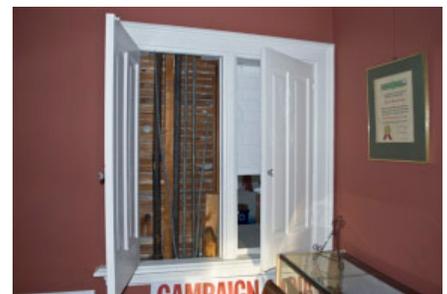
**DINING ROOM - 103**

The next most important space on the first floor is the dining room just north of the entry hall, its location leaving it with only a low level of natural light. However, as a dining room it has a central chandelier that illuminates the important focal point, the dining table and chairs. Seen easily from the main entry hall, the expensive luxury of finely crafted dining furniture, along with period flatware, dishes, candelabras, and place settings, are displayed in all their opulence. This is a space that can truly showcase a rich abundance of items that support the period feel of the place both for exhibit purposes as well as for dining.

Because of the clear modification to the original kitchen to the east, the room was used slightly differently, originally. It seems that the east wall of the room retains evidence of a possible exterior entrance from the back porch at the north end of the wall. The kitchen, though not accessible today (only a modified pass-through exists) probably had a door access originally. Proper casework and panelized historic painted wood doors and windows however, minimize the understanding of this wall as non-original.



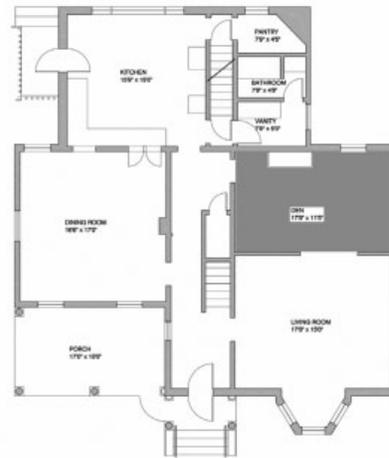
FIRST LEVEL FLOOR PLAN



### BACK PARLOR (LIBRARY) - 104

The front parlor on the first floor is in a slightly more hidden location from the front entrance. As a result, use of this space suggests a different kind of activity. Less as an exhibit space, it functions as a more comfortable and less formal place than the other more public front rooms. The fireplace, the only one in the house adds both physical and emotional warmth to the room. The south and east exposure also give it a high level of natural light. With the installation of the book shelves on the north wall, it now becomes useable on a more long-term basis as a space for relaxation.

Like the front spaces already described, it retains much of the authentic floor, wall and ceiling features that convey the Victorian-Gothic language. The fireplace is usable, but needs inspection.

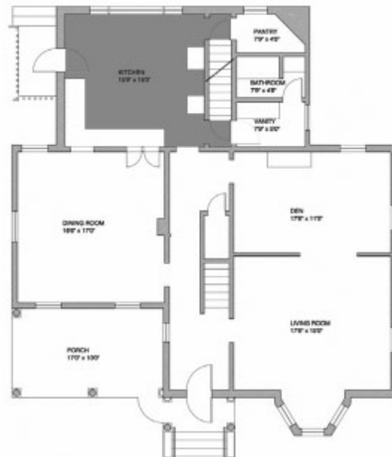


FIRST LEVEL FLOOR PLAN



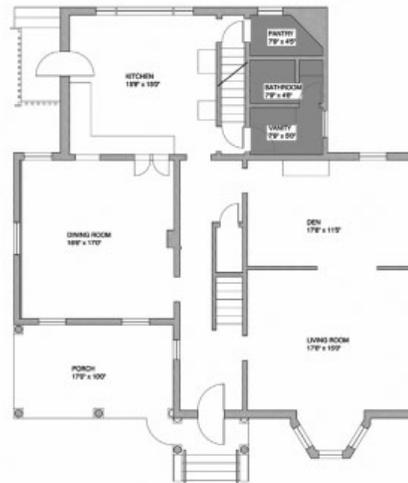
## KITCHEN - 105

The kitchen exists today as the most altered space in the house. Though it seems clear that the original kitchen was in this general location, its original footprint and features have been very difficult to ascertain. Little visible or descriptive information could be found that would suggest what it might have originally looked like. Though it functions reasonably well as a kitchen by today's standards - plenty of room and locations for all contemporary appliances and fixtures - it nonetheless makes no attempt to appear historic. Though the large picture window to the east allows a high level of natural light, its fixed glass features and horizontal orientation are in direct contrast to the vertical, Victorian Gothic feel of the rest of the house. Though returning to a smaller, authentic looking kitchen of the 1870's is not a practical strategy for the future, there could be minor, cosmetic changes to the windows, flooring, casework, appliances, etc., that would make it more visually comfortable with the rest of the house. Misreading of historic authenticity is not advocated here, but most commonly accepted preservation principles accept the notion of additions and modifications that appear 'seamless' to the original construction.



### PANTRY, VANITY & BATHROOM - 106, 107, 108

The pantry area and bathroom suite are the most problematic and difficult spaces on the first floor. As with most extant buildings from the 1870's the Beulah Brinton house's very survival resulted from changes to plumbing and electrical systems. In most cases updates were done insensitively, with expense being the guiding principle. For the Beulah Brinton house this was probably the easiest way to upgrade the bathrooms. Like the kitchen to the north, it is impossible to tell how this area looked originally. Nonetheless, it does seem as though this location, with its important connection to the large yard beyond and its great southern exposure, could have been better considered. Even if possible, we don't think that it's practical to try to return it to its original look. However, we do suggest that a design exploration take place that would explore techniques to create access to the yard (perhaps for the handicapped) done in a way that is sensitive to the Victorian Gothic look.

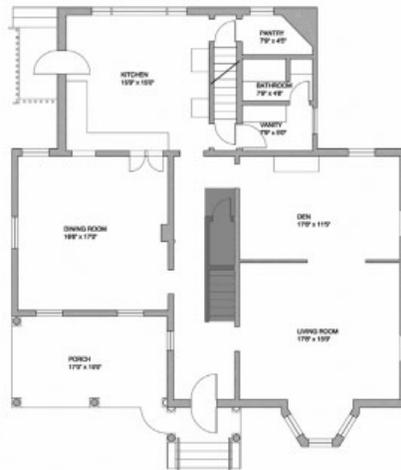


FIRST LEVEL FLOOR PLAN



## MAIN STAIR 109

The main stair exists today as a historic jewel. The location at the front entrance positions it in a place of maximum exposure. The decorative turned newel post and spindles, the wood tread details, and the historic wainscot wall covering to the south all come together in a delicate and lacy exhibit of Victorian Gothic exuberance. The fine craftsmanship of the assembly is a terrific tribute to the carpenters who designed and constructed this feature. It surely was an element of pride and sophistication for the first occupants of the house and, through its excellent condition, seems to have been respected and cared for by subsequent owners. Physically it is solid and sturdy, and after 137 years, a testament to its fine craftsmanship and durable materials.

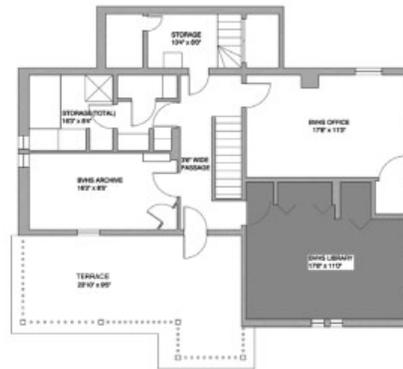


FIRST LEVEL FLOOR PLAN

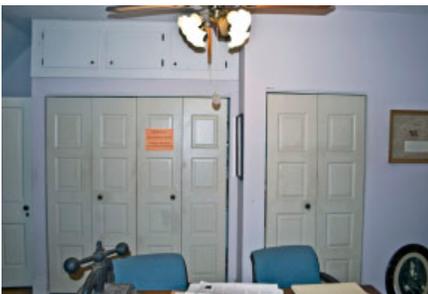


### ARCHIVE ROOM - 201

Certainly this room was originally a bedroom. The BVHS today uses it for its archives. However, in respecting the intent of this section to be a description of the original, we will consider it in this context as a bedroom. It is large and a bit more remote than the other bedrooms off the main stair. Perhaps it functioned as the master bedroom, though it's difficult to say with certainty. The bedroom to the north has an adjacent bathroom, but, of course, that wouldn't have been the case originally. So, it does seem possible that this was the master bedroom. It has excellent light and a view to the south and west and seems to have generous closet space to the east. Little has changed physically. Though electric was installed in the 1890's, the casing, flooring, walls, finishes, etc., all seem to be as they were originally. The window on the south wall was originally an oval and perhaps could be restored back to that appearance.

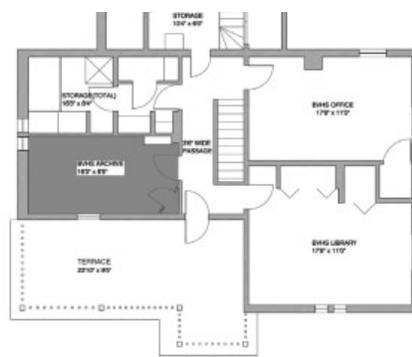


SECOND LEVEL FLOOR PLAN

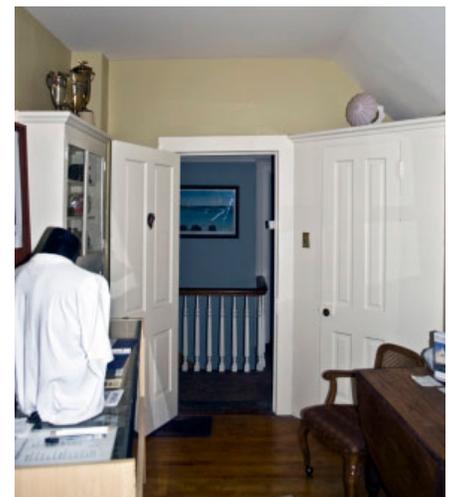


**SHOP - 202**

This room also was originally a bedroom. The BVHS today uses it as a giftshop. However, in respecting the intent of this section to be a description of the original, we will consider it in this context as a bedroom. It is small and a bit more remote than the other bedroom off the main stair, and perhaps it only functioned as an additional bedroom, though its difficult to say with certainty. As children were a likely component of early families, the small size of the space would not have been a major problem. Views and exposure west are quite nice, though today's accessible porch roof was actually a pitched metal roof originally, which would have restricted the view. So, not only was it inaccessible, but today's double hung windows on the west wall were actually small ovals windows originally. Consequently, the casework on the interior is not original.



SECOND LEVEL FLOOR PLAN

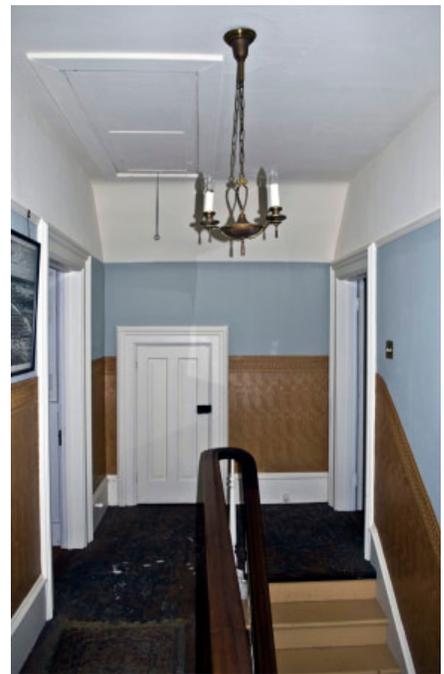


### HALLWAY - 203

The second floor hallway exists in relatively original condition. Though the adjoining rooms have been modified, particularly the spaces to the north, no major changes have occurred in this area. The only exception to that is the area to the west. The historic photos show a low pitched roof over the entry porch with small oval windows in the second floor area above. That roof was changed to a flat roofed accessible porch. The oval window in the wall in this area was changed to a door, making the roof space accessible. Otherwise, little has changed physically. Though electric was installed in the 1890's, the casing, flooring, walls, finishes, etc., all seem to be as they were originally. A ceiling hatch for access to the attic space could be original.

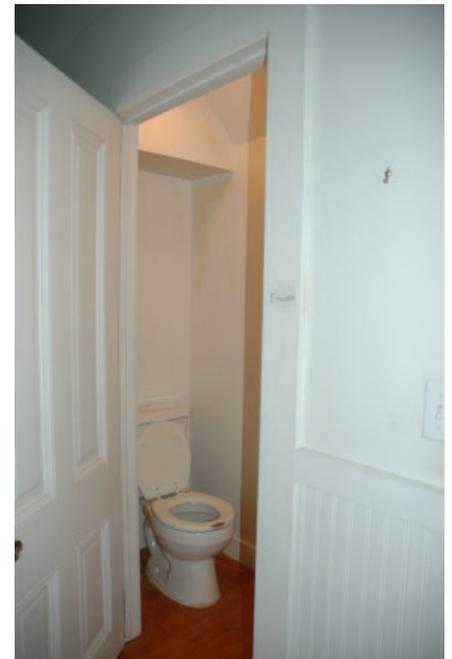
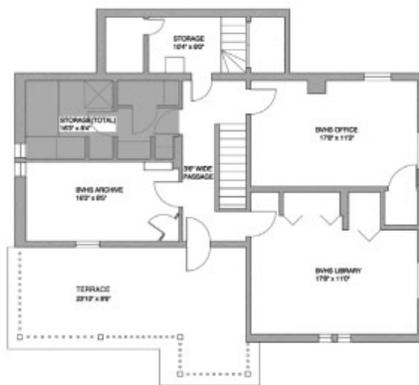


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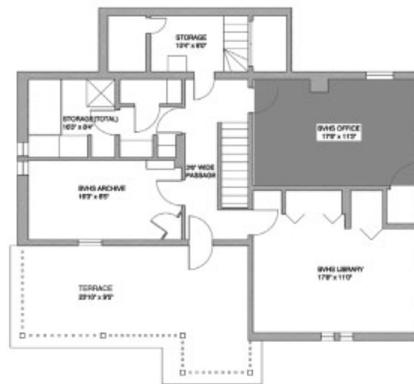
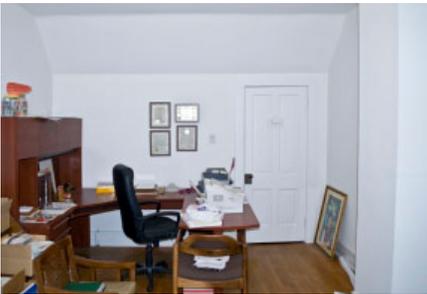
**BATHROOM - 204**

This bathroom suite is clearly a modification from the original. It's quite possible that in the 1870's it could have been a small bedroom, similar in size the room to the west. Indoor plumbing would have been highly unlikely then, and its doubtful that they would have devoted this much space to storage. There is a possibility that removing the remodeling work would expose evidence of what was originally there or how the space was used. However, it seems unlikely that such a restoration idea would ever become a strategy for the future use of the house. Returning the house to the 1870's does not seem practical, so having it continue to function as a bathroom space for residential or office purposes seems appropriate. Nonetheless, like the contemporary kitchen on the first floor, consideration could be given to making some minor changes to the fixture and finishes to make it seem more visually comfortable with the original house.



**OFFICE - 205**

This room was originally a bedroom. As the BVHS today uses it for other purposes, we chose to call it the southeast room. However, in respecting the intent of this section to be a description of the original, we will consider it in this context as a bedroom. It is medium size and easily accessible off the main stair compared to the other bedrooms on this floor. Compared to the other bedrooms, this room has great natural light and terrific views of the lawn below and Lake Michigan beyond. It seem that this has always been a very attractive room. It has only a small closet space to the west. We suspect that little has changed physically from its original look. Though electric was installed in the 1890's, the casing, flooring, walls, finishes, etc., all seem to be as they were originally. The window on the south wall was originally an oval and perhaps could be restored back to that appearance.

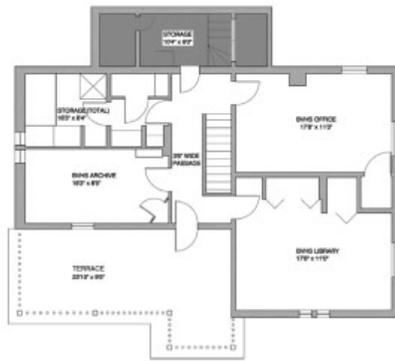


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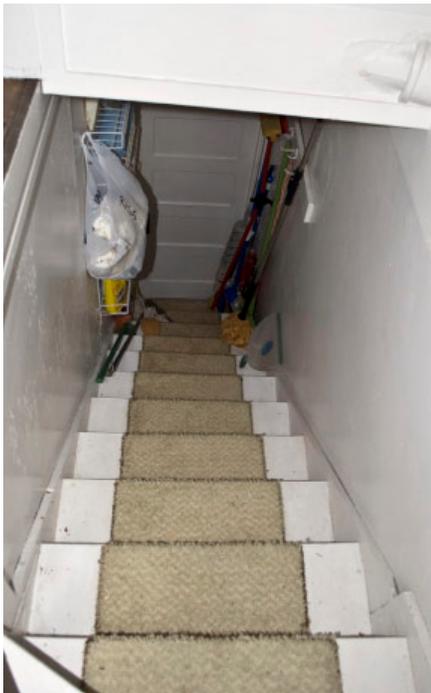


**STORAGE ROOM - 206**

The final space on the top floor is an odd, low-ceilinged storage room. It exists only because of the extra space made available above the kitchen addition extending east. As such it isn't original to the house. It does have plumbing and an unusual back stair access to the kitchen below that appears to have been used quite extensively over the years. It has a low door access to the second floor hall beyond, but it doesn't retain any finished features. As a truly left-over space, its relevance to this historic preservation undertaking seems quite minimal and it should only be viewed as an adjunct to any preservation or remodeling work that might happen in the future.



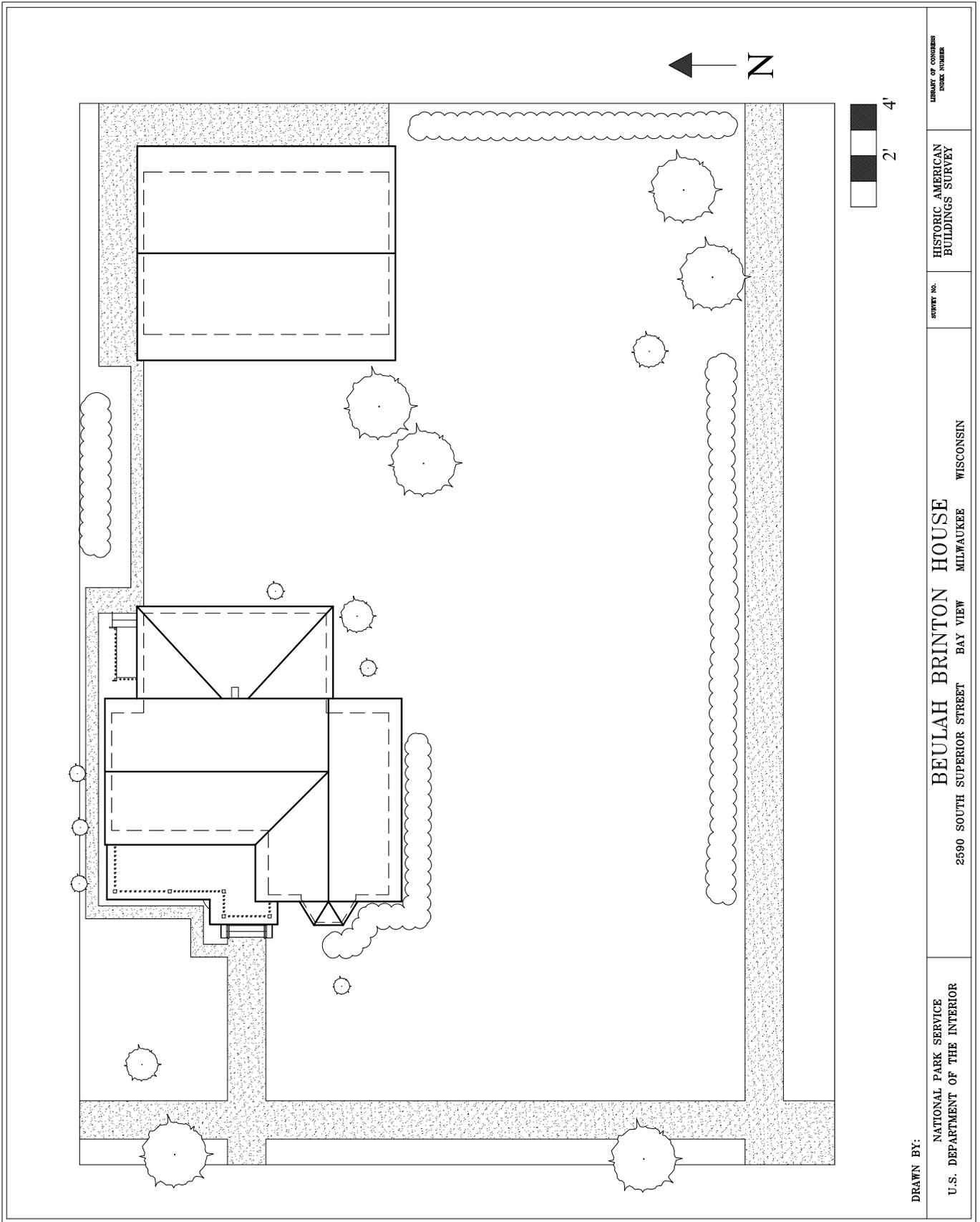
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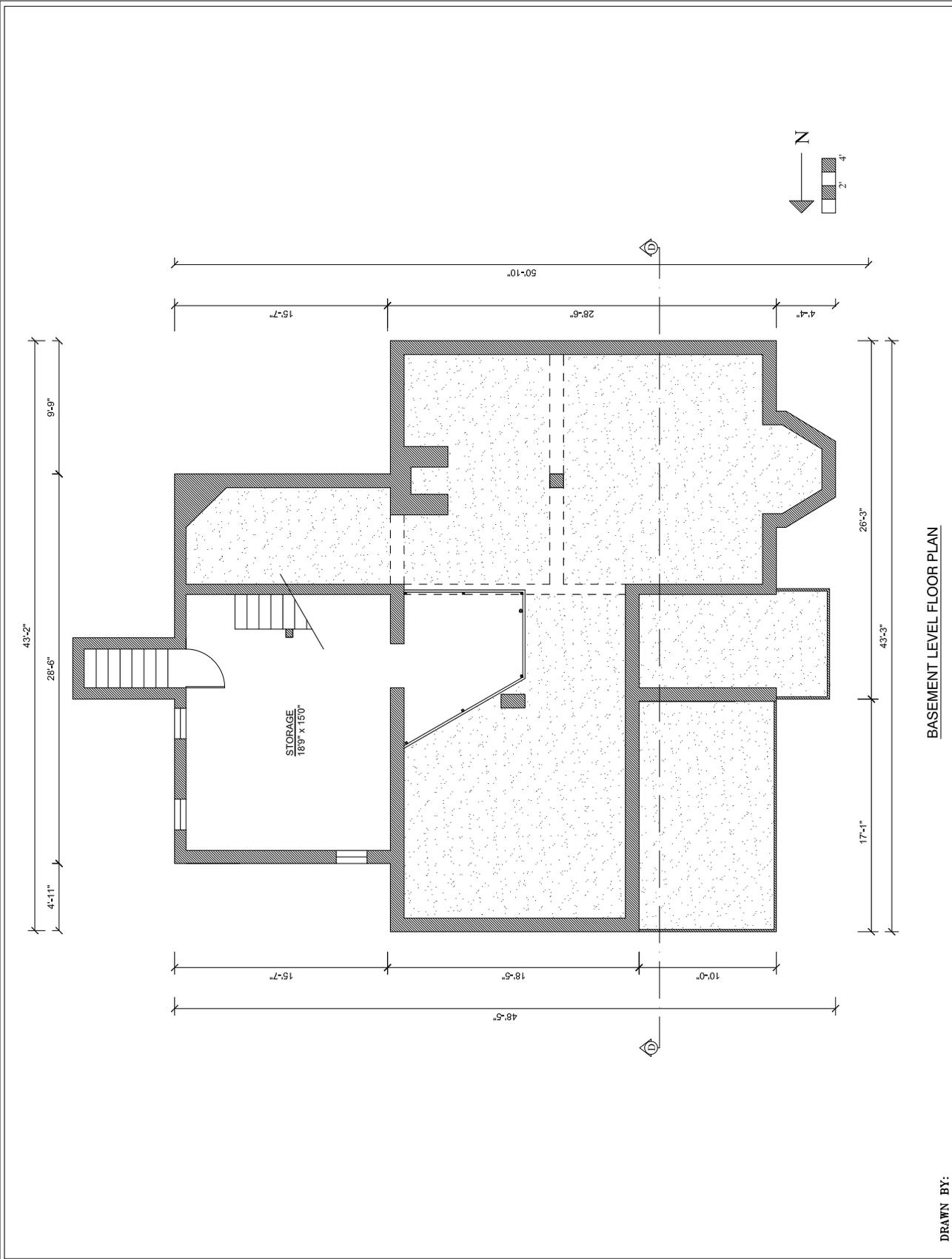


**ATTIC - 300**

The attic is an unused space covering the main footprint of the 'L' shaped house. It is vacant of both fixed and movable items. As such, it is an open space for viewable observation. Nothing unusual is exhibited with the roof framing members, but it is unusual and fortunate to have a complete hardwood flooring surface, making storage and accessibility quite convenient. The original masonry chimney locations can be ascertained and the openness will be helpful in examining for any future roof leaks. Clearly consideration should be given to installing new insulation with a proper vapor barrier.

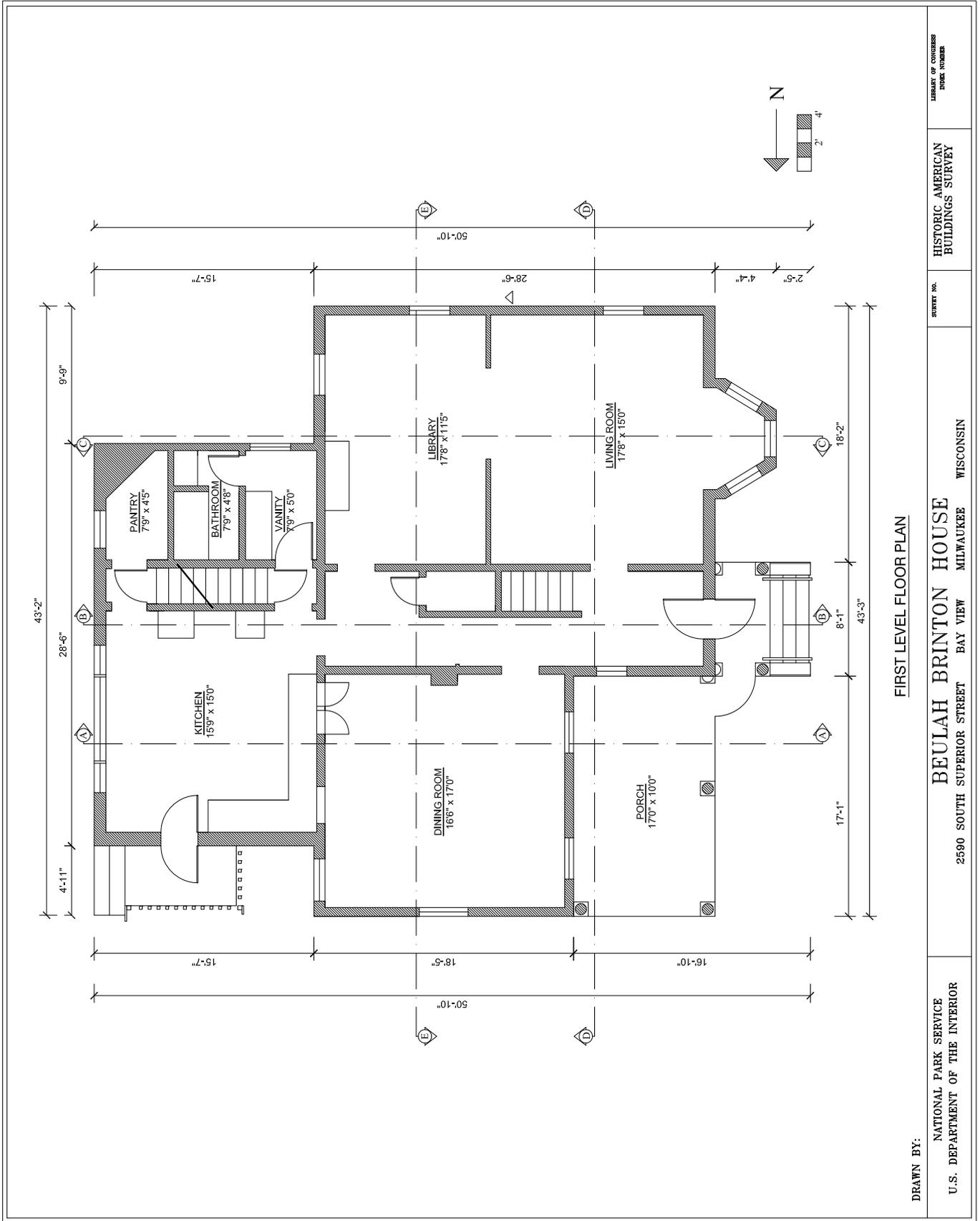


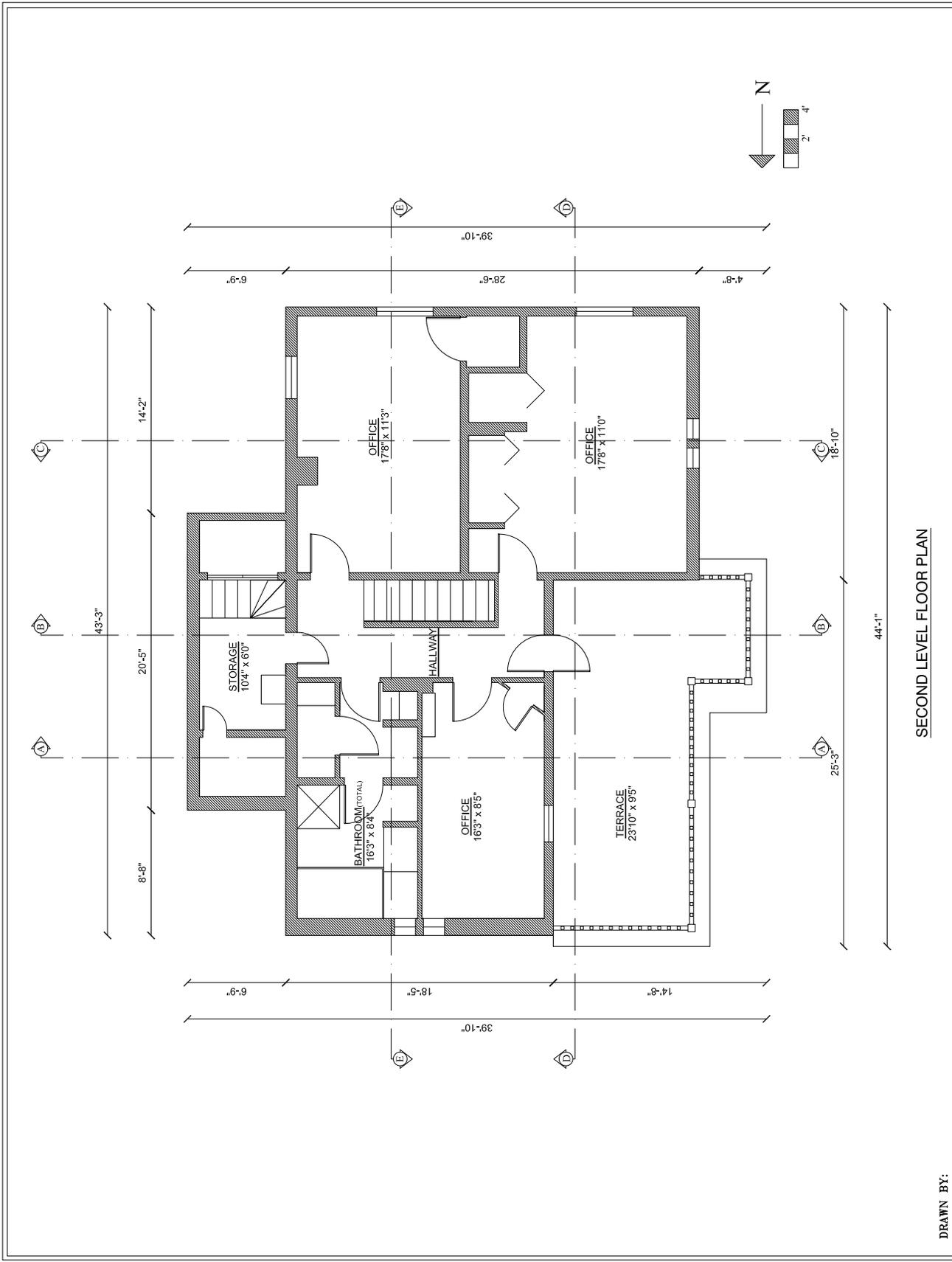




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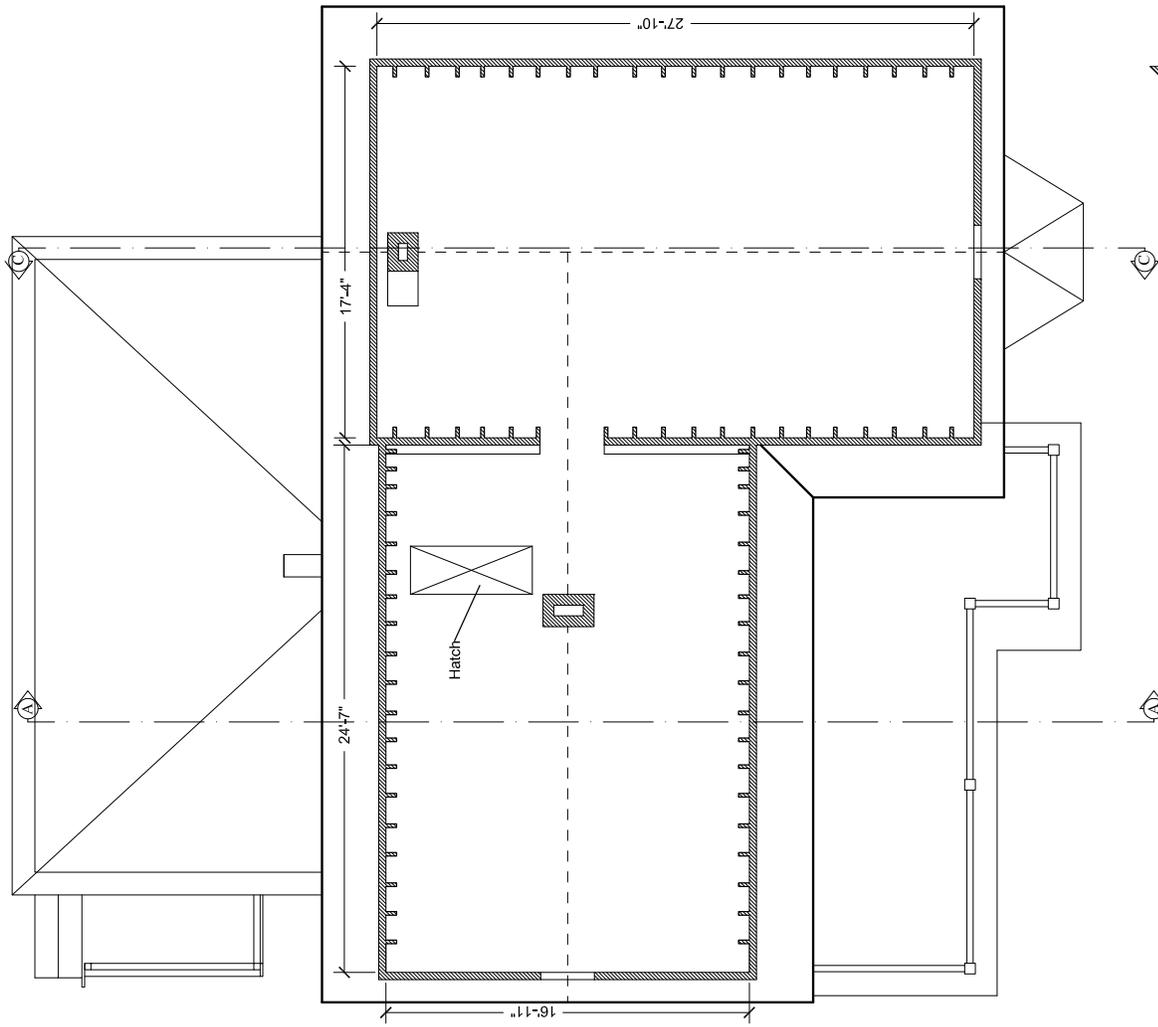
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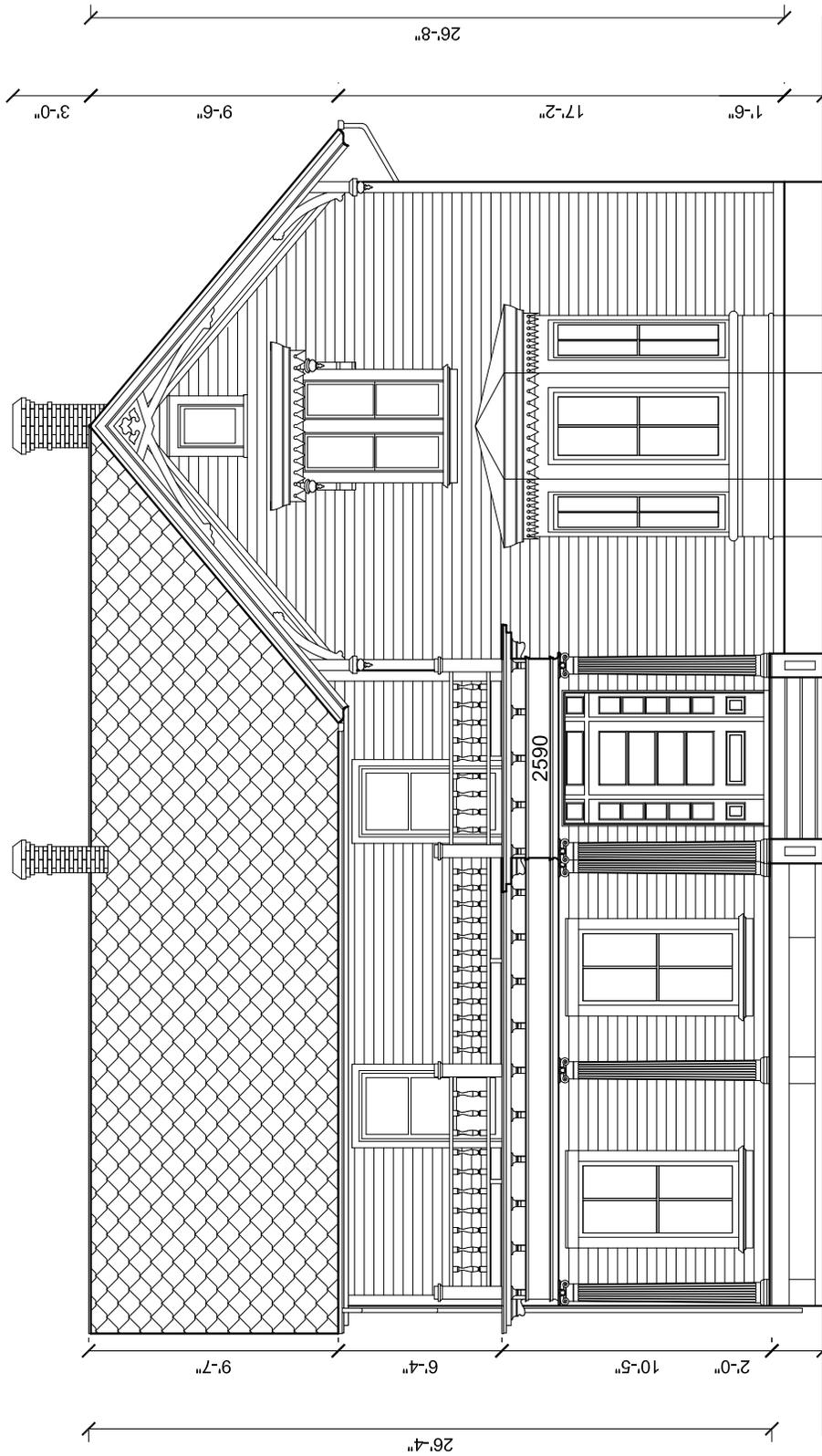
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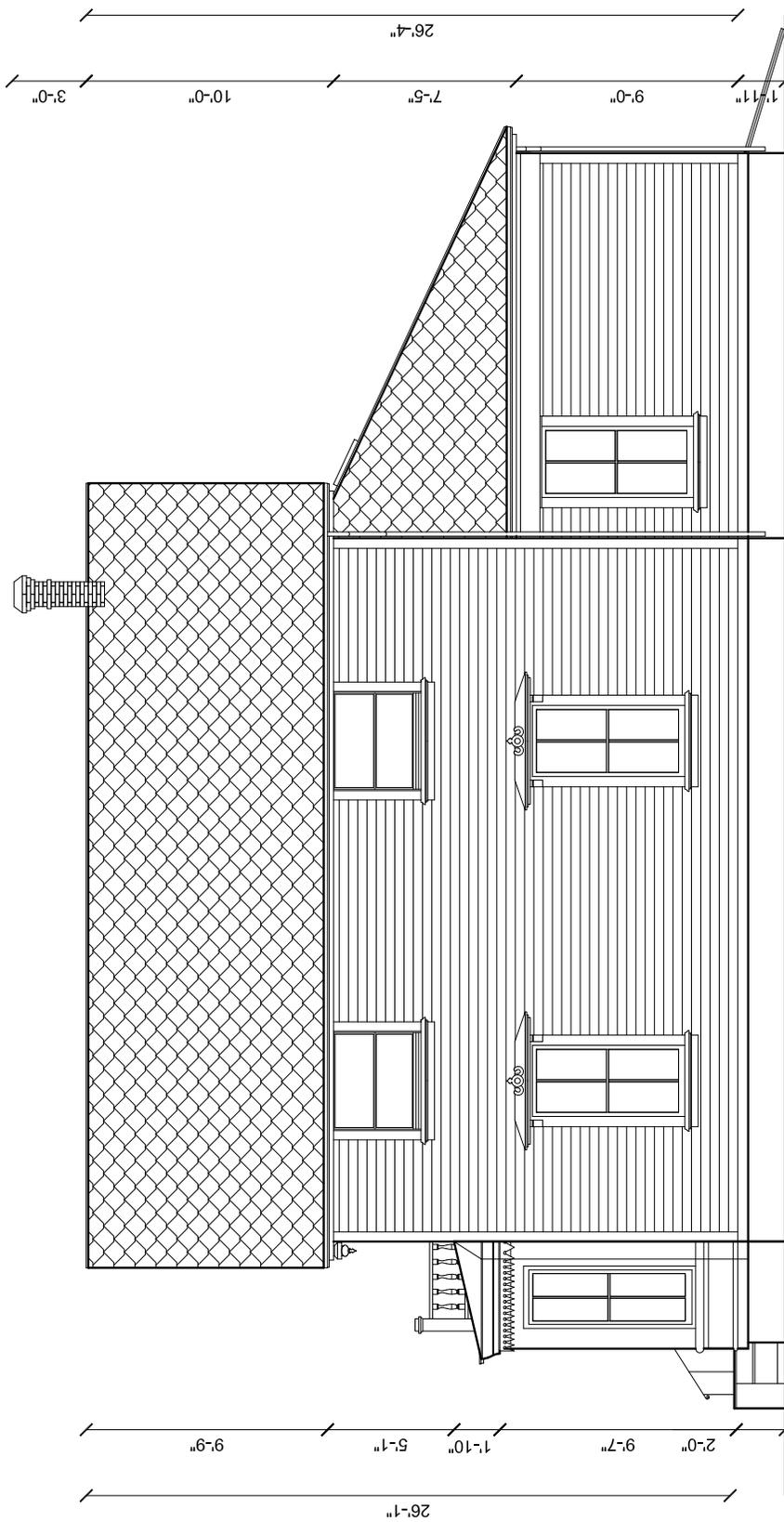
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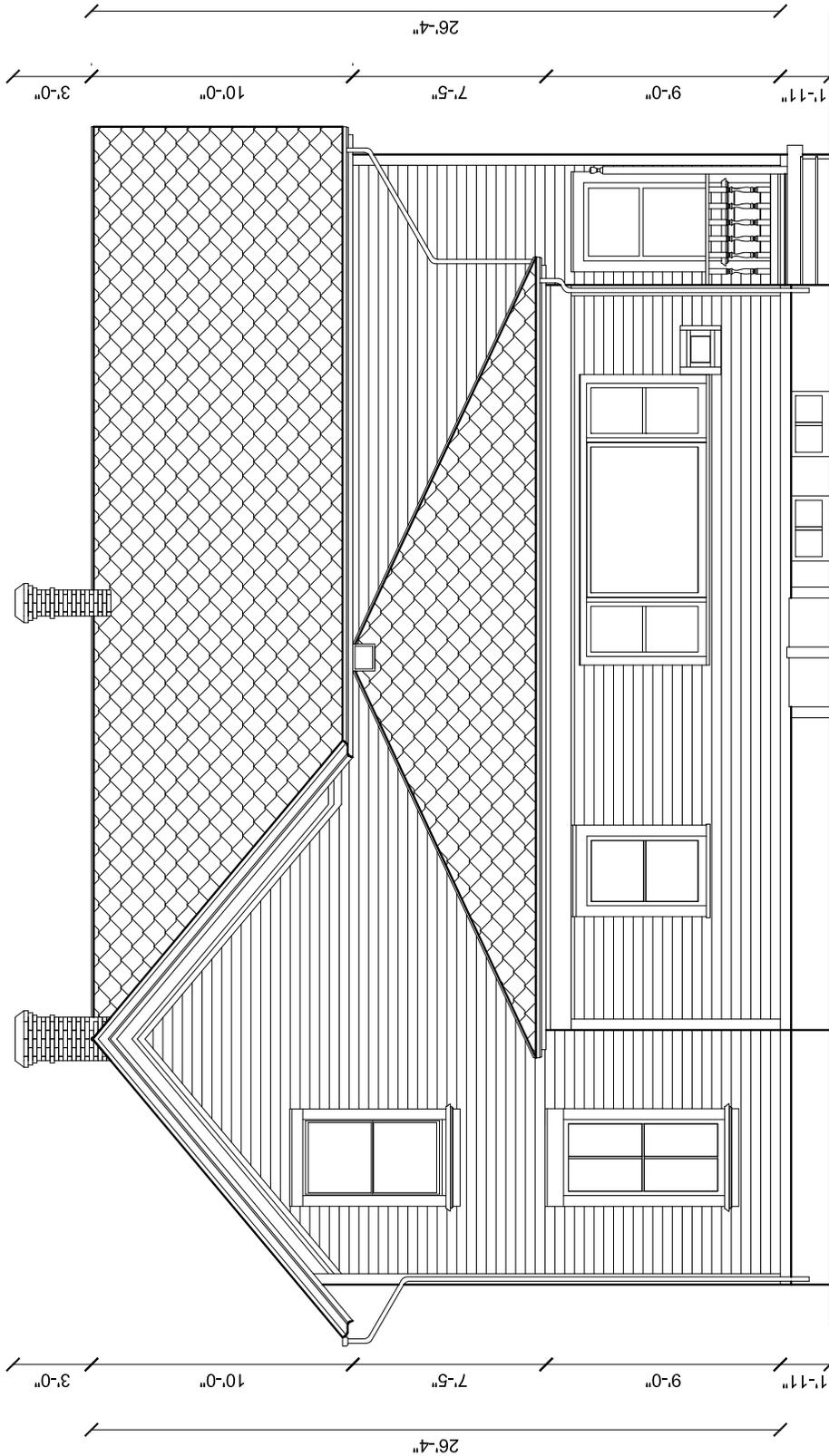
**SOUTH ELEVATION**

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EAST ELEVATION

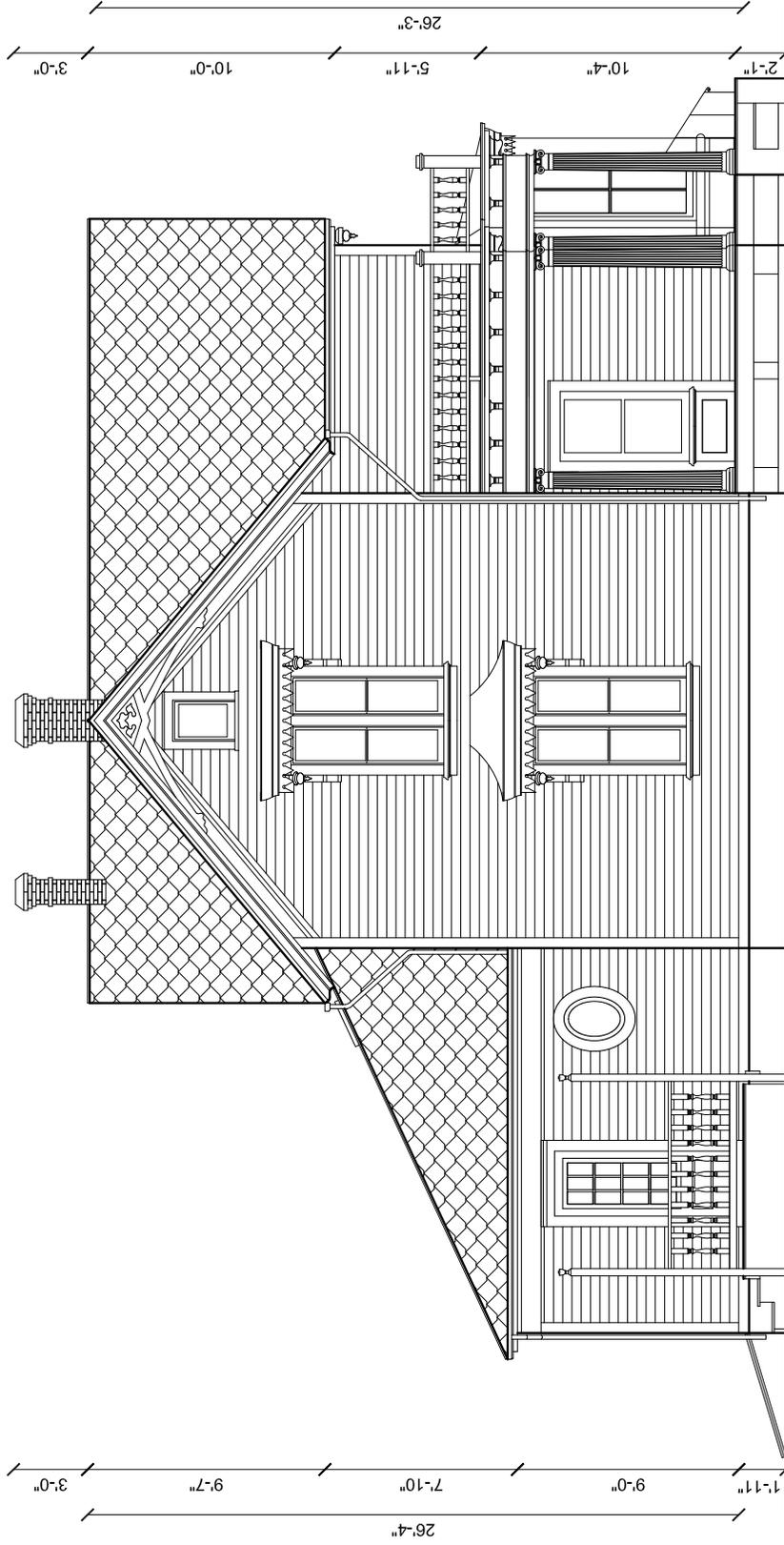
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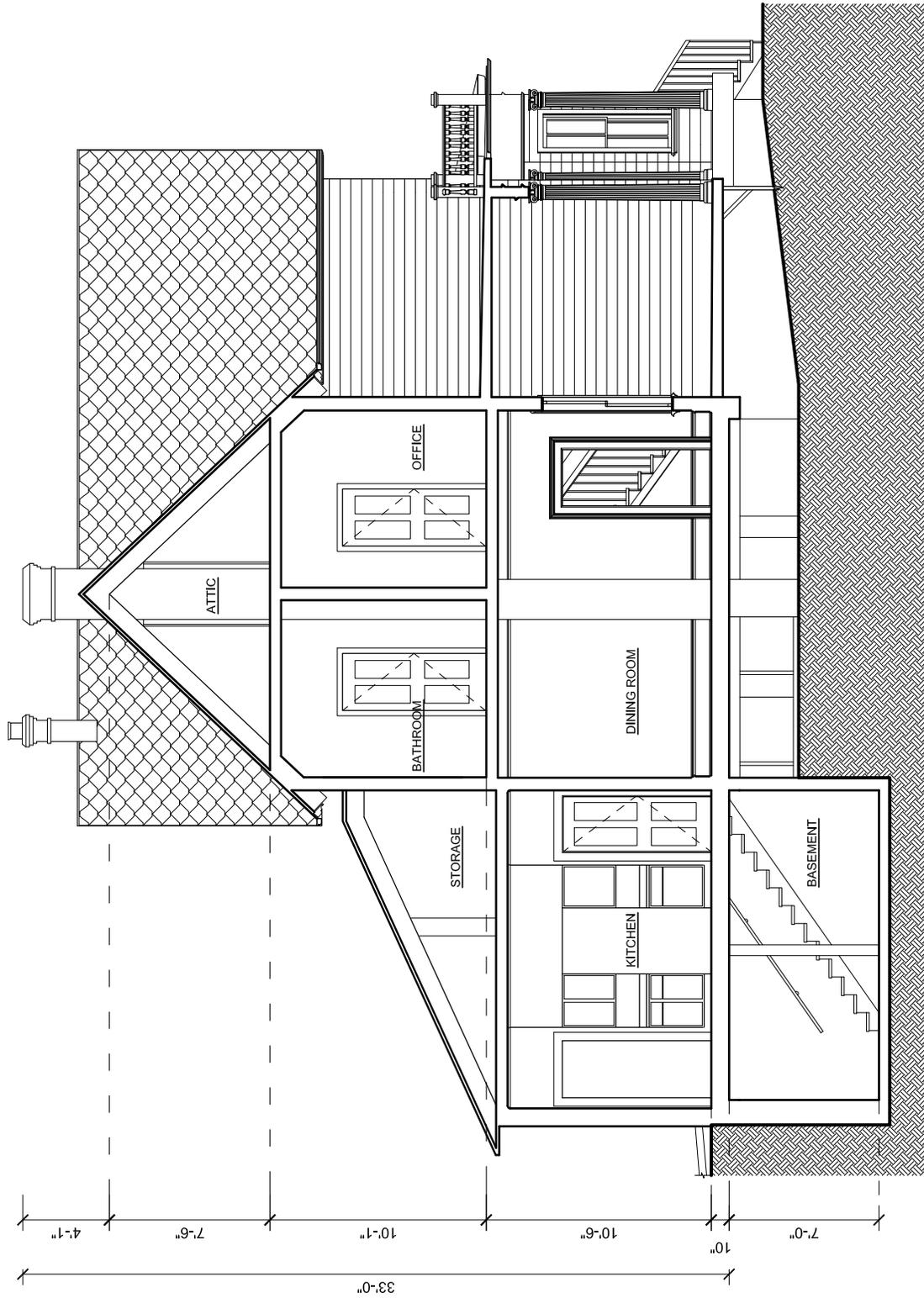
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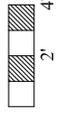
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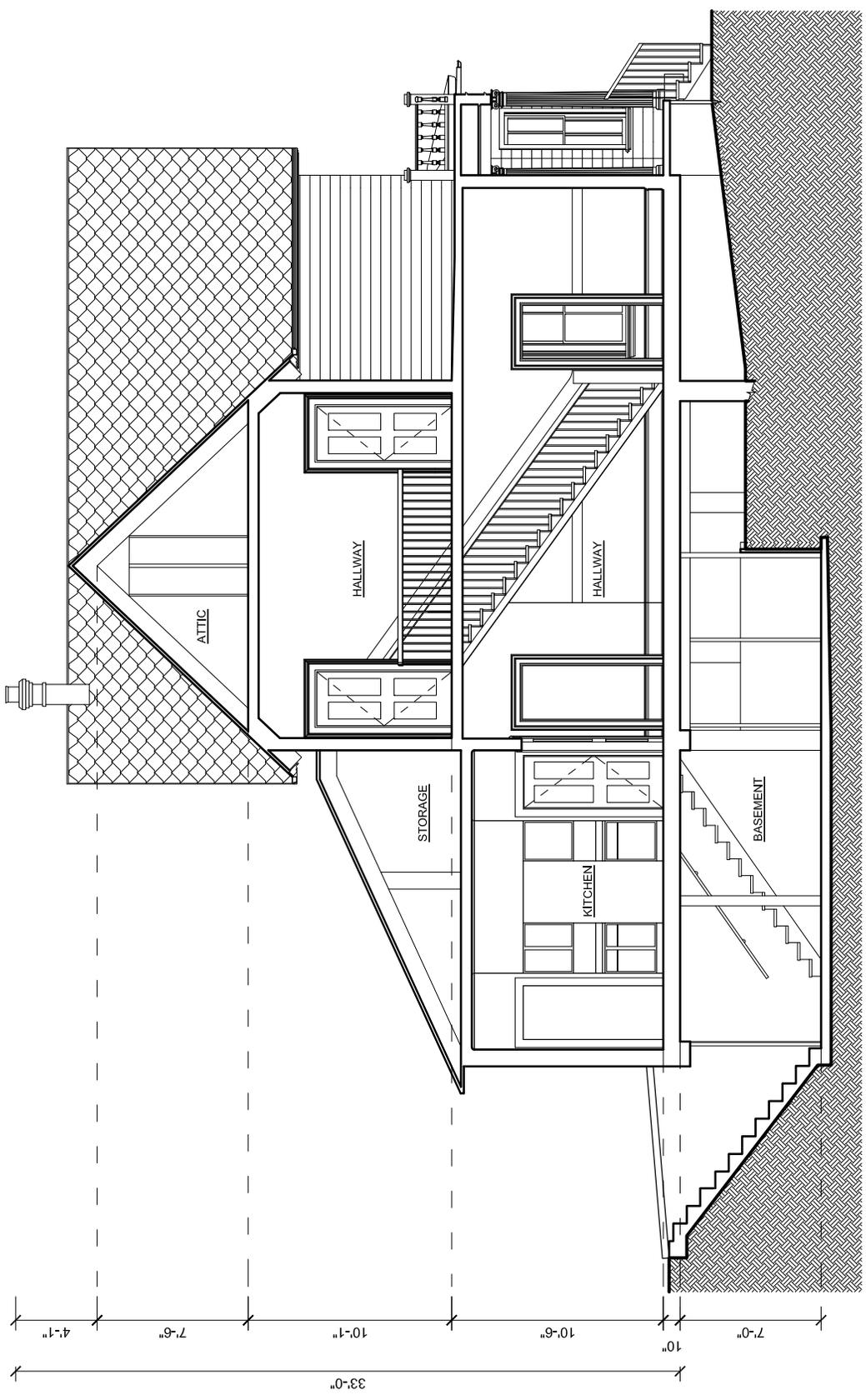
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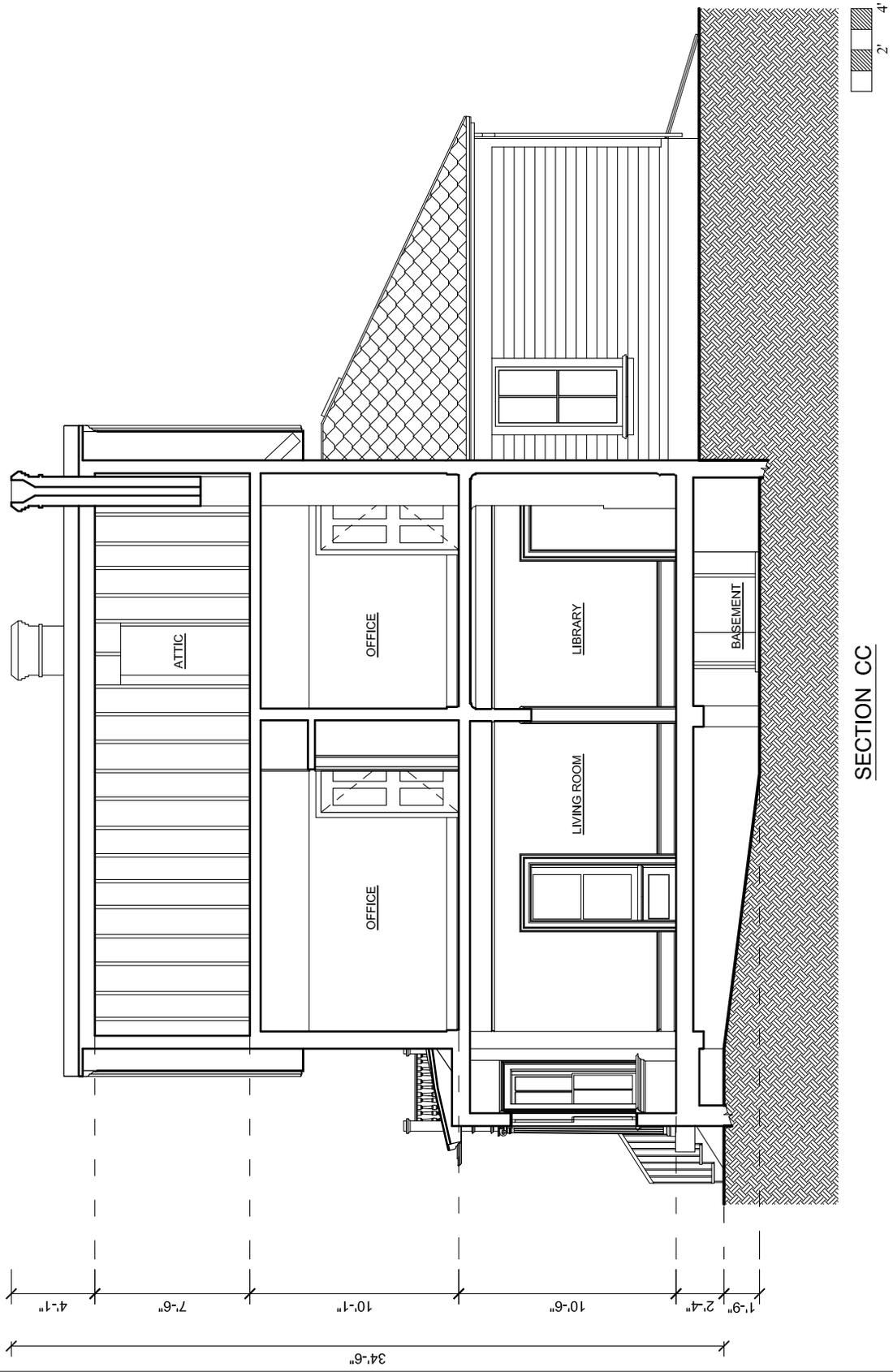
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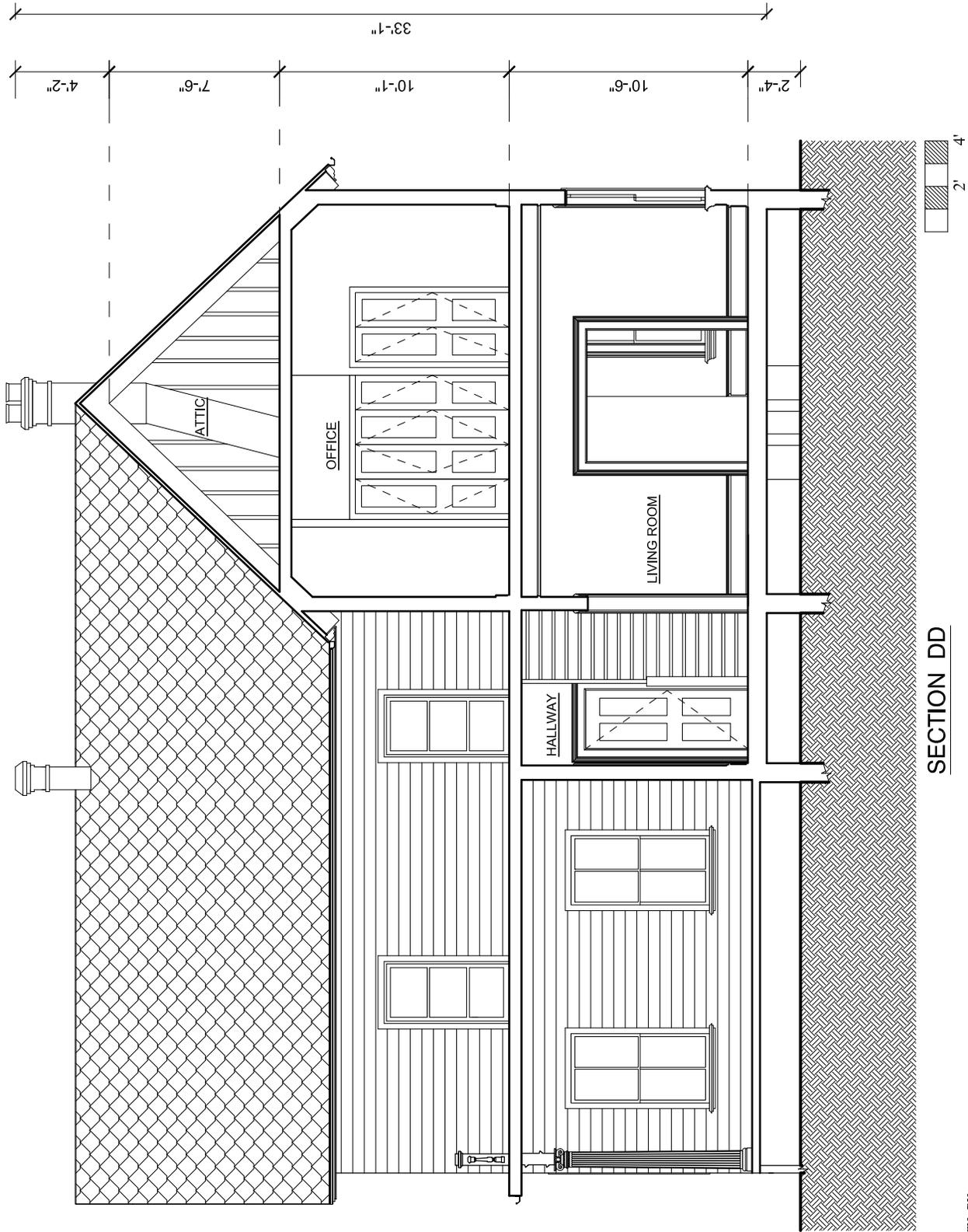
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SECTION EE

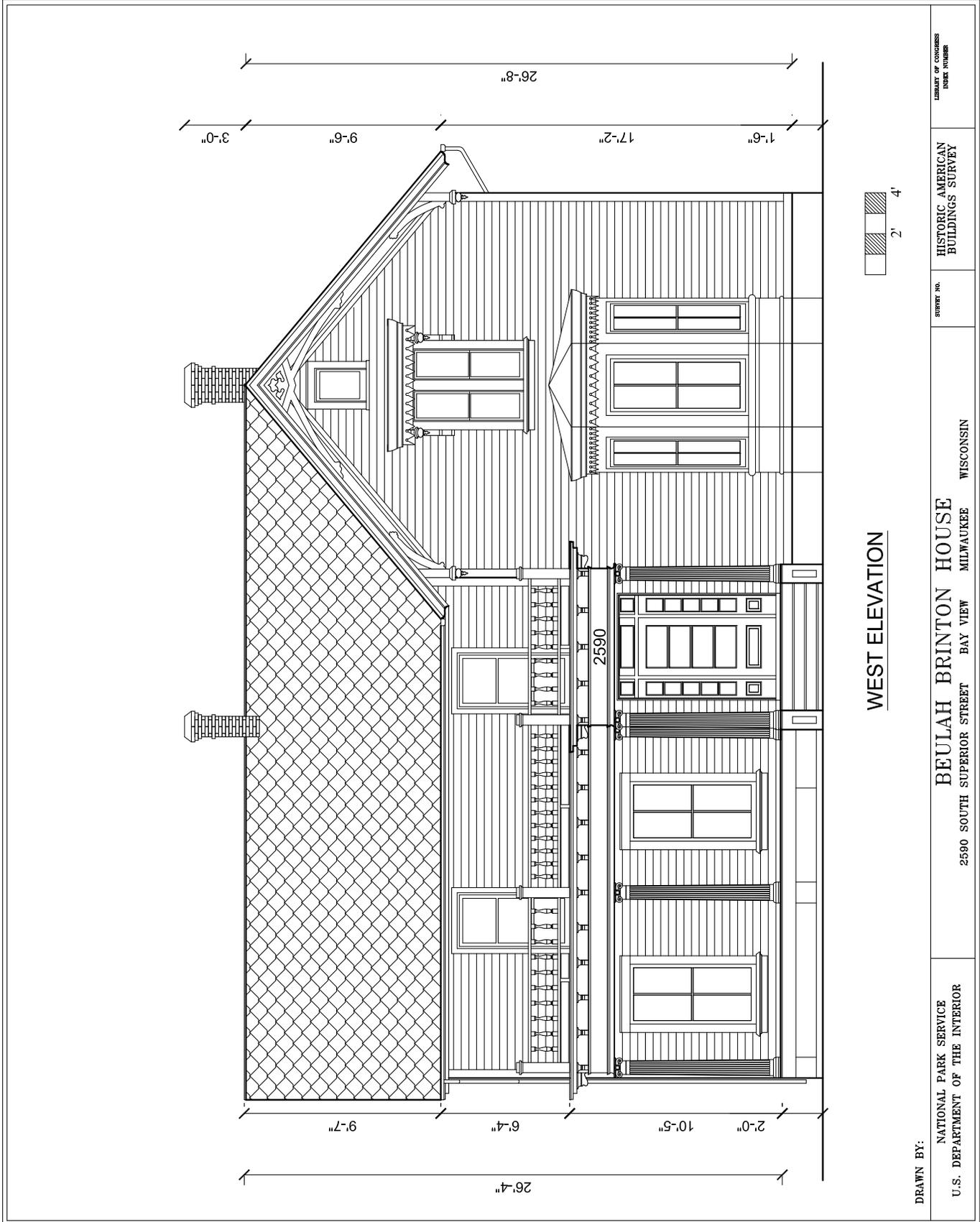
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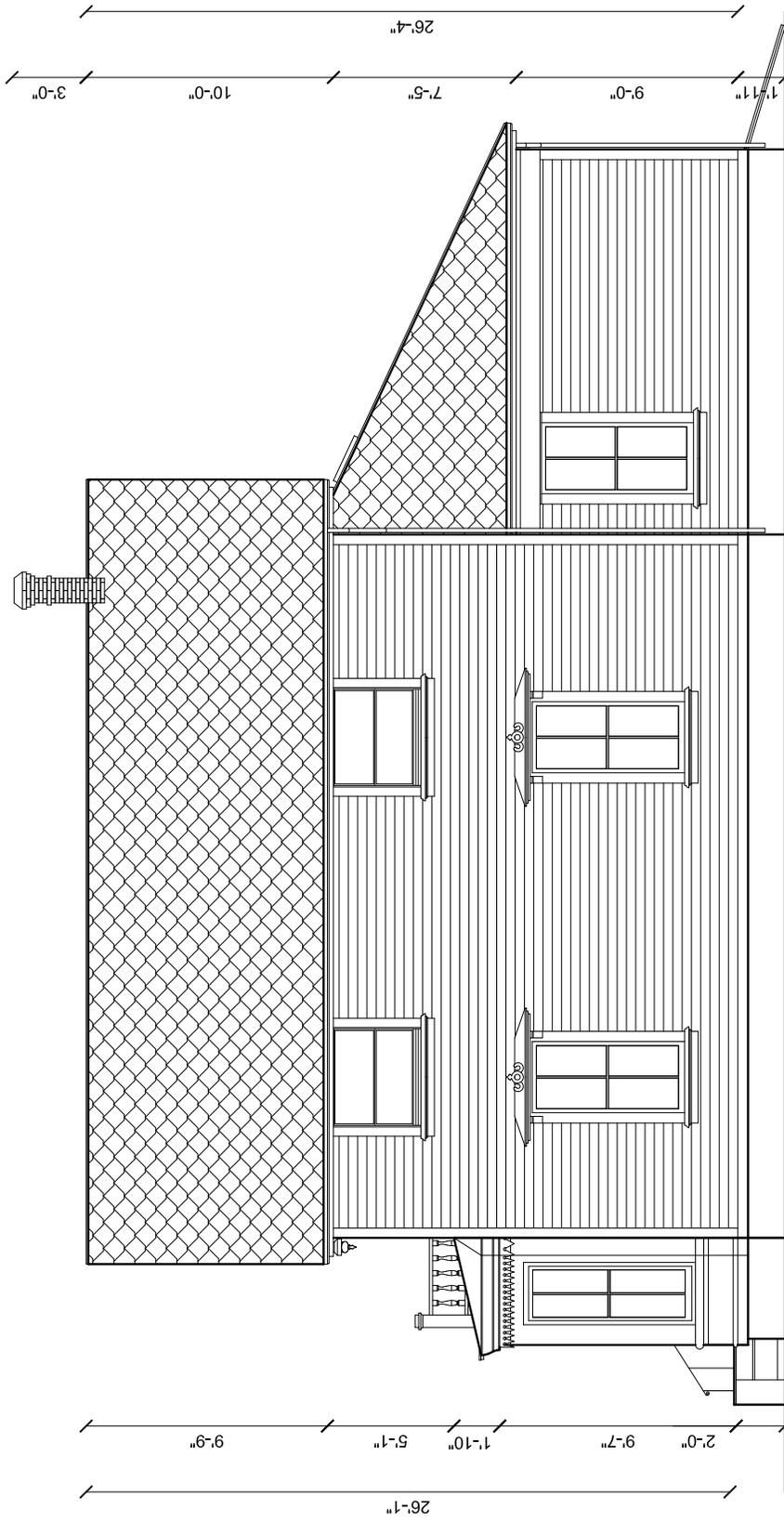
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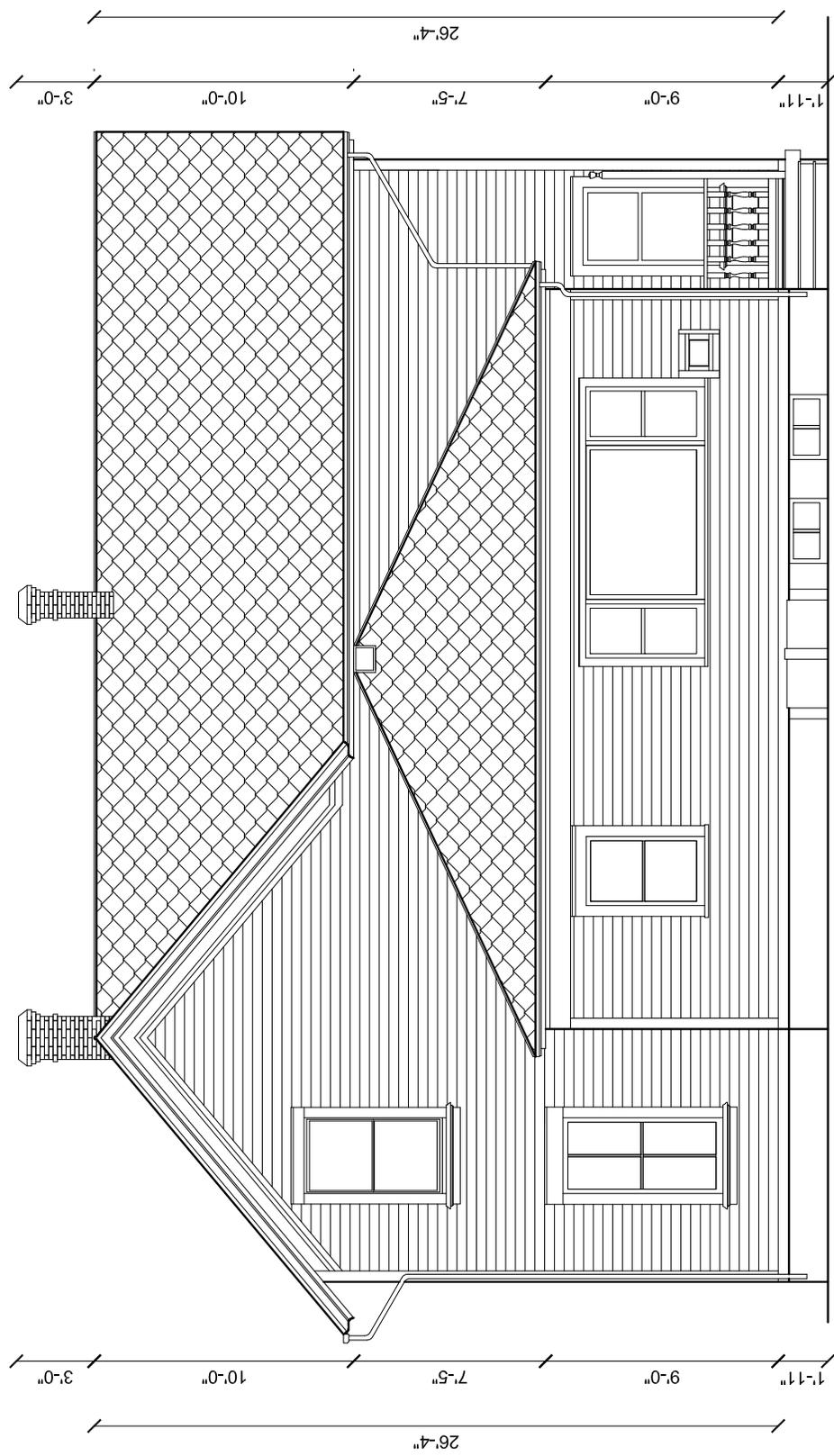
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HISTORIC AMERICAN  
 BUILDINGS SURVEY

UNIVERSITY OF WISCONSIN  
 INDEX NUMBER



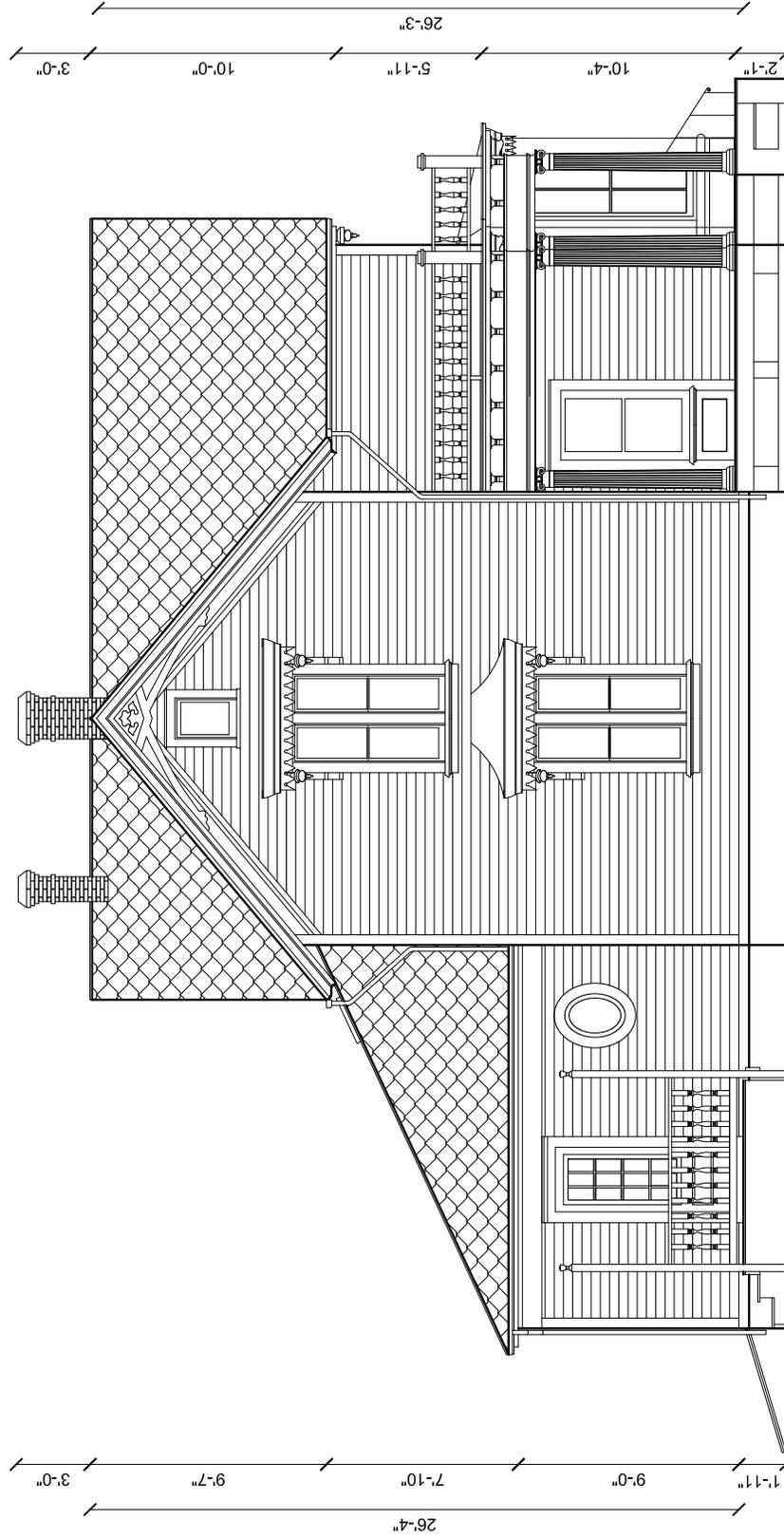
EAST ELEVATION

DRAWN BY:  
 NATIONAL PARK SERVICE  
 U.S. DEPARTMENT OF THE INTERIOR

2590 SOUTH SUPERIOR STREET  
 BAY VIEW MILWAUKEE WISCONSIN

SHEET NO.  
 HISTORIC AMERICAN  
 BUILDINGS SURVEY

LIBRARY OF CONGRESS  
 INDEX NUMBER



NORTH ELEVATION

DRAWN BY:

NATIONAL PARK SERVICE  
U.S. DEPARTMENT OF THE INTERIOR

BEULAH BRINTON HOUSE

2590 SOUTH SUPERIOR STREET BAY VIEW MILWAUKEE WISCONSIN

HISTORIC AMERICAN  
BUILDINGS SURVEY

SKETCH NO.

LIBRARY OF CONGRESS  
INDEX NUMBER

## A. CONDITIONS ASSESSMENT - SITE

The site remains in excellent condition. A broad open feel has been retained as was apparent in historic photos. The lack of trees or substantial shrubs has kept the viewing angles of the house open, facilitating high public exposure of the place. The openness has also assisted in surveillance and security. Historically, Beulah Brinton used the open area for social and recreational purposes, as originally a tennis court was located there. It appears, through historic records, that Beulah was quite generous with access to the place. No major fencing or restrictive landscaping was found, as was typically the case for the wealthy class at that time.

Some of the current shrubs cover up the base of the house, and should be considered for removal. Exposing the delicate base trim and detail was not only the original intent, but it also would help avoid the organic growth and associated watering needs that tend to deteriorate foundations. In general the site retains adequate drainage slopes to the perimeter. It appears that no significant costs will be required for site matters. The current openness promotes gatherings and display that were part of the original intent. Any new work should be focused on subtle modifications that might allow electric hook-ups, lighting, and perhaps areas of durable hard surface to facilitate public gatherings and use that may be difficult on grass.



# CONDITIONS ASSESSMENT



## B. CONDITIONS ASSESSMENT - STRUCTURE AND ENVELOPE

The Beulah Brinton house exterior is in reasonably good condition. An initial view suggests a high level of deterioration and decay. However, closer inspection shows a wood frame house in good structural condition with lots of 'cosmetic' deterioration like peeling paint, deteriorated roofing and non-original doors and windows. These features can be restored or replaced in a conventional way and represent maintenance matters that are expected for a wood frame house of this age. The wood features of the house, though deteriorated, offer a much easier and more inexpensive path to restoration than would a house of brick, stone, terra cotta, stucco, or metal.



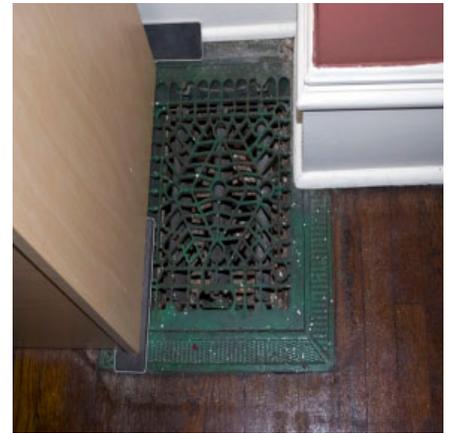
Historic modifications to the house, like window replacements and the kitchen addition, will become more of an academic discussion about restoration and returning the house to its original look than a maintenance or conditions problem. The one feature that will be, however, a maintenance and authenticity issue will be the front porch. The current porch is both a departure from the original and it is also in bad condition. There is extensive rotted wood, open joints, and peeling paint. Restoring the porch to its original look may be expensive, but it will also be costly to restore it to its non-original, classical revival look.

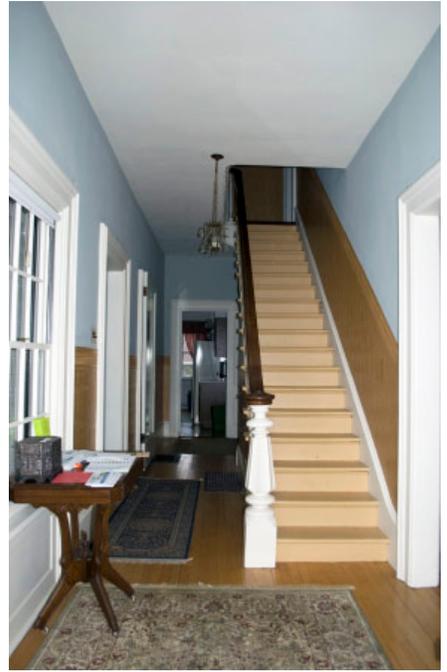


### C. CONDITIONS ASSESSMENT - INTERIORS AND SYSTEMS

As with the exterior, the interior is in reasonably good condition for a house this old. One can divide the interior of the house into a few general areas of condition assessment. The main rooms on the first floor are in excellent original condition. The entry, dining room, front room, and library are only in need of 'cosmetic' upgrading. The electrical systems are the only area of possible concern, but that evaluation is included herein. The basement is small and simple and has open accessibility to the systems.

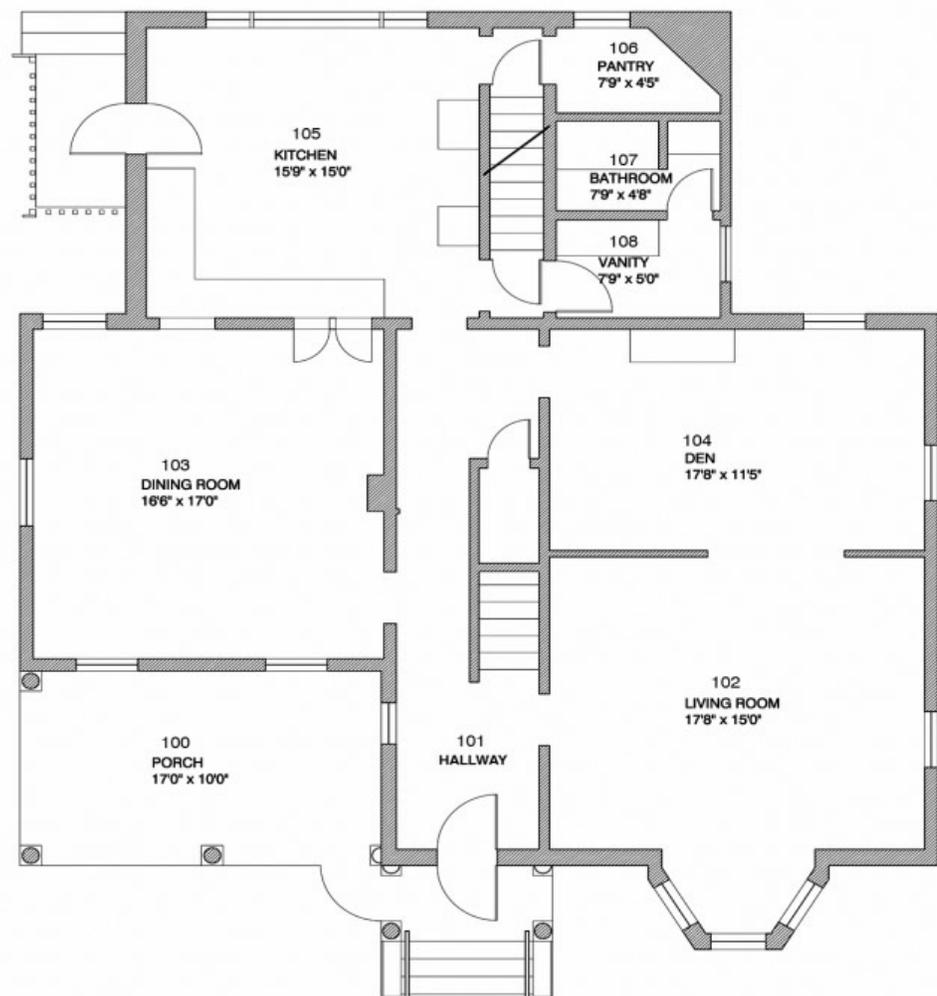
The kitchen is the major area of concern. Though it 'works' properly as a 1970's era remodeling, it is a dramatic departure from the originality of the rest of the first floor. Clearly it needs no immediate repair or remodeling, but even if it isn't restored to its 1870's look, it probably should receive simple upgrades and modifications, particularly if revenue can be generated from it for food service functions for public gatherings. The second floor, like the first, has no immediate or emergency-type repair work needed. Office use of these original bedrooms seems to be the logical function for years to come. Simple modifications are described herein.





## A. METHODOLOGY

Perhaps the most challenging component of this historic report for the students was to confront code and accessibility issues, which, even for professionals, can be complicated and confusing. The following info is a summary of a series of discussions with city officials. Fortunately, the recommended work in the house is simple and should not create a lot of code problems. The following pages briefly describe the governing codes at the time of this report.



## CODES & ACCESSIBILITY

## National Register 1983

Being listed on the National Register of Historic Places, the house is entitled to the benefits and protection of the National Preservation Act of 1966. In Wisconsin, the Historic Preservation Division of the Wisconsin Historical Society administers the National Register Program:

### Jim Draeger,

Deputy State Historic Preservation Officer  
Wisconsin Historical Society  
816 State Street, Madison, WI 53706  
Phone 608 264 6511  
Email jim.draeger@wisconsinhistory.org  
Web Site <http://www.wisconsinhistory.org>

## Local Register Applied 2006 (application withdrawn)

Being listed on the Local Register of Historic Places, the house would be entitled to the benefits and protection of the National Preservation Act of 1966, but it would, however, also have to follow the restrictions of the Historic Preservation Ordinance, created and enforced by the Milwaukee Common Council. In Milwaukee, the Historic Preservation Commission handles all matters related to the ordinance. It becomes necessary to contact the HPC staff to discuss physical modifications as well as the time and cost of obtaining a Certificate of Appropriateness, which is necessary to obtain a building and occupancy permit.

### Carlen Hatala

Phone 414 286-5722  
Historic Preservation Department  
City of Milwaukee, Milwaukee, WI



## B. PRESERVATION RESTRICTIONS

The following pages identify the preservation and building code standards and restrictions as well as the process necessary for proceeding with construction work and use. While it is difficult to anticipate every matter related to construction regulations, this chapter provides a brief and clear overview of the major aspects of the process. It also provides the contact information for the people and documents associated with this matter. Because of the complexity of code information and the eventual change and modifications to those standards, it is advisable to contact the people or departments listed before engaging in costly design, bidding, and construction operations.

The first area of concern should be the historic preservation restrictions. Modifications to the place that would satisfy building code requirements may, in fact, strip away important historic features. In many cases removing the historic feature is a quick and economical strategy for satisfying safety-based building code matters. Though, at times, removal may be the logical option, we strongly recommend careful consideration, one that would engage code officials and consult skilled technicians who understand options for retention.

The Beulah Brinton house is unique because of its fine collection of delicate historic details. As much as any house in Milwaukee, a person can experience a truly authentic sense of history on both the interior and exterior. That sense of 'authenticity' is its most important feature. Compliance with building code and use requirements cannot be avoided. However, anticipation of the required changes as both a visual and economic matter will ensure the proper retention of character. The following pages identify and explain the building's historic status, zoning category, code restrictions and the process necessary for proceeding with construction work.

### NATIONAL REGISTER LISTING

As a National Register listed property, the Beulah Brinton house is in a unique and honored category of historic buildings and sites. National Register properties can take advantage of a 20% Federal Tax rebate program if construction work is completed according to National Register Guidelines. Those guidelines are included in the appendix of this report. That program, along with a parallel program of a 5% State Tax rebate program have worked effectively for over 20 years to assist in the financial challenge of saving historic places.

As a tax program, however, it can only be used on taxed property. If the house ownership ever moves into a 'for-profit', taxable circumstance, these credits could be an attractive financial resource. Regardless of the actual use of the credits, the National Park Service's Historic Preservation Guidelines and Standards are an important tool that should be used for proper construction operations. Additionally, it should be noted that being on the National Register carries with it no other oversight authority. The property owner can make any modifications, including demolition, without restriction. The only function of the program is to provide cash incentives for work done properly.

### LOCAL REGISTER LISTING

As a property eligible for the local register, the Beulah Brinton house could again be in a unique and honored category of historic buildings in Milwaukee. While local listing does not have an associated tax rebate program, it does, however, have a governing set of standards for modification that must be complied with. These guidelines are available at the City of Milwaukee Historic Preservation Department and are included in the appendix of this report. They include an in-depth explanation of all the physical and procedural requirements, and we recommend that they be carefully reviewed before proceeding with any work.

## C. GOVERNING BUILDING CODES

*IBC - International Building Code (Reference for the IEBC)*  
*IEBC - International Existing Building Code (If used as Exhibit Building)*  
*WAC - Wisc. Administrative Code, Chpt 60-66 (Administrative matters)*  
*ADAAG - Americans with Disability Act and Guidelines (Accessibility)*  
*UDC - Uniform Dwelling Code (If used as a residence - no public tours)*

This chapter attempts to provide an accurate overview of the major components of the permitting process. The design and construction of the house in 1872 occurred prior to the establishment of the Wisconsin State Building Code in 1914. When the residence was modified throughout the century, it fell under state code requirements at those times. The requirements of those periods have remained in effect since the alterations took place. Any future modifications must conform with the codes listed above. When any addition or alteration is made to a building that affects its structural features, fire protection components, construction materials, accessibility, or use, - prevailing codes will apply. The use changes described in this study (proposed as an Exhibit Building - House Museum) will be done in accordance with the IEBC standards.

### IBC - NEW CONSTRUCTION REQUIREMENT

Until recently, Wisconsin was unusual as only one of two states, the other being New York, that have developed and enforced their own state building code. The state of Wisconsin has now adopted the International Building Code (IBC), with some modifications, to replace the previous state code. The effective date of enforcement in Wisconsin for IBC was July 1, 2002. Any building project submitted after that date is to be reviewed under the IBC. Portions of the IBC are supplanted or supplemented by Wisconsin Administrative Code, Department of Commerce and Wisconsin Commercial Building Code, Chapters Comm 60 through 66.

The purpose of all these codes is to protect the health, safety and welfare of the public and employees through the regulation of minimum standards for the design, construction, structure, quality of materials, egress, lighting, heating and ventilation and fire safety for all public buildings. These sources govern the design, energy conservation, heating and ventilation of factories, offices, mercantile establishments, theatres, assembly halls and other types of public spaces.

Code requirements for new construction (such as that proposed for this project in Chapter 7- Plan of Use) must comply with IBC requirements for new construction under the provisions for change. The size of the building and the intensity of use will determine some of the final conclusions such as exiting, fire protection and size of toilet rooms. Other requirements to be addressed will be standard for any new construction and include access, exiting, lighting, energy and mechanical requirements, and fire safety provisions. The entire IBC code is available through online sources.

### IEBC - EXISTING STRUCTURES

*IBC Chapter 34 - Existing structures:* This chapter contains the provisions that control the alteration and changes of existing structures. The chapter contains nine sections (3401-3409) of which the WAC supersedes seven, Sections 3401 through 3405, 3407 and 3409. The remaining two sections are altered with additional provisions by the WAC. The IBC also has chapters that address historic buildings. The International Existing Building Code must be researched for applicable regulations concerning the use and occupancy of the proposed house museum. Portions of that code are included in the appendix of this report. The entire IEBC code can be obtained online through available internet sources.

#### **permitting:**

City of Milwaukee  
 Department of Neighborhood Services  
 809 N. Broadway  
 Milwaukee, WI 53202

#### **contact:**

Barbara Olson  
 414 286 - 5722  
 bolson@milw.gov

#### **zoning:**

R-3 Residential, 2011

#### **occupancy:**

Exhibit Building: House Museum  
 WAC 66.1101 (2)  
 No residential use allowed  
 If residential then UDC - no tours



## **D. ADAAG - AMERICANS WITH DISABILITY ACT AND GUIDELINES**

Additional evaluation for disabled access for all buildings was made using the requirements of the Americans with Disabilities Act (ADA). Regardless of the final decision for layout of the building, or the level of historic restoration, in matters of public access, ADA accessibility requirements must be satisfied. This will include access to all program elements, site parking and compliant toilet facilities for the disabled. All aspects of the building's site will be evaluated in accordance with provisions of ADAAG. Those accessibility requirements were incorporated in the room by room recommendations that follow. A brief summary of those modifications follows:

- ADA parking spot off the alley next to the existing garage
- Site hardsurface and pitch of 1' in 20' throughout the lot
- ADA ramp to the front porch along the north elevation
- All first floor door widths, door swing, and hardware to be ADA compliant
- First floor bathroom modifications to accommodate wheelchair use
- Future kitchen modifications to be wheelchair compliant including new wall and base cabinets, plumbing, and electric.

### **permitting:**

City of Milwaukee  
Department of Neighborhood Services  
809 N. Broadway  
Milwaukee, WI 53202

### **contact:**

Barbara Olson  
414 286 - 5722  
bolson@milw.gov

### **zoning:**

R-3 Residential, 2011

### **occupancy:**

Exhibit Building: House Museum  
WAC 66.1101 (2)  
No residential use allowed  
If residential then UDC - no tours

## **E. REVIEW PROCESS, PERMIT COSTS, TIME**

In the event that any changes are made to the house - whether basic maintenance or more expansive remodeling or additions, a recommended first step is to meet with the staff at the Development Center in the 809 Building east of Milwaukee City Hall to discuss the proposed project and define the types of plans and specification required for Plan Examination. Based upon past experience, we anticipate the city will require a site plan, landscape plan, plans of each floor and specifications. A building permit will need to be obtained from the City of Milwaukee for work in general and individually for other aspects; including signage, exterior masonry cleaning, asbestos abatement and fencing. An occupancy certificate has been obtained from the City of Milwaukee in 2008 for use as an Exhibit Building or House Museum. Modifications to the building in the future will still require a building permit, which will trigger an inspection of the property. If inspectors find that the property does not comply with the applicable codes, inspectors will issue orders to make needed alterations.

As with most organizations, the city is experiencing budget cuts and staff reductions that have delayed the permitting process. Though walk-up permits are still possible, it is advisable to plan for up to 6 weeks to secure a proper building permit for even minor work. The cost of a permit is based on the estimated cost of the construction work.

Given the reality of limited funds available for construction work, intelligent decisions need to be made about proceeding with work. Building code and zoning restrictions need to be fully understood and incorporated into a remodeling masterplan. This code explanation is not intended to determine specific code compliances since final decisions on compliance must be determined by an examination of the final designs by state code officials. However, conclusions that may be drawn at this point are that the existing building changes will have to comply with IEBC requirements. Public accessibility, toilet facilities and environmental engineering requirements will have to be met in all cases for the building. Modifications and upgrades should be made intelligently with both safety matters as well as historic preservation matters satisfied.

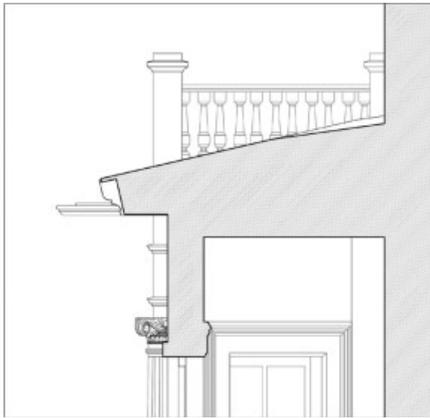
An important facet of the next phase of design work will be to determine all specific requirements that apply to the project as the remodeling and restoration evolves. The complexities of the prevailing codes regarding changes of existing buildings may be best determined by an experienced code specialist in communication with city and state code officials prior to any modifications being undertaken



**A. METHODOLOGY FOR TREATMENT RECOMMENDATIONS**

Treatment recommendations are described in the following pages. In general, recommendations were obtained after many small, informal meetings with the established stewardship groups as well as concerned stakeholders. The technique was to allow for open, verbal suggestions followed by critical discussion. Much of this process focused on programmatic reuse ideas. As those ideas became more clear, there was a consensus among participants to obtain evaluation by experienced contractors and tradesmen. Much of the first phase was conducted in an abstract, academic way, discussing the best philosophical reuse strategies. Though this phase generated well-considered preservation positions, it became quite evident that those ideas would need to be overlaid with experienced opinions about costs and financing options. That aspect of the recommendations are what follows in this chapter.

**7. TREATMENT RECOMMENDATIONS**



## **B. STATEMENT OF TREATMENTS - Advantages, Disadvantages, Rationale.**

The Beulah Brinton house, like many historic resources of its kind, is a delicate and important surviving heritage artifact. Economic and social development and expansion have spared this small, wood-framed house. Though altered in some important ways, it still retains much of its original character. Those defining characteristics and intact features must be carefully retained, protected, and restored. The components of change and modification need to be carefully considered for removal or significant modification, and perhaps, a return to the original look.

On the exterior, the open site and lawn to the south and east was originally an important recreation and social gathering space, its openness remains today. As an appropriate extension of that original use, we recommend retention of the 'open' feel, with a fundamental attitude that it can be used in a genteel way in the future for free social gatherings or revenue-generating events like weddings, concerts, fairs, etc. Recommendations and treatments will include landscape modifications, utility hook-ups and surface treatments appropriate for gathering activities. All of this is explained in detail in the following pages.

With the house proper, the prospect of identifying a major funding source for a full-fledged restoration is quite minimal. As a result, strategies for treatment will be based on realistic ideas that merge strong preservation philosophies with their potential to be funded and their ultimate usefulness and safety within the house for public and private activities. Given that, there is no strong feeling that major reconstruction work is possible. Treatments will be delicate, simple, and completed over a long period of time. Consolidation to prevent any further deterioration of building elements will be the first priority. Secondly, components of safety and code compliance such as electrical updates, water and HVAC improvement, smoke detectors and fire safety features will be addressed. Cable, telephone, and communication devices and features to facilitate business activities and overall building usefulness will also be a priority. Third, missing or deteriorated elements that convey character and historic reference will be restored. This would include things like replacing the original oval windows at the second floor, removing the non-original classical porch and rebuilding the original Victorian Gothic porch, and restoring the kitchen with more historically sensitive casework and fixtures.

## **C. SUBSTANTIATION FOR TREATMENT PHILOSOPHY**

The advantage of this approach lies in the fact that a one-time major restoration is simply not affordable at this time. The one time approach (which relies on an extended period of time to raise the substantial amount of cash needed to execute the work) also has the effect of continuing to avoid current consolidation needs like roofing, gutters, windows, ADA, etc. that should be addressed immediately. The prioritized, small project approach will allow work to begin immediately, resist deeper financial commitments for longer term non-essentials, engage local workers and volunteers, and finally, offer the preservation students at the local university, UWM SARUP, an opportunity for a hands-on, case study opportunity.

As a smaller, simpler approach to preservation, the organization of the treatment interventions in this report follows *MasterSpec*, the industry accepted standard for building trade engagement. This approach will also allow careful oversight of qualified contractors - hopefully located in Bay View - that exhibit skill in their particular area of experience. This approach also facilitates smaller, more delicate interventions that would allow donations of time and materials by contractors with opportunities for naming rights and donation credits. This report is organized and presented in this 'open' fashion which allows for companies and personalities to change over time as work is completed in a less condensed period of time.

## A. PROPOSED AND RECOMMENDED USE OPTIONS

After a series of informal discussions with the BVHS board members and local organizations and user groups, it was agreed to pursue a reuse strategy that balances the desire to make the place accessible as an authentic presentation of cultural heritage along with a place of contemporary usefulness that would allow business and administrative activities. Though other options and alternatives were discussed, this 'balance', though a bit of an uncomfortable compromise for both sides, was recognized as the most financially realistic. It also is an approach that is more consistent with the idea of doing modest changes over time. Though it won't fulfill the rigid academicist's approach to preservation, it does seem like a philosophically supportable position, in light of our current economic circumstance and our disappearing artifacts of heritage.

Options of reuse that were eliminated included reusing the house for strict residential purposes such as a full time occupant on a lease basis, or a Bed and Breakfast option for wider public use and access. Though many examples of this kind exist in the preservation world, that approach would both restrict access and also demand a high level of management and oversight. That management and marketing would be costly and perhaps not offset by rent or lease payments. Additionally, that approach would severely restrict random access for BVHS business operations. However, the idea of doing careful restoration and still using the place for business purposes would not foreclose on the idea of short term rental in the future if economic conditions improve.

In the end, reuse options that are the most appealing allow a high level of public access as opposed to privatizing options that emphasize revenue generation. To be successful with a donation campaign focused on Bay View residents and businesses, the ultimate use needs to be strongly centered on exhibit, display, and access. If Bay View neighbors are to take 'ownership' of the place, they certainly will need regular access and freedom to generate creative use ideas, many of which may not be identifiable at this point. This connectedness to the place will provide built-in marketing and physical oversight and surveillance.



## 8. USE AND INTERPRETATION

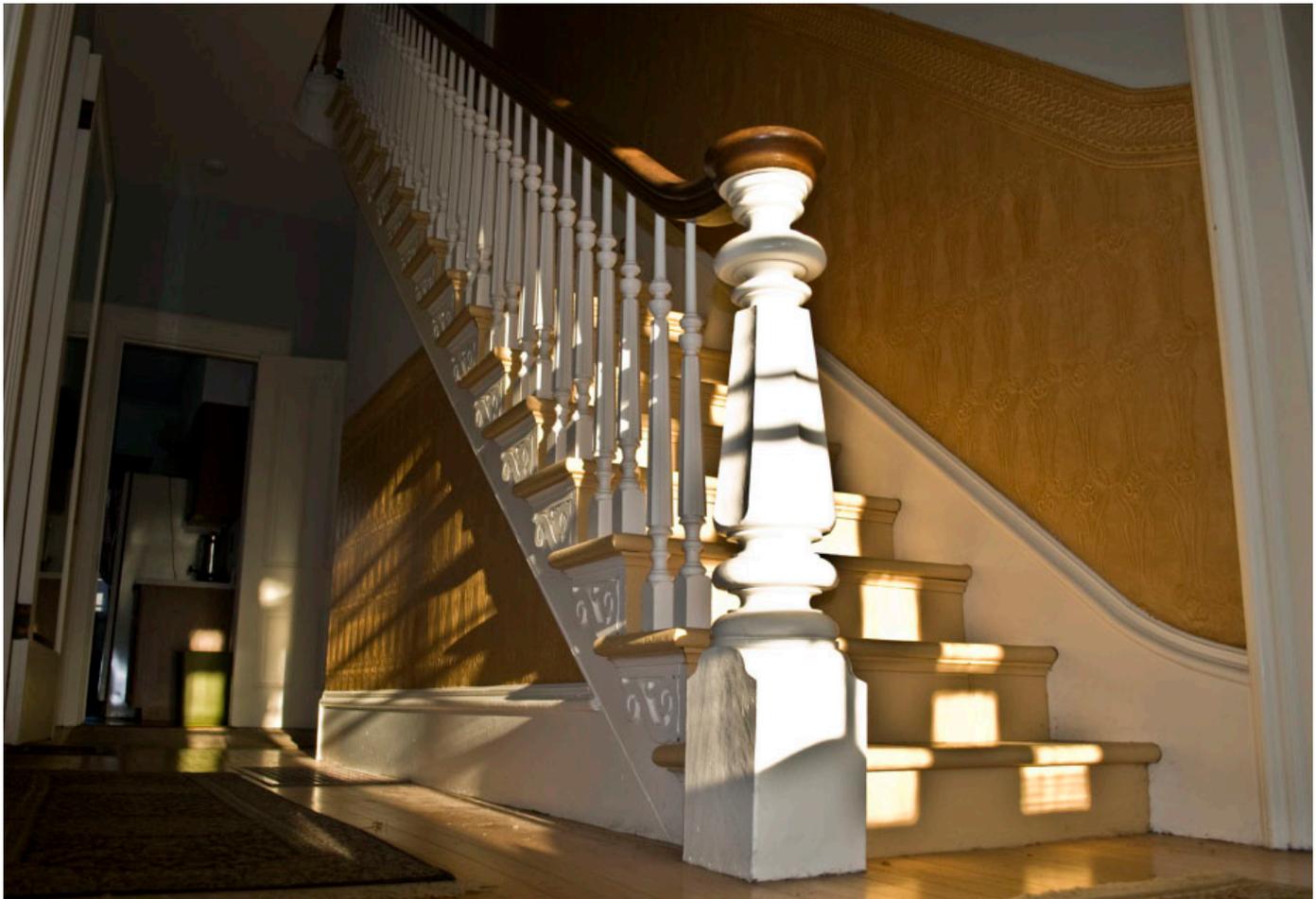
## **B. USE OPTIONS IMPACT ON HOUSE**



To accomplish this reuse approach, a few major areas of modification that will impact the house, need to be considered. These modifications will be undertaken in a gradual fashion with local contractors and volunteers performing the work. They are organized in a way that most appropriately accomplishes the reuse strategy explained previously.

The initial and most challenging dilemma is whether or not to remove the non-original kitchen and rebuild a kitchen that is more authentic to the 1872 date of construction. Though the project would immediately be elevated to a high level of significance, accuracy would be a point of debate, along with the difficult task of raising significant funds. On many levels, philosophically and practically, this was deemed too extreme for the ultimate reuse purpose. With that in mind, the impact of the approach stated above will be relatively minor. General maintenance will be undertaken in a gradual and sensitive way through unobtrusive techniques. Work will be more simple in nature, not requiring a shutdown of the place for long periods of time. Small maintenance, repair, and reconstruction activities could be conducted in a 'workshop' like atmosphere, involving local volunteers and school groups, including the local universities and technical schools.

Ultimately, sensitive use for office and administrative purposes for BVHS, where staff are focused on a gentle use of the place, along with well-monitored public access for individuals or groups, will ensure that the impactful use of the house and site are thoughtfully considered. In the end, though we won't reuse the house as it was originally intended (a baseline desire for preservationists), its new use, realistically, will have a minimal and acceptable impact.



### C. REASONING FOR CAPITAL PROJECT

Much of the supportive reasoning for the project is self-evident and explained in depth throughout this study. A heritage place of this significance both culturally and architecturally, along with the fortunate retention of original detail and appearance, present us with a rare opportunity - one that challenges our ideas of stewardship and responsibility. Though all preservation projects, large and small, tend to be difficult and complicated, the retention of this house, done in an academically accurate way, with a nod to contemporary upgrades for usefulness, should galvanize the Bay View community and be a source of pride and emotional health. A sense of community is a valuable dimension of safe and secure neighborhoods, and great heritage artifacts, like the Beulah Brinton house, are an essential component of that 'community' spirit. The business and lives of all Bay View residents are enhanced by a thoughtful reverence for essential places of heritage. Saving and restoring this house will have a catalytic effect on the community.

Focusing on that sense of community, this report is prepared in a way that can facilitate individual and business involvement. Bay View is a small and proud subcommunity of the larger city of Milwaukee, and as such, there's a great opportunity to work with local businesses and individuals who feel invested in the health of the place. That investment may include both obvious and subtle levels of support. From word-of-mouth to actual restoration contributions, these businesses will be an important part of a successful masterplan of retention.

Additionally, the many people involved and committed to the Bay View Historical Society and its activities, couldn't find a better place to conduct business, collect historic artifacts, and exhibit their commitment to preservation. Though their financial profile is meager, an intelligent and aggressive approach to fundraising could be accomplished at this high-profile place. Now is the time to exhibit exciting restoration activities that could leverage public support on lots of different levels, including business and organizational underwriting for BVHS activities.



### OWNERSHIP AND STEWARDS

Bay View Historical Society  
2590 South Superior Street  
Bay View, WI 53207  
www.bayviewhistoricalsociety.org  
414 744-5343

*President:*  
Nancy Tawney 414 744-5674

*Vice President:*  
Stephanie Harling 414 744-5343

*Secretary:*  
Kathy Mulvey

*Treasurer:*  
Michael Krolick

*Archives:*  
Janis Liedtke 414 481-2648

*House Management:*  
Stephanie Harling 414 744-5343

*Fundraising:*  
Nancy Tawney 414 744-5674

*Historian Lead Editor:*  
Jenn Kresse 414 531-0225

*Programs:*  
Ruth Simos 414 483-9330  
William O'Brien 414 744-0310  
Ron Winkler 414 744-9404

*Sunshine:*  
Nadine Barthuli 414 744-8535

#### *Board:*

Nancy Tawney  
Stephanie Harling  
Karla Iseler  
Dean LaGrow  
Shemagne O'Keefe  
Candice Owley  
Sheila Semrou  
Greg Wernisch

**A. RECOMMENDATIONS SUMMARY**

The following table summarizes the potential costs associated with maintenance and restoration of the house. It is organized in the *MasterSpec* format, an industry-accepted organizational system that divides work into associated trades. This format will facilitate cost estimates and scope of work information from contractors. The following pages more specifically explain each category of work and potential costs. Each category also lists recommended contractors for the work. Contractors in bold typeface are located in Bay View and should be contacted first.

	Priority #1	Priority #2	Priority #3	Priority #4
2.0 PAVING AND SITE WORK	\$2,000			
5.0 LANDSCAPING AND WALK SURFACE		\$4,000		
7.0 MASONRY BUILDING RESTORATION	\$6,000	\$3,000		
9.0 CARPENTRY - EXTERIOR	\$10,000	\$25,000	Porch rebuild	
10.0 MILLWORK/DOORS/HARDWARE	\$2,000		\$12,000	(\$10,000 Kitchen)
11.0 ROOFING	\$7,000			
13.0 WINDOWS AND GLAZING		\$10,000		
14.0 DRYWALL AND PLASTER WORK		\$7,500	(\$1,500 Bathrm)	(\$5,000 Kitchen)
15.0 FLOOR COVERING				(\$2,000 Kitchen)
16.0 CARPETS			\$4,000	Allowance
17.0 CERAMIC WALLS AND FLOORS			(\$3,000 Bathrm)	
18.0 WOOD FLOOR REFINISHING				\$10,000
19.0 PAINTING/WALLPAPER	\$20,000			
23.0 PLUMBING HC			(\$10,000 HC Bathrm)	
24.0 HVAC				\$10,000
25.0 ELECTRICAL	\$3,700		\$1,500	Fixtures \$2,500 Fixtures
<b>SUMMARY.....</b>	<b>\$50,700</b>	<b>\$50,000</b>	<b>\$32,000</b>	<b>\$39,500</b>

\* The items and associated costs shown above are for specific trades. As work proceeds, additional costs will be incurred for general contractor coordination, building permit costs, possible design costs, etc.

**RECOMMENDED GENERAL CONTRACTORS - All located in Bay View**

Kerber Enterprises	744-7531	Bradley Builder & Design LLC	559-5408
Menzia & Sons	257-2384	Jason's Home Improvements	671-6360
Mrotek Building and Remodeling	744-7022	Lake West Remodeling	412-5556
Plennes Inc	744-2441	Owens Improvements Inc	481-8181
Sun-Ray Builders	483-2200	Professional Home Improvement	737-0876
BPH Home Improvements	481-2188	Zee Construction	322-0181
Wagner Home Improvements	747-1091	M K Handyman	412-7520
Central Contracting Company	688-2233	J & M Contractor	744-9144
Jay Dee Construction	483-3067	Balestrieri Environmental Inc	483-5144

**9. ROOM TREATMENT RECOMMENDATIONS AND COSTS**

**B. INDIVIDUAL ROOM RECOMMENDATIONS**

**SECTION 2.0: PAVING**

**SIDEWALKS**

The paving for the site is concrete sidewalks and steps. Extending from the city sidewalk to the house is a concrete walkway with steps leading to the front porch as well as to the back door and garage. Most of the sidewalks and front steps are in good shape with a few cracks and stains. The concrete in front of the garage is extremely cracked and deteriorated and should be replaced.

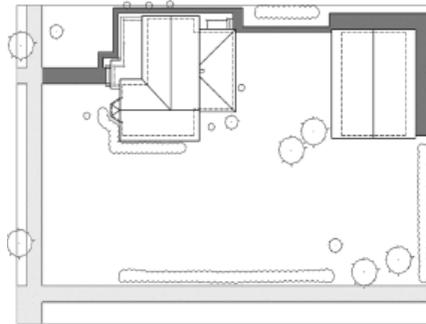
**RECOMMENDATIONS:**

Paving and sidewalks..... \$2,000

- Patch and repair concrete at sidewalks
- Replace concrete slab in front of garage

**RECOMMENDED CONTRACTORS:**

- |                                  |          |
|----------------------------------|----------|
| • Arteaga Construction Inc       | 744-7944 |
| • La Londe Contractors Inc       | 744-1515 |
| • Becchetti Concrete Restoration | 481-9373 |
| • Kirby Concrete LLC             | 486-0477 |
| • SKJ Concrete & Landscape       | 747-9877 |
| • McDowell Construction          | 744-8100 |



### SECTION 5.0: LANDSCAPING

#### LAWN, SHRUBS, AND WALK SURFACE



The design features of a 'single family' residence are apparent in the existing landscaping. The site consists of a large lawn on the south side of the building with bushes lining the Pryor Ave and back alley edges of the site. Two evergreen trees mark the southeast corner of the site. The south and west sides of the house are lined by large bushes with planted flowers and vegetation in front of the porch. A large evergreen tree and a berry tree hide the southwest corner of the garage.



New landscaping modifications should stay humble in intent. Existing shrubs at the base of the house and foundation should be removed. Low, foundation friendly materials should replace the vegetation. Landscape companies should offer suggestions for hard, walkable materials for public gatherings that retain the green lawn feel. A program of maintenance and upkeep, which would include regular watering, weeding, and grass cutting, should be provided by the contractor.

#### RECOMMENDATIONS:

Landscaping allowance ..... \$4,000

- Remove bushes lining the western and southern side of the house
- Remove flowers and plants in front of the porch
- Provide hard surface for public gatherings
- Repair main lawn, provide lawn maintenance program

#### RECOMMENDED CONTRACTORS:

- SKJ Concrete & Landscape 747-9877
- Flagstone Co. – Milwaukee
- KEI Co. – Milwaukee
- Lieds – Milwaukee
- Franks – Milwaukee
- Hawks – Milwaukee
- La Rosa – Milwaukee



## SECTION 7.0: MASONRY BUILDING RESTORATION

### MASONRY ANALYSIS

The recommendation for all masonry restoration work is to contract separately – outside of conventional contract with a masonry contractor – to analyze all current masonry conditions. This approach, though it will include an extra fee, will assure that a project of this importance is not solely dependent on a subcontractor's opinion. An analysis company will not only consider current conditions, but will also be able to provide the specifications necessary to return the building to its original historic appearance. Careful analysis of the foundation and chimneys should be conducted. The fireplace should be inspected and the possibility of reconstructing the original chimneys should be discussed.

### RECOMMENDATIONS:

Masonry analysis and restoration ..... \$4,000

- Analysis report of all masonry and conclusions about replacement
- Plan for regular maintenance

•

### RECOMMENDED CONTRACTORS:

- Analysis – U.S. Heritage Group, Chicago
- Bay Chimney Repair 481-9523
- Chimney Repair Expert 234-1856
- Milwaukee Chimney Roof Contractor 421-2021
- R K Chimney Svc 412-1420
- Petra Co. – Milwaukee
- American Building Restoration Products – Franklin
- R.D. Woods Co. – Oak Creek
- Marion Restoration Co. – Chicago
- Statz Co. – Menominee Falls
- Spray-O-Bond – Milwaukee



## SECTION 7.0: MASONRY BUILDING RESTORATION

### FOUNDATIONS AND CHIMNEYS

The foundation walls of the house are of cream city brick and have been painted gray on the exterior. The brick foundation walls are in good structural condition with no apparent moisture problems. There is some minor cracking in the mortar joints and the gray paint is peeling in several locations.

The house has two of the three original chimneys visible on the exterior. The northern chimney is in good condition. The original details and coping are still present at the top of the chimney. There is some wear to the bricks at the corners of the chimney but it is still structurally sound. The southern chimney is in poor condition. Although it is structurally sound, it lacks much of the original details that are still present on the northern chimney. The brick and coping at the top is missing and a wire mesh has been placed across the top blocking the flue.



#### RECOMMENDATIONS:

Masonry Restoration - chimneys and fireplace..... \$2,000

- Tuckpoint and patch all existing brick surfaces
- Replace severely deteriorated or missing original brick
- Seal brick only as recommended by masonry restoration contractor

#### RECOMMENDED CONTRACTORS:

- Analysis – U.S. Heritage Group, Chicago
- Bay Chimney Repair 481-9523
- Chimney Repair Expert 234-1856
- Milwaukee Chimney Roof Contractor 421-2021
- R K Chimney Svc 412-1420
- Petra Co. – Milwaukee
- American Building Restoration Products – Franklin
- R.D. Woods Co. – Oak Creek
- Marion Restoration Co. – Chicago
- Statz Co. – Menominee Falls
- Spray-O-Bond – Milwaukee



## SECTION 7.0: MASONRY BUILDING RESTORATION

### CHIMNEYS AND FIREPLACES

The house has one main fireplace. Located on the first floor in the room of the original library, it gives the house an important original feel. For a relatively modest house, it serves as a focal point detail of elegance and sophistication. The original marble mantel and surround is in good condition. Some minor cleaning and caulking might be necessary, as well as an analysis and repair, if necessary, of the firebox and flue.

As stated before, the recommendation for all masonry restoration work is to contract separately – outside of conventional contract with a masonry subcontractor – to analyze all current masonry conditions. This approach is applicable also for the interior fireplace. It is an important feature and every effort should be made to reuse it and to ensure, through a professional, that it works properly.

#### RECOMMENDATIONS:

Masonry Restoration - chimneys and fireplace..... \$3,000

- Tuckpoint and patch all existing chimney surfaces
- Replace severely deteriorated or missing original materials
- Finish only as recommended by masonry restoration contractor
- Contract for chimney flue inspection/cleaning for fireplace use in future

#### RECOMMENDED CONTRACTORS:

- |   |          |
|---|----------|
| • Arteaga Construction Inc.                         | 744-7944 |
| • Ergen, Edwin                                      | 481-2362 |
| • Bay View Tuck Pointing                            | 483-3876 |
| • Bay Chimney Repair                                | 481-9523 |
| • Chimney Repair Expert                             | 234-1856 |
| • Milwaukee Chimney Roof Contractor                 | 421-2021 |
| • U.S. Heritage Group - Chicago                     |          |
| • Petra Co, Simon Levaret – Milwaukee               |          |
| • American Building Restoration Products – Franklin |          |
| • R.D. Woods Co. – Oak Creek                        |          |
| • Marion Restoration Co. – Chicago                  |          |
| • Statz Co. – Menominee Falls                       |          |
| • Spray-O-Bond – Milwaukee                          |          |
| • Analysis – U.S. Heritage Group, Chicago           |          |



**SECTION 9.0: CARPENTRY**

**EXTERIOR WOOD SIDING**

The exterior of the house is four-inch exposed wood siding that has been painted many times and is currently white. The overall condition of the siding is good. There are some spots on the house where the boards have deteriorated over the years, including some rotting. The southeast corner of the main house has some boards at the bottom of the siding that are rotted out. The white paint that has been applied to the siding is peeling on most sides of the house.

Though the tendency is to move in the direction of re-siding with vinyl or aluminum 'maintenance-free, energy-saving' materials, this is highly discouraged. Not only would it be expensive, but it would also significantly compromise an integral aspect of this 1872 house - its original and beautifully designed wood detailing. Any modern day modifications would not only be unacceptable on an official NPS Guidelines level, but it also would deny integrity. The most advisable approach would be to restore, and replace 'like with like'.

**RECOMMENDATIONS:**

Carpentry - Wood siding ..... \$5,000

- Replace damaged boards
- Strip, prime, and paint in a historic color palette

**RECOMMENDED CONTRACTORS:**

- Acker Millwork Company – Milwaukee
- Structures By Steve 526-4700
- Wisconsin Woodwrights LTD 299-0365
- Sigma Exteriors 744-6939
- Acker Millwork Company – Milwaukee
- Paul Casey Restoration – Milwaukee
- Evergreene Company – Oak Park, IL
- Hoadley Painting – Oconomowoc
- R.A. Porath Woodworks – West Bend
- American Woodwork – Milwaukee
- Lange Brothers – Milwaukee



**SECTION 9.0 CARPENTRY**

**EXTERIOR DECORATIVE WOOD ELEMENTS**

The exterior decorative elements are some of the most important features in establishing the Victorian Gothic Revival Style. The majority of the original elements are still present on the house. The bracketed hoods over the windows with spiky trim give added detail to the main north and west facades of the home. The first floor windows on the south facade include hoods with scrolled decorations above. The main decorative element is the gable ornamentation with elaborate bargeboards that are in good condition. The only decorative elements that are presently on the house that are not original to the Gothic Revival Style are the modillion articulated capitals of the fluted ionic columns lining the porch. The capitals are in poor condition and one column is missing the capital all together.

The recommendation is to repair all the existing decorative elements, replace the elements that show up in the historic photos, like the finials above the roof at the ends of the bargeboards, but leave, and repair the existing classical porch

**RECOMMENDATIONS:**

Carpentry - Decorative elements..... \$5,000

- Remove all badly deteriorated wood features, replace with historically accurate
- Repair all existing decorative features - Replace like with like
- Restore all decorative wood elements per the historic photos

**RECOMMENDED CONTRACTORS:**

- Structures By Steve 526-4700
- Wisconsin Woodwrights LTD 299-0365
- Sigma Exteriors 744-6939
- Acker Millwork Company – Milwaukee
- Paul Casey Restoration – Milwaukee
- Evergreene Company – Oak Park, IL
- Hoadley Painting – Oconomowoc
- R.A. Porath Woodworks – West Bend
- American Woodwork – Milwaukee
- Lange Brothers – Milwaukee





## SECTION 9.0 CARPENTRY

### EXTERIOR VICTORIAN GOTHIC PORCH RECONSTRUCTION

Though we recommend reconstructing the existing porch to the appearance of the original porch, that cost may be prohibitive. In the event that the existing is retained, significant work should be done to restore it. That approach is described and estimated on the previous page.

If however, the possibility exists to make a significant financial investment at the front entrance, we recommend reconstruction of the porch to the original appearance - several photographs exist that would aid in an accurate reconstruction. As an important symbol to the community, and a gesture about the commitment to an accurate restoration, this work would have a powerful impact. It could easily be a catalyst for raising additional funds.

#### RECOMMENDATIONS:

Carpentry ..... \$25,000

- Replace porch balustrade with posts and turned wood of a Gothic Revival style
- Provide dimensions and design features that are code compliant
- Seal, prime, and make all features paint-ready

#### RECOMMENDED CONTRACTORS:

- Acker Millwork Company – Milwaukee
- Structures By Steve 526-4700
- Wisconsin Woodwrights LTD 299-0365
- Sigma Exteriors 744-6939
- Acker Millwork Company – Milwaukee
- Paul Casey Restoration – Milwaukee
- Evergreene Company – Oak Park, IL
- Hoadley Painting – Oconomowoc
- R.A. Porath Woodworks – West Bend
- American Woodwork – Milwaukee
- Lange Brothers – Milwaukee



**SECTION 10: MILLWORK/DOORS/HARDWARE****BASE TRIM, CORNICE TRIM, DOOR AND WINDOW CASING**

The finish trim and crown moldings of the house are in very good condition. The white painted wood baseboard is fairly consistent throughout the house. The finish trim around doorways and windows is all painted white and in good condition. The living room features the original wood corner guards that are also painted white and in excellent condition. Most of the rooms on the first floor do not have a crown molding, but rather a wood picture rail with painted plaster serving the purpose of crown molding. Upstairs in the hallway a small window/door was added to give access to the roof above the porch. This doorway has new finish trim that is more ornate than any other trim in the house. Although this feature does not contrast with the style of the house, it is apparent that it is not original.

**RECOMMENDATIONS:**

Millwork..... \$4,000

- Repair wood trim, strip, prime, paint
- Remove trim around exterior doors on second floor - replace with historic style

**RECOMMENDED CONTRACTORS:**

- Acker Millwork Company – Milwaukee
- Paul Casey Restoration – Milwaukee
- Evergreene Company – Oak Park, IL
- Haodley Painting – Oconomowoc
- R.A. Porath Woodworks – West Bend
- American Woodwork – Milwaukee
- Lange Brothers – Milwaukee



**SECTION 10: MILLWORK/DOORS/HARDWARE**

**DOORS - EXTERIOR**



The exterior doors of the house are in good shape. There are three exterior doors on the site. The most prominent is the main entrance on the western side of the house, which is a white painted wood door with 15 glass lights. It is framed by five-part sidelights and a three-part transom. This door is in good condition. The wood screen door on the outside is intact as is the interior glass door. A screw from the lock of the door has caused some damage to the frame, but, it is still structurally sound. The other main door to the house is the back door leading to the kitchen. It is a black and white painted door with six glass lights on the exterior with a six panel, four glass light, white painted wood door on the interior. Both of these doors are in good condition. The third door to the roof above the porch. This door is an aluminum screen door on the exterior with a glass door on the interior. This door is also in good condition even though it doesn't match the style of the main house.

The front door should be retained, caulked and painted, with new, period-sensitive hardware. The kitchen door could remain, with new hardware installed if the kitchen remodeling is not undertaken. The door to the second floor porch seems to be fine for now.

**RECOMMENDATIONS:**

Repair work and new hardware ..... \$2,000

- Scrape and repair existing wood doors
- Install new hardware where necessary

**RECOMMENDED CONTRACTORS:**

- Acker Millwork Company – Milwaukee
- Paul Casey Restoration – Milwaukee
- Evergreene Company – Oak Park, IL
- Haodley Painting – Oconomowoc
- R.A. Porath Woodworks – West Bend
- American Woodwork – Milwaukee
- Kettle Moraine Hardwoods



**SECTION 10: MILLWORK/DOORS/HARDWARE****DOORS - INTERIOR**

The majority of the doors in the interior of the house are original and in good condition. There are two major types of doors in the house, the standard door and the bi-fold closet door. The original standard doors of the house are four panel doors painted white. They are all in good condition and most have the original hardware. The two doors in the upstairs bathroom have modern hardware that does not match the rest of the house. Most of the rooms on the first floor do not have any doors. The vanity, bathroom, and kitchen are the only rooms that have the original four panel doors. The den, living room, and dining room are all without doors. The opening between the living room and den is large enough for double doors and may have possibly had pocket doors in this location. The second door type in the house is found in the Library. The closets in this room are covered by metal bi-fold doors that do not match the style of the house.

The existing historic wood doors should remain and be repaired where needed. The non-original doors at the bathroom locations on the first and second floor could be changed to accommodate new accessibility requirements. That cost would be dependent on the decision to proceed with the new layouts.

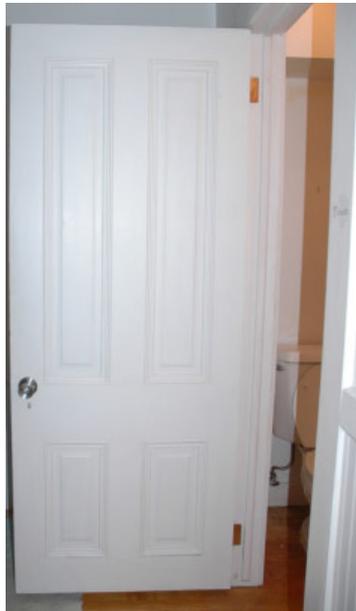
**RECOMMENDATIONS:**

Millwork and custom door repair work and new hardware ..... \$8,000

- Retain all existing wood interiors doors
- Retain and repair all original hardware
- Replace non-original hardware with hardware that matches original
- Provide new doors at missing locations to match historical doors
- Provide new wood doors and hardware in existing bi-fold door locations

**RECOMMENDED CONTRACTORS:**

- Acker Millwork Company – Milwaukee
- Paul Casey Restoration – Milwaukee
- Evergreene Company – Oak Park, IL
- Hoadley Painting – Oconomowoc
- R.A. Porath Woodworks – West Bend
- American Woodwork – Milwaukee
- Lange Brothers - Milwaukee



**SECTION 10: MILLWORK/DOORS/HARDWARE**

**BUILT-IN CABINETRY @ KITCHEN**



The built-in cabinetry at the kitchen is in good shape but not original, nor historic looking. There also are non-original cabinets in the den, vanity, bathroom, and back parlor/library room. The kitchen cabinets are of wood laminate and greatly contrast with the white painted wood of the rest of the house. The vanity also has a dark wood cabinet. This cabinet is closer in style to the rest of the house than the kitchen cabinets, but the dark wood contrasts with the white of the majority of the house.



The back parlor (library) has a large cabinet and shelf built-in. The wood built-in is painted white to match the trim and moulding of the house. There is white painted lattice framed into the toe space of the built-in. The giftshop room has a pair of built-ins that flank either side of the doorway. These built-ins are white painted wood and are in very good condition. The giftshop has modern white built-ins. Even though these are not original to the house, they support the overall style of the home.

Though not essential, an eventual change to built-ins that are more historic looking and in better shape would do a great deal to complete the historic feel of the place.

**RECOMMENDATIONS:**

Custom Kitchen and Den Millwork ..... \$10,000

- Retain all clean original built-in casework
- Remove casework from the kitchen and vanity
- Provide new built-in cabinetry in the kitchen and vanity to match historic style

**RECOMMENDED CONTRACTORS:**

- Acker Millwork Company – Milwaukee
- Paul Casey Restoration – Milwaukee
- Evergreene Company – Oak Park, IL
- Hoadley Painting – Oconomowoc
- R.A. Porath Woodworks – West Bend
- American Woodwork – Milwaukee
- Lange Brothers - Milwaukee



**SECTION 11: ROOFING**

**ROOFING SHINGLES AND METAL SHEETING**

**ROOFING**

The roof consists of large diamond shaped asbestos/cement shingles which are not original to the house. The roof is in poor condition and should be replaced in the near future. There is no sign yet that the poor condition of the roof is causing any problems of leaks to the interior. The roofing over the bay window on the western facade is covered in a membrane roofing. There are no large tears or areas where there may be leaks. The full condition of the roofing material cannot be known without removal of the roofing and professional inspection. The roof is a very important visual feature of the house. Though the urge would be to replace it with an inexpensive asphalt shingle, we strongly recommend that a more historically appropriate material be used. A re-roof estimate should include comparative costs for metal, cedar shingles, and historic looking asphalt. Appearance will be based on affordability.

**RECOMMENDATIONS:**

Roofing .....\$5,000

- Remove existing roofing materials to deck
- Repair or replace substrate where necessary
- Install shingles per the architect’s selection with proper ice dams

**RECOMMENDED CONTRACTORS:**

- D & S Roofing 481-3811
- Able-Luebke Roofing LLC 744-1733
- Centimark Corp 769-7633
- Community Roofing-Restoration 332-1139
- Sigma Exteriors 744-6939
- South Cities Home Improvements 483-8490
- Towne Roofing & Improvement 481-4848
- Millen Roofing – Milwaukee
- Community Roofing – Milwaukee
- Serwatt Company – Colgate
- Dave North Roofing – Colgate
- Vetter Co. – Milwaukee
- Langer Roofing – Milwaukee



## SECTION 11: ROOFING

### GUTTERS



The gutters of the house are in fair condition. The white paint finish is not original to the house but it doesn't take away from the style and look. There are a few spots where the gutters are slightly bent and sagging. The downspouts around the house are in poor condition. Some of the downspouts have been partially replaced with sections that do not match the rest of the house. The downspouts are not original to the house, and although they do not take away from the look, some necessary repair and replacement is in order. Copper gutters and downspouts would be excellent looking and long-lasting and, with cash available, would be a terrific solution. However, understanding that the cost would be significant, an acceptable alternative would be a paintable, galvanized system.

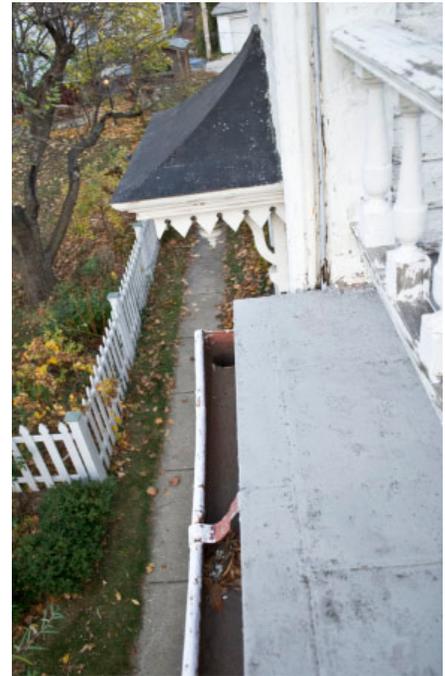
#### RECOMMENDATIONS:

Gutters and Downspouts ..... \$2,000

- Replace damaged gutter system where necessary
- Provide galvanized downspouts and gutters on west and south facades

#### RECOMMENDED CONTRACTORS:

- D & S Roofing 481-3811
- Able-Luebke Roofing LLC 744-1733
- Centimark Corp 769-7633
- Community Roofing-Restoration 332-1139
- Sigma Exteriors 744-6939
- South Cities Home Improvements 483-8490
- Towne Roofing & Improvement 481-4848
- Millen Roofing – Milwaukee
- Community Roofing – Milwaukee
- Serwatt Company – Colgate
- Dave North Roofing – Colgate
- Vetter Co. – Milwaukee
- Langer Roofing – Milwaukee



## SECTION 13: WINDOWS AND STORMS

### EXTERIOR AND INTERIOR

#### EXTERIOR WINDOWS AND STORMS

The exterior windows are generally in good condition throughout the house. The first floor of the house has retained its original windows with wood storms and screens. There are a few small tears in the screens. The east side of the house has a large non-original, Chicago style window in the kitchen area. This window is not consistent with the Gothic Revival style of the house and the sash is in poor condition. The second floor windows have all been replaced. These windows are still in good shape, but the metal storm windows clash with the rest of the house. The windows on the second floor of the south facade are rectangular windows in contrast to the original oval windows that were removed.

We recommend repair work on all the windows with the idea of retaining as much as possible. This might include caulking, hardware, counterweights, etc. All windows and storms should be primed and prepared for a final painting by the painting contractor. Though no major replacement needs to happen to the first floor windows, we do recommend a major change to the second floor windows that would remove the non-original double hung windows and replace them with oval windows to match the original. This will require major carpentry work which would be included in the carpentry cost. This category is only for the window units.

#### RECOMMENDATIONS:

Windows and Glazing ..... \$10,000

- All efforts should be made to retain the original wood windows
- Clean original wood windows, repair, and paint trim
- Install new oval, operable wood windows on second floor

#### RECOMMENDED CONTRACTORS:

- Sigma Exteriors 744-6939
- Acker Millwork Company – Milwaukee
- Rivercity Woodworking – Milwaukee



## SECTION 13: WINDOWS AND STORMS



### INTERIOR WINDOWS

The only real case of an interior window is where the dining room and kitchen meet. The west wall of the kitchen seems to have been reconfigured in a way that makes it difficult to understand how it originally was. Also, there seems to have been a door to the back porch where a window now exists at the northly point of that wall. The other cased openings in that wall provide a 'pass-through' type of opening to the kitchen. Short of removing the plaster to inspect the studs, which we don't advise, it's difficult to understand exactly how it originally was. The current kitchen cabinets and counter arrangement have blocked entry to the dining room.

For financial reasons, the current kitchen layout may have to remain. However, if a kitchen remodeling is undertaken, consideration should be made to create a new layout that has historic features and fixtures, but at the same time re-establishes this original opening. Not only would it be more historically sensitive, but it would also help make the room access more convenient.

### RECOMMENDATIONS:

Windows and casing ..... Cost included in carpentry budget.

- Return kitchen/dining room access to original layout
- Recase openings and passage

### RECOMMENDED CONTRACTORS:

- Sigma Exteriors 744-6939
- Acker Millwork Company – Milwaukee
- Rivercity Woodworking – Milwaukee



**SECTION 14: DRYWALL AND PLASTER FLATWORK**

The plaster in the house is generally in excellent condition for its age. It is clear there have been recent repairs and painting in many areas. There are some notable defects however, and the following are observations concerning individual rooms:

The front entrance/hallway is in great shape including the ceiling. There is some need for repair on the decorative plaster (see Article 14, Decorative Plaster). The dining room is in great condition. Minor problems were noticed on the east wall between service openings. There are small holes from hanging picture. On the north wall west of the window there are screws on the wall that should be removed and plaster patched. The ceiling is in good shape though it's clear there have been recent repairs.

The front parlor is also in excellent shape with some small indentations on the south wall, while the ceiling looks good. The back parlor/library is in good shape with only small indentations over the fireplace and south wall. The main stair is in good shape, see Article 14: Decorative Plaster for information on minor problems. The second floor hallway looks good. Everything has been kept up well. The giftshop also needs no repair work. The upstairs bathroom is a non-original renovation and the wall material is drywall. Everything looks to be in good shape. The kitchen is non-original, but is in good condition.

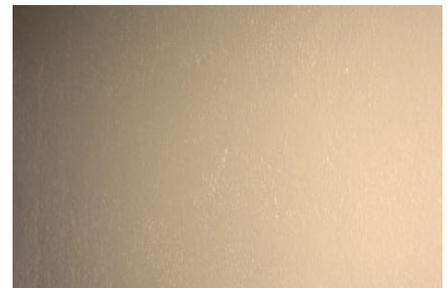
**RECOMMENDATIONS:**

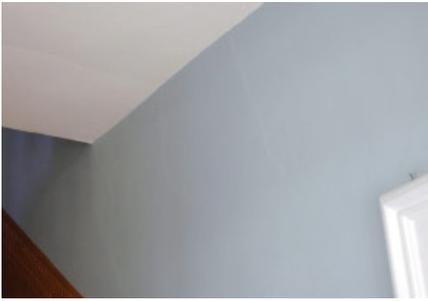
Drywall and Plaster Flatwork ..... \$2,500

- Clean and repair plaster on wall and ceiling surfaces.
- Contract out for complete analysis of original plaster details and color palette.

**RECOMMENDED CONTRACTOR:**

- Orlandini Plaster Company – Milwaukee, WI
- Affiliated Artists – Butler, WI
- Paul Casey Restoration – Milwaukee, WI
- Botti Studio – Chicago, IL
- Evergreene Painting Studios – Oak Park, IL
- Granrath Plaster – West Allis, WI





### SECTION 14: DECORATIVE PLASTER

The decorative plaster in the house is generally in good condition, with recent repairs and painting. There are minor defects however, and the following are observations concerning individual rooms:

The front entrance/hallway is generally in great shape, defects were noticed on the north wall between the dining room door and the window. There is a hole in the decorative element and a small paint splatter from the paint job above. On the north wall adjacent to the front door the decorative plaster is cracked. On both the north and south wall, adjacent to the front door, the plaster element is bowing a little off the wall at the joint of each adjoining piece. No immediate repairs are needed, but future consideration should be given to repairing this detail. The main stair is in good shape, but there does appear to be minor bowing of the decorative plaster trim. The Second Floor has fewer decorative pieces and appears to be in good condition.



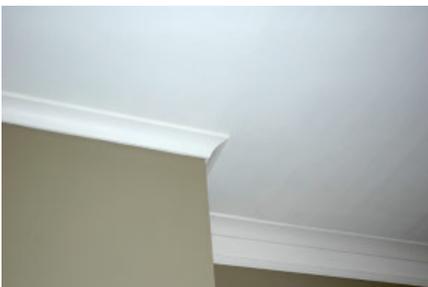
#### RECOMMENDATIONS:

Decorative plaster touch up. ....\$5,000

- Restore decorative plaster in first floor and second floor hallways to their original appearance (materials, decorations and colors).
- Inspect and repair of all existing decorative plaster.
- Contract out for professional analysis of original color palette and finishes.

#### RECOMMENDED CONTRACTOR:

- Orlandini Plaster Company – Milwaukee, WI
- Nikolas Vakalis – Rome, Italy
- Affiliated Artists – Butler, WI
- Paul Casey Restoration – Milwaukee, WI
- Botti Studio – Chicago, IL
- Evergreene Painting Studios – Oak Park, IL
- Granrath Plaster – West Allis, WI



**SECTION 16: CARPETS**

Some of the carpets are showing signs of wear, although oriental-style carpets with the patina of age are in keeping with historic decor. Though replacement isn't immediately necessary, some allowance should be made for future replacement. The main stair could use a carpet and the dining room carpet is in need of immediate replacement. Carpets have a strong visual impact along with being an important protector of the hardwood floors which are in excellent condition at the moment.

**RECOMMENDATIONS:**

Carpet allowance and recommendations ..... \$4,000

**RECOMMENDED SUPPLIERS OR CONTACTS:**

- Romero, Ron 482-0563
- Affiliated Artists – Butler, WI
- Paul Casey Restoration – Milwaukee, WI



**SECTION 18: WOOD FLOORS**



The wood flooring in the house is generally good, with only a few areas needing refinishing due to inconsistent use patterns and scuffs from basic wear and tear. The exterior wood decking needs to be replaced immediately.

The front entrance/hallway is in good shape with only minor scuffs in the finish. The board next to the south wall adjacent to the front door has separated a bit and is bowing. The board next to the south wall adjacent to the closet under the stairs needs to be replaced - it has bowed and cracked. The entire floor needs to eventually be refinished. The color is not original. Refinished, it should match the hue of the dining room. No repair is required immediately, but it should be in the plans for the future. The dining room is in good condition. However, there are white paint splatters on the floor and there are some scuff marks from dragging furniture. No repair is required immediately, but should be in the plans for the future.

The rear parlor/library is in excellent shape. There are some minor scuff marks from furniture. Also, the floor should eventually be refinished to match the original hue in other rooms. The giftshop is similar to the living room. The main stair is in good shape other than some scuffmarks. No repair is required immediately, but it should be in the plans for the future.



The second floor hallway wood flooring is in good condition. There are minor paint smears, and marks that indicate that there was some type of covering (they are in a circular pattern covering the entire floor surface). The giftshop is in good shape, no repair is required immediately, but should be in the plans for the future. There must be immediate attention to the exterior wood decking. The porches and exterior stairs need to be replaced due to rotting wood. The finish on all of the hardwood floors in the house is inconsistent. It is recommended that they be restored to their original finish.

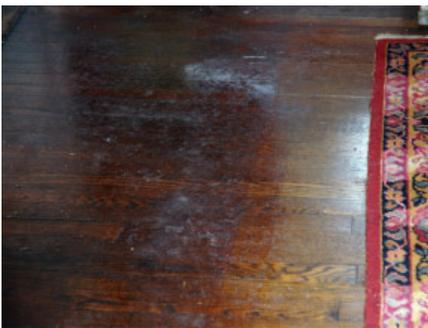
**RECOMMENDATIONS:**

Wood Floor repair and refinishing..... \$10,000

- Completely replace exterior stairs and porches
- Repair hardwood floors on the second floor, especially the hallway.
- Sand, repair, and stain/seal all hardwood floors.
- Retain all hardwood floors.

**RECOMMENDED CONTRACTOR:**

- |                                  |          |
|----------------------------------|----------|
| • Stylistic Hardwood Floors LLC  | 807-0418 |
| • R K Woodwork Co                | 481-6202 |
| • Alpine Wood Floors             | 481-2998 |
| • Bay View Wood Floors           | 481-2921 |
| • Ron & Russ's Flooring & Design | 769-9696 |
| • Ruckert's Hardwood Floors LLC  | 744-5829 |
| • Kettle Moraine Hardwoods       |          |
| • Ribish Co. – New Berlin, WI    |          |
| • Schmidt Floors – Waukesha, WI  |          |



**SECTION 19: PAINTING/WALLPAPER**

**EXTERIOR AND INTERIOR PAINTING AND WALLPAPER REPAIR**

The painting budget covers both interior and exterior painting and wallpaper repair. The exterior of the house needs a complete scrape, prime, and paint operation. This should include the foundation wall, windows, and all decorative wood details. The interior of the house is in reasonably good shape. Some selective painting at historic areas, wood trim and plaster is recommended. Also, if plans proceed with updates to the kitchen and bathrooms for accessibility or historic appearance purposes, a budget number should be considered.

**RECOMMENDATIONS:**

- Painting..... \$20,000
- Complete exterior painting - scrape, prime, paint.
  - Selective touch-up painting on the interior at wall and ceiling locations as needed.

**RECOMMENDED CONTRACTORS:**

- Humble Abode LLC 299-9023
- Olympic Painting Co 791-1577
- Pietrzak Painting Co 744-8486
- Tweety's Complete Painting Svc 326-4425
- Paul Casey Restoration – Milwaukee
- Evergreene Company – Oak Park, IL
- Hoadley Painting – Oconomowoc
- Affiliated Artists - Milwaukee



### SECTION 23: PLUMBING

The plumbing seems to be good throughout the house. However it is recommended that the water taps be opened and run every week or two to be sure the pipes are good. The fixtures should have routine checks for leaks. The non-original renovation to the kitchen sink looks like it is in good shape, however it seems that there have been problems in the past with leaks beneath the sink. The non-original downstairs bathroom is in great shape. All of the faucets work well and the toilet flushes well. The tub could use a resurfacing though. The non-original upstairs bathroom is in good shape. The faucets work properly and there have been no indications of leaks.

**RECOMMENDATIONS:**

\$10,000 Allowance

- Completely replace any leaking fixtures.
- Evaluate existing piping, domestic and sanitary, for any problems.
- Provide plumbing work estimate for remodeling of first and second floor bathrooms and kitchen.

**RECOMMENDED CONTRACTOR:**

- |                                   |          |
|-----------------------------------|----------|
| • Rogers Plumbing Repairs         | 483-9077 |
| • Better Bath and Tile            | 744-6666 |
| • Weisner Plumbing                | 744-1676 |
| • Altman Plumbing and Pipefitting | 482-0775 |



**SECTION 24: HVAC**

The HVAC system is in reasonably good shape. The forced air furnace and ducting is not original to the house. The decorative floor register covers are historic in appearance and are in good shape. Retaining this general heating system seems to be quite appropriate for the future. The furnace proper needs thorough evaluation to estimate its life expectancy. As a separate cost, it would be wise to anticipate that expense and plan for it. A new furnace purchase in the future would presumably include a high efficiency, energy saving model that would, of course, save on utility costs for the Society.

**RECOMMENDATIONS:**

\$10,000 Allowance

- Inspect existing furnace system and provide evaluation report.
- Make modifications for any code or warranty matters.
- Offer strategies for future cost savings.
- Ventilation, AC, dehumidifiers, insulation, etc.

**RECOMMENDED CONTRACTOR:**

- |  |          |
|--|----------|
| • Artega Construction Inc              | 744-7944 |
| • Abil's Heating and Air Conditioning  | 747-0444 |
| • Brenner Corp.                        | 482-2500 |
| • Comfort Specialists                  | 744-3745 |
| • Great Lakes Heating and Cooling      | 482-2838 |
| • Magnum Services Inc                  | 744-4424 |
| • Bonafide Heating & Cooling           | 482-2288 |
| • Burkhardt Heating & Air Conditioning | 481-9190 |
| • Rudy Uttke & Sons Heating            | 483-2159 |



**ELECTRICAL SURVEY: November 1, 2010**

GENERAL OBSERVATIONS

On November 1, 2010 an initial, informal, professional survey was conducted at the Beulah Brinton House in regards to the conditions of the existing electrical wiring. Anthony Schmidt, Service Manager of Roman Electric Co. Inc., evaluated the wiring in the basement and suggested his opinions as follows:

The existing circuit box consists of two service boxes. Anthony recommends consolidating all the wiring into one circuit box. The electric panel is 100 amps. It is the opinion of Anthony that 100 amps is sufficient for the type and use of the Beulah Brinton House. No additional power is necessary under current circumstances. Anthony assessed the wiring in the basement and found that there is both BX wiring and conduit fed throughout the house. Anthony observed that the installation of the wiring appeared not to be professionally done but it was installed correctly and safely. Anthony also mentioned that the BX wiring and conduit were safe and grounded. Recommendations from today's observations by Anthony were to consolidate the circuit board into one panel box, install two grounding rods, and establish a water ground. When asked for recommendations for HVAC professionals to refer to when addressing the heating for the Beulah Brinton House, Anthony recommended Burant Heating, and Burlington Heating.



CONTACT INFORMATION:

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Anthony@romanelectric.com  
(414) 771-5400



## SECTION 25: ELECTRIC

### POWER AND WIRING

The electric in the house seems to be working properly overall. There are a lot of light switches and electrical outlets that are non-original that have either been replaced or added over the years. All of the light switches work properly throughout the house. The exterior lights work properly. The front hall should be used as a good historical reference when replacing light switches. Its light switch appears to be original. The doorbell should be fixed. On November 4, 2010 a follow-up, informal, professional survey was conducted at the Beulah Brinton House in regards to the conditions of the existing electrical wiring and lighting fixtures. Anthony Schmidt, Service Manager of Roman Electric Co. Inc., evaluated the electrical and lighting services in the occupiable spaces of the house and suggested his opinions as follows:

In general the outlets and fixtures around the house seem to have sufficient and safe wiring and no immediate repairs are necessary in regards to public safety and fire hazard issues. It seems that the electricity in the house was updated in the 60's or 70's era. Specific notes on individual rooms are as follows:

#### FIRST FLOOR:

##### Front Parlor:

Light fixture seems to be from the 40's. It is in good shape in regards to its age. Recommendations from Anthony would be simply to clean/repair/restore it to its original finish and also add a splice box for the wiring in the ceiling. Anthony pointed out that the outlet on the southwest corner of the room is not grounded. The switches seem to be from the 40's era. Anthony recommends replacing them with older switches.

##### Rear parlor/library:

The light fixture had the same observations as the fixture in the front parlor. The outlets on the east wall are not grounded and they are loose. Anthony recommends grounding them and securing them to the wall.

##### Hallway:

The outlets need to be taken care of replaced. Replace the light fixture with something older.

##### Dining Room:

The outlets in the room are not grounded and replacing the receptacle can ground them. The outlet on the north wall has reverse polarity and needs to be fixed by re-wiring. The light fixture seems to be from the 50's era and looks like it's been rewired.

##### Kitchen:

Anthony pointed out that the outlets need to be replaced due to code issues. Because the outlets are located in the kitchen, they need to be GFI outlets (which have localized circuit breakers). If there are plans to use the kitchen on a frequent basis it needs to be rewired. The feed of 100 amps from the electrical box is sufficient, but Anthony recommended running a new line (with it's own circuit) to the kitchen. The light fixtures seem to be from the 70's or 80's era.

##### Bathroom:

The outlets need to be replaced with GFI outlets. One of the existing outlets is a GFI outlet though.





## SECTION 25: ELECTRIC

### POWER AND WIRING

#### SECOND FLOOR:

##### OFFICE:

Anthony suggested running a new line (with it's own circuit) to the office in order to protect the electronic equipment used for office purposes. Anthony also pointed out the current electrical outlets are not grounded and suggested grounding them.

##### BATHROOM:

Everything looks to be in good shape and should be left alone if there are no plans to restore the room to its original look.

##### GIFTSHOP

The outlets are not grounded. The light fixtures seem to be new and should be replaced by older fixtures.

##### ARCHIVE ROOM

The outlets on the west wall have reverse polarity, which can be fixed by re-wiring them and re-grounding them. The light fixture/ceiling fan seems relatively new and it is suggested to replace it with an older light fixture appropriate to the era that electricity was installed in the house.

#### GENERAL REMARKS AFTER EVALUATING THE OCCUPIABLE SPACES:

The issues noted with the electrical outlets are not fire hazards and do not need to be addressed immediately. They also should not present problems with basic electrical appliances (meaning they won't mess up a TV or something if it is plugged into the outlets). Bullet point list of general remarks for the interior of the house:



#### RECOMMENDATIONS

- Overall in good shape
- No immediate/threatening issues that need to be addressed
- No immediate repairs necessary
- Fix the reverse polarities problems in the outlets
- Ground the outlets
- Replace outlets in kitchen/bathrooms with GFI outlets
- Consolidate the service panel
- Update the grounding on the house itself (ground the house)
- Add a new line with its own circuit to the office
- Add a new line with its own circuit to the kitchen
- Restore or replace the outlets
- Restore or replace the light fixtures
- When restoring or replacing light fixtures it is necessary to add splice-boxes in the ceiling to help prevent electrical fires – note those boxes typically run \$320 per fixture
- Possible add outlets to each room depending on use for room
- Consider adding new/extra lighting if the house will be used frequently (depending on its use)



ESTIMATE FOR THE COST OF THE REPAIRS LISTED ABOVE..... \$ 3,700

**SECTION 25: ELECTRICAL**

**INTERIOR LIGHT FIXTURES**

**FIRST FLOOR:**

The light fixtures seems to be working well throughout the house. Basic cleaning may be necessary but it doesn't seem as though any major rewiring needs to happen. Face plates and switch plates, if not original, seem to retain a historic appearance. some may need replacement. For the most part, the electric budget for wiring and code compliance should cover this matter. It is advisable though to carry a small allowance for possible fixture replacement in the future for new lights if the remodeling work of the bathroom and kitchen is done.

**RECOMMENDATIONS**

Light fixtures, face plates, switch plates..... \$1,500



**SECTION 25: ELECTRICAL**

INTERIOR LIGHT FIXTURES

**SECOND FLOOR**

In general, the light fixtures on the second floor can be utilitarian in nature. The important, and perhaps expensive period fixtures should be on the first floor where the general public will be. The main point is that appropriate, code compliant wiring be completed, and that cost is included in the electric contractor's bid on the preceding page. For now, we should retain an allowance for possible light fixture replacement in the future.

RECOMMENDATION

Second Floor light fixtures allowance .....\$1000



**SECTION 25: ELECTRICAL**

**EXTERIOR LIGHT FIXTURES**

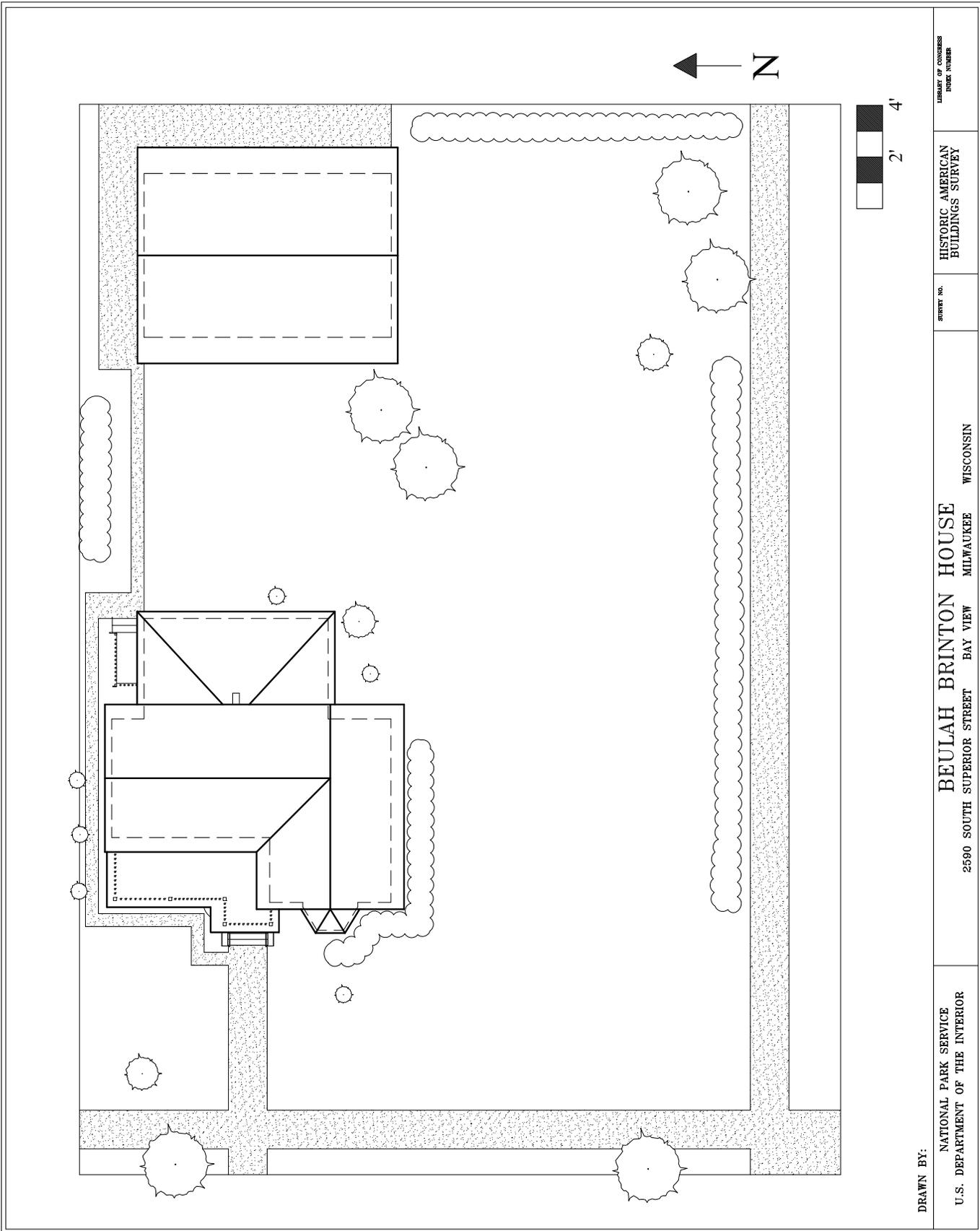
The light fixture on the front entrance appears to be from the 70's era. If considering the Brinton House as a reception venue it is recommended to add exterior lighting (either attached to the house or on light posts near the sidewalk) to accommodate for such events on the lawn. It also is recommended to add electrical outlets outside. If considering showcasing the Beulah Brinton House with night lighting recommendations were made by Anthony to install LED up-lights on the exterior of the house. These would be located in places to showcase areas of architectural interest. However, general recommendations would be to install 2 to 3 up-lights per façade, offset from the façade by about 1 to 8 feet. The LED lights are low energy consuming and long lasting lights (virtually never have to replace them unless intentional (vandalism) damage is made. They virtually never need replacement unless intentionally damaged. They may also offer an opportunity to receive subsidies or rebates from electrical companies. Anthony recommended contacting the company "Focus on Energy" to find out more about subsidies that may be available.

**RECOMMENDATION**

Exterior lights allowance.....\$1,500

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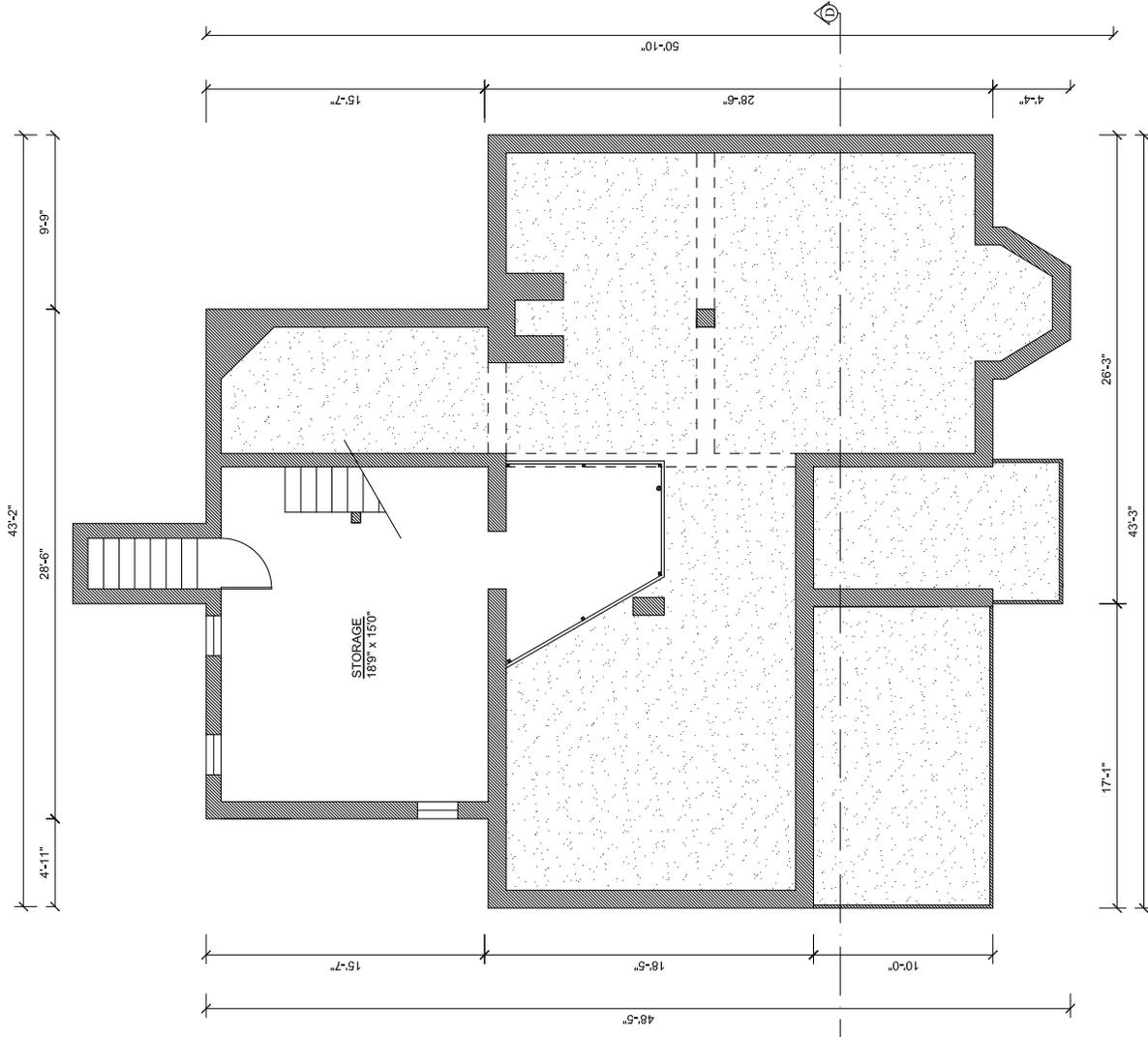
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MADISON

2' 4'



BASEMENT LEVEL FLOOR PLAN

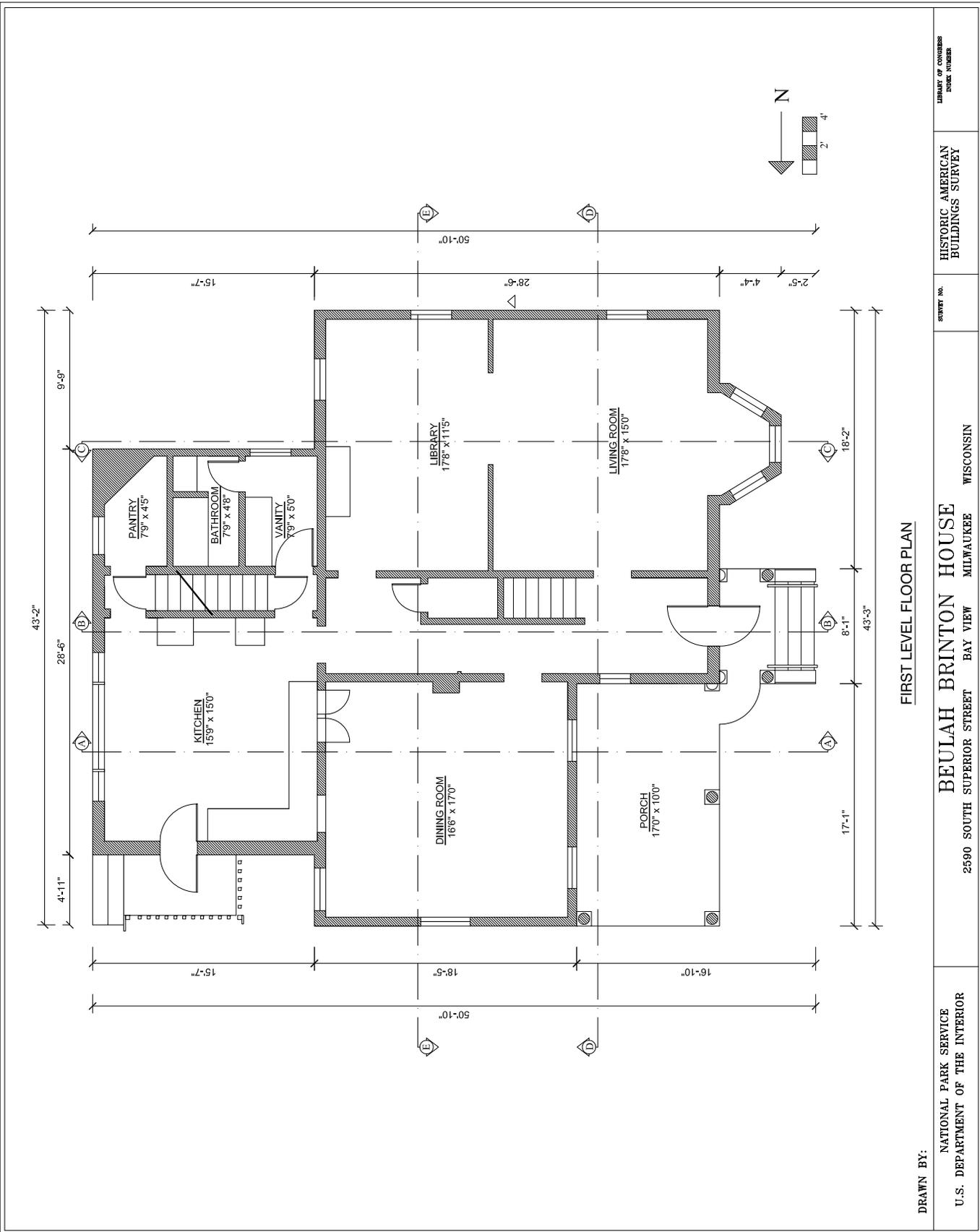
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FIRST LEVEL FLOOR PLAN

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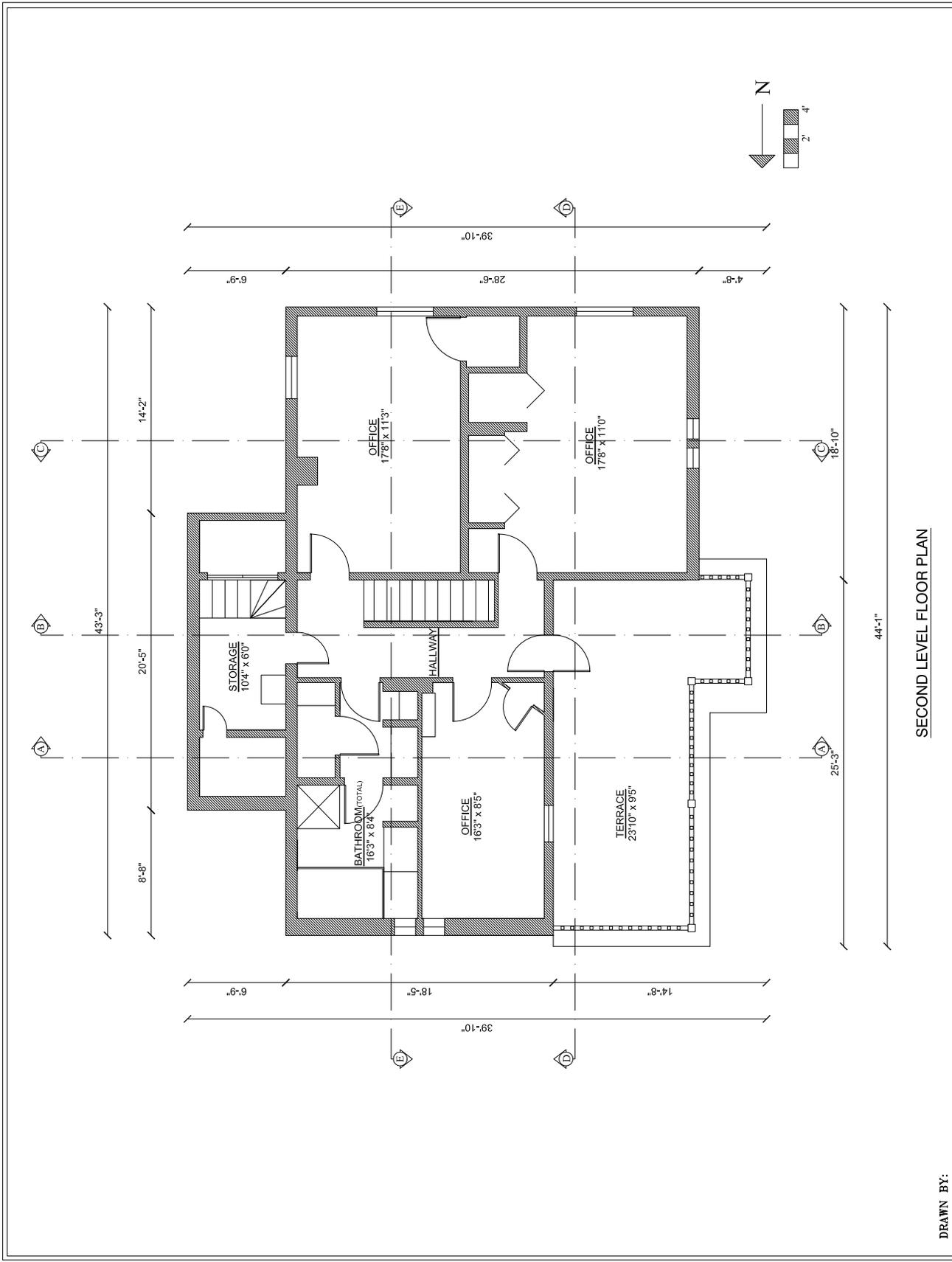
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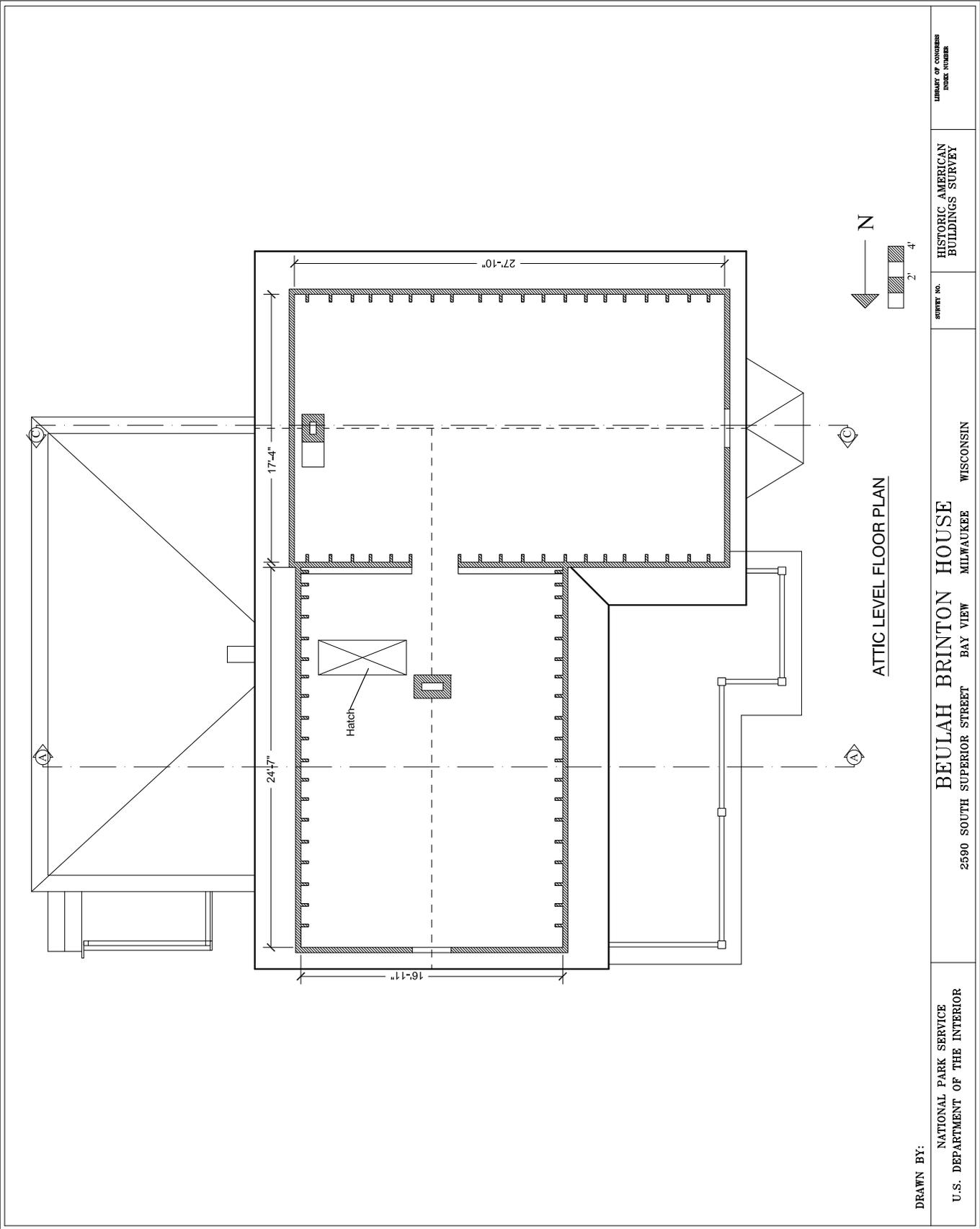
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SECOND LEVEL FLOOR PLAN

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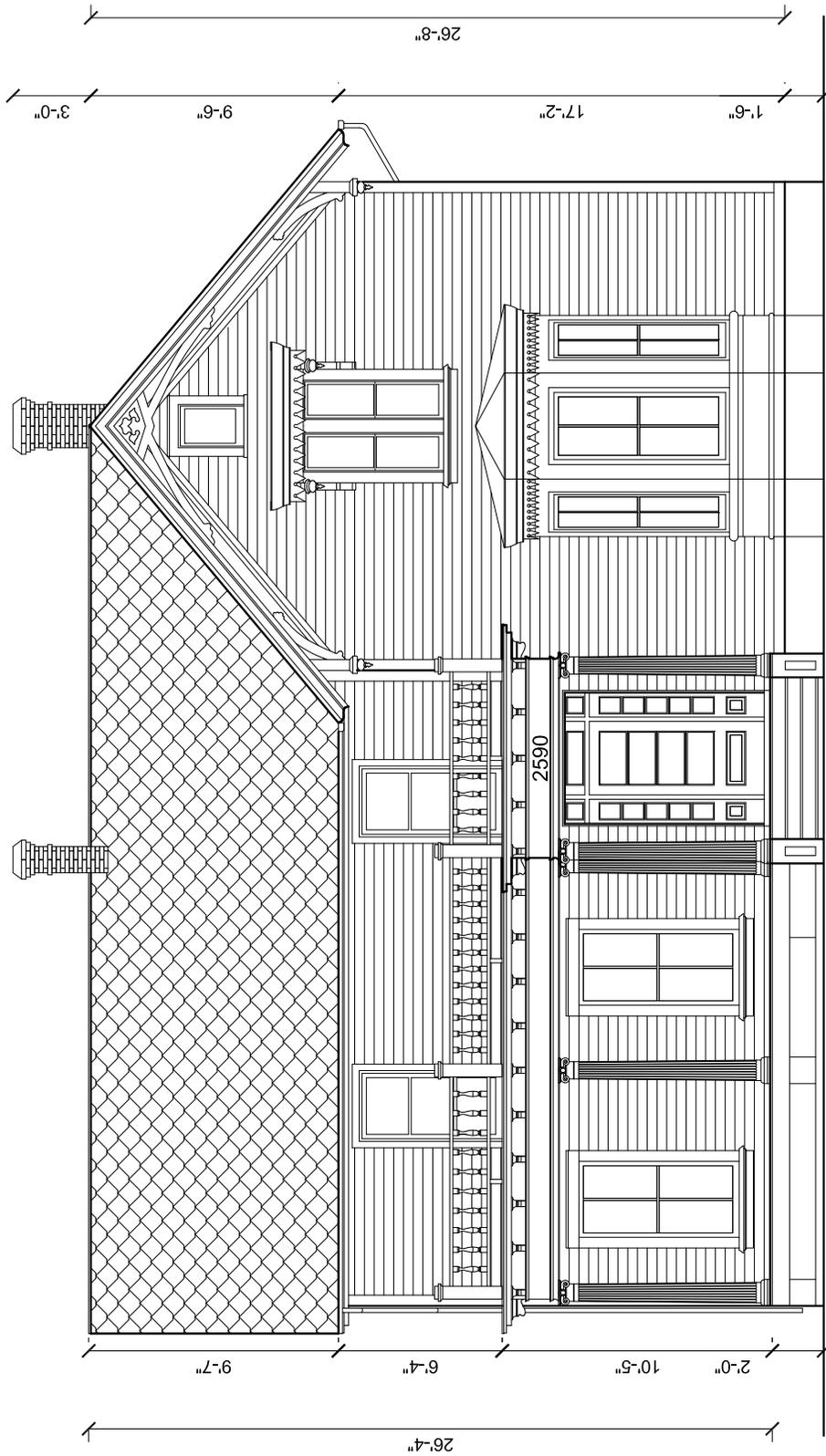
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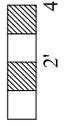
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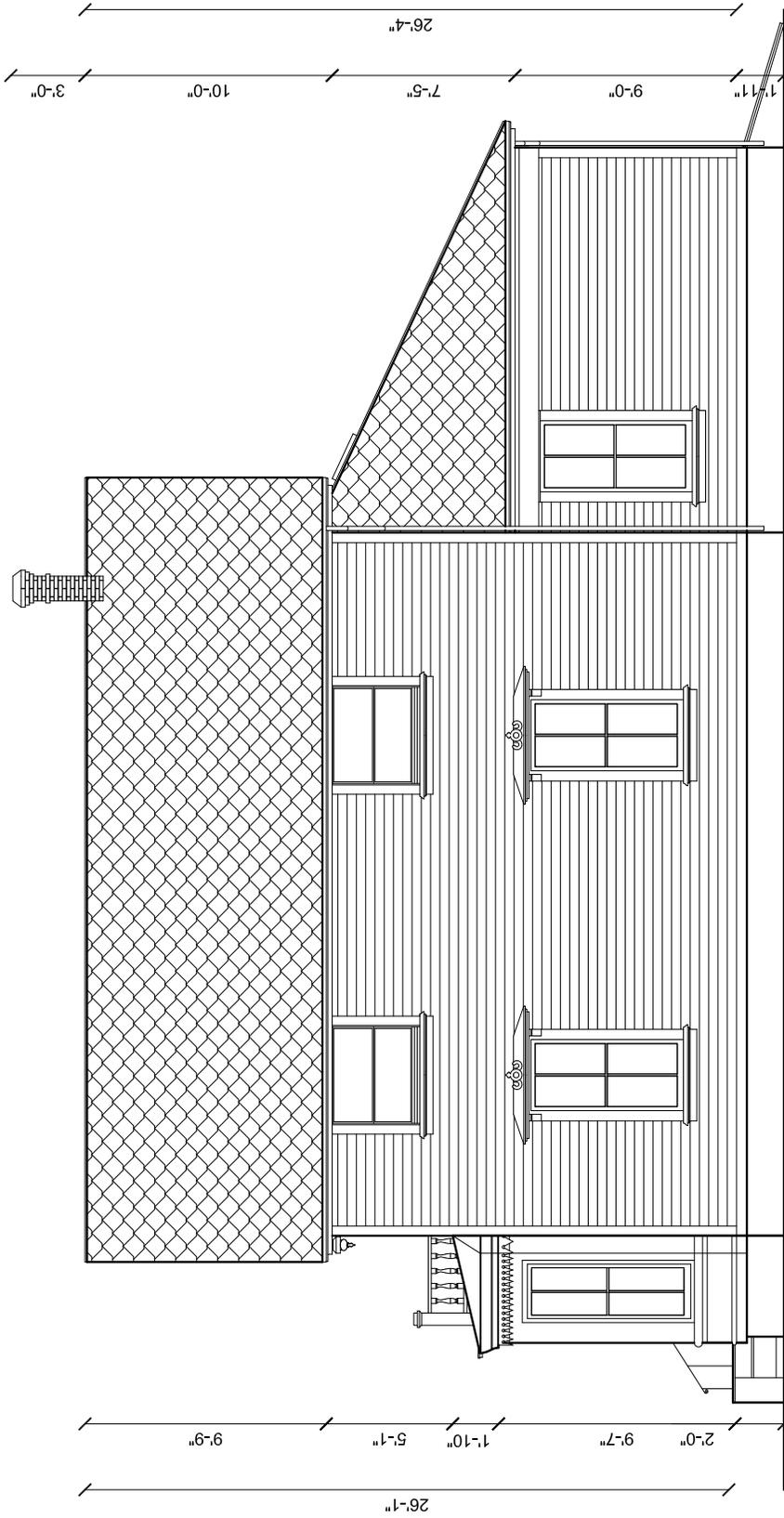
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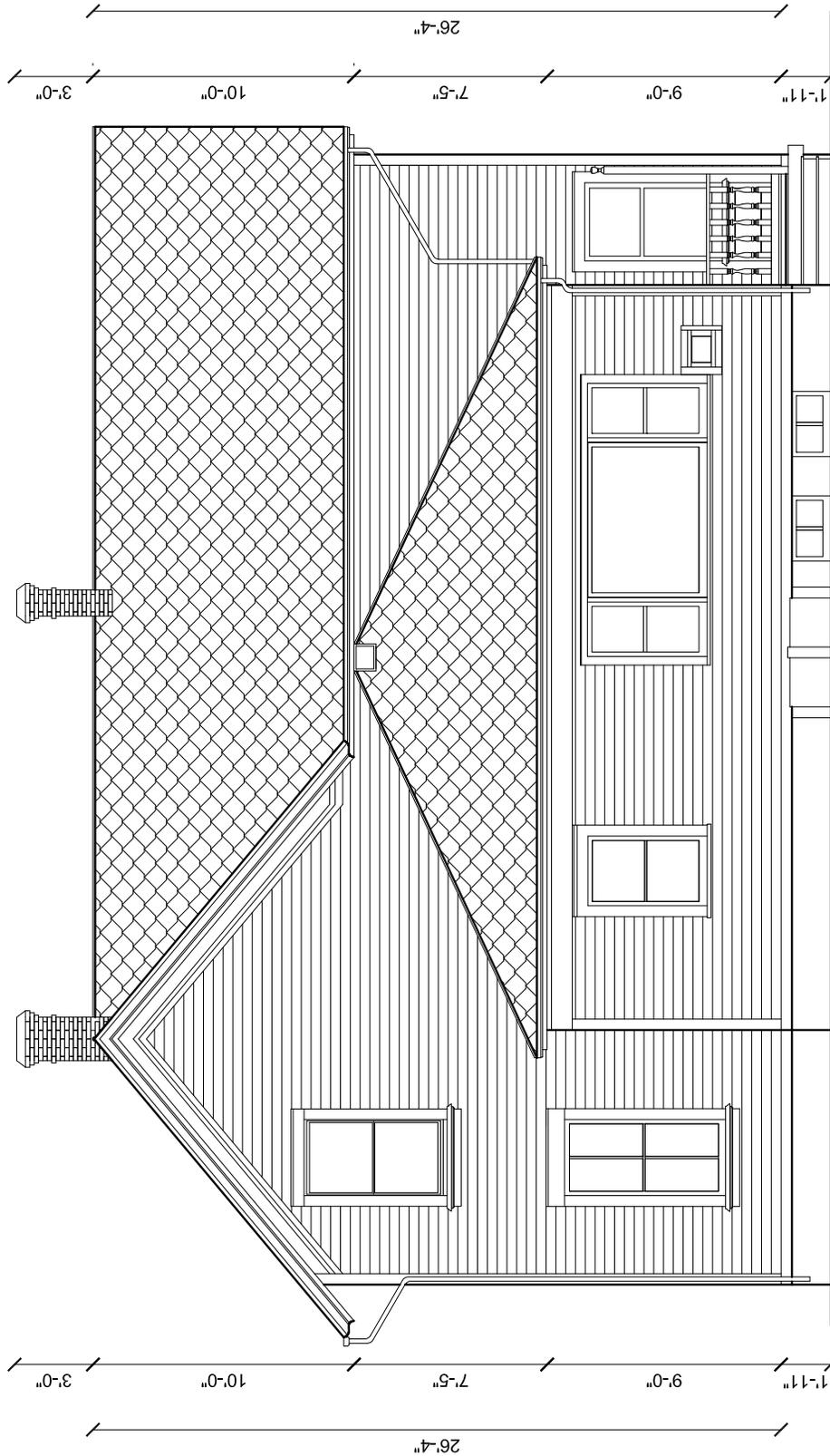
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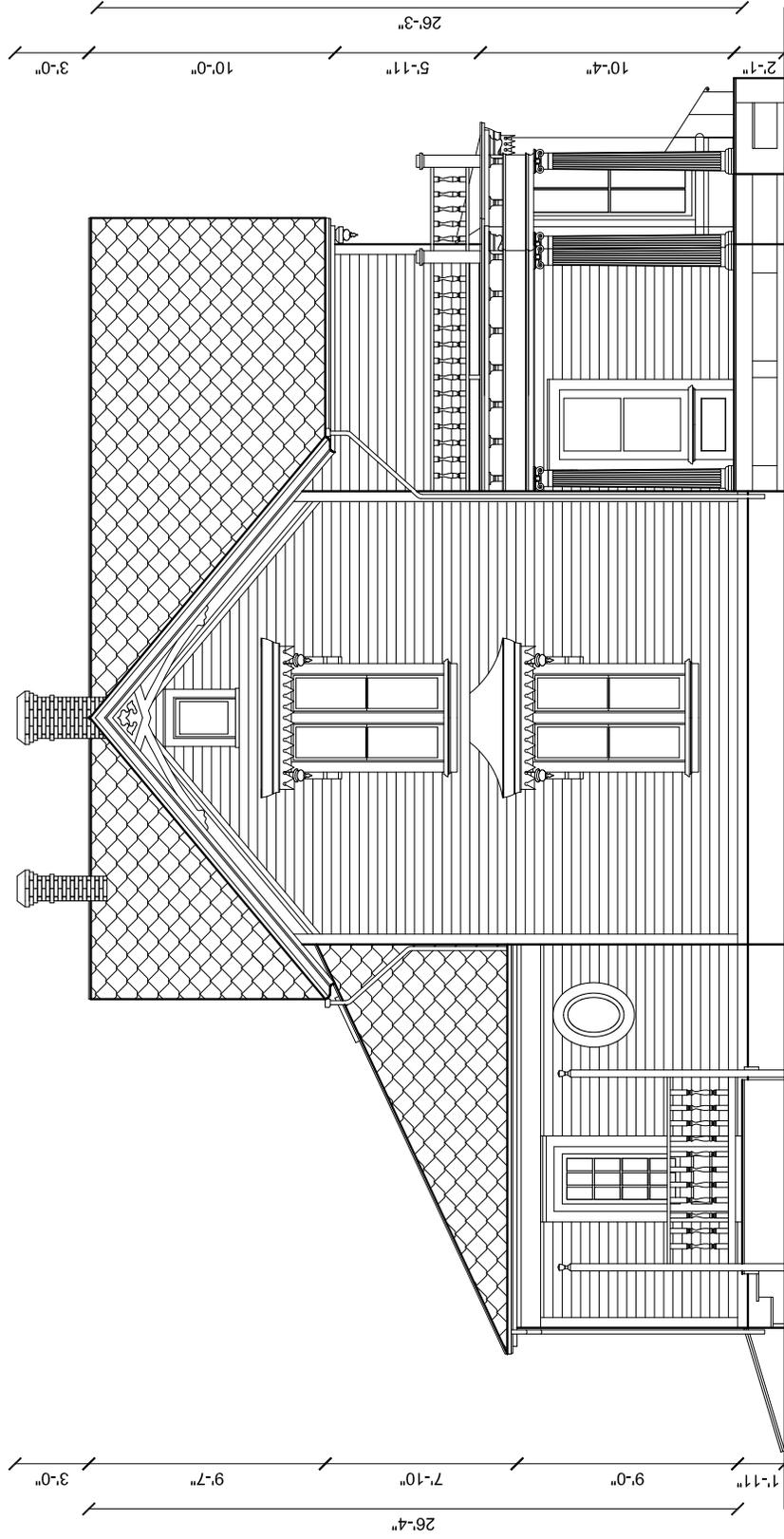
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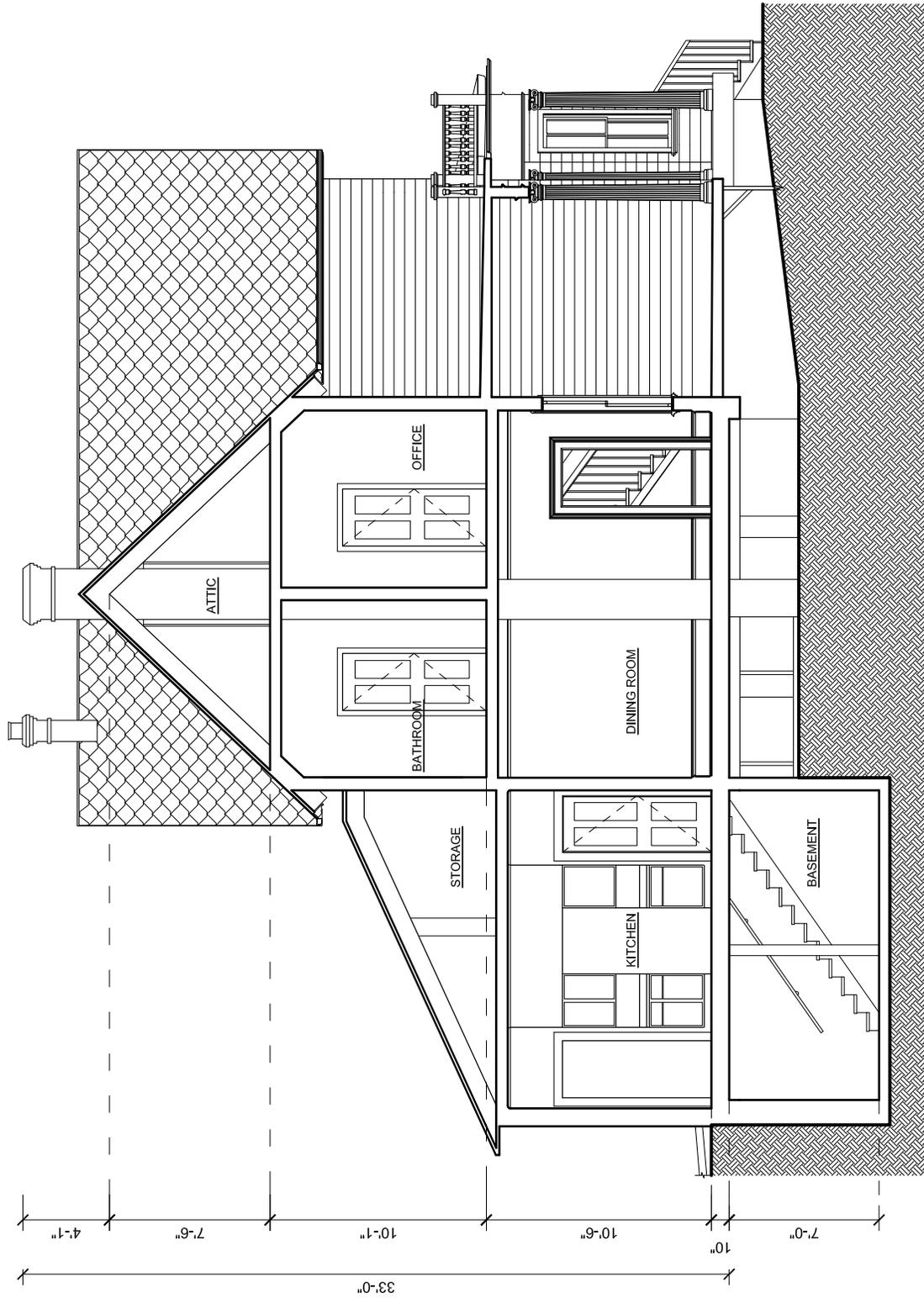
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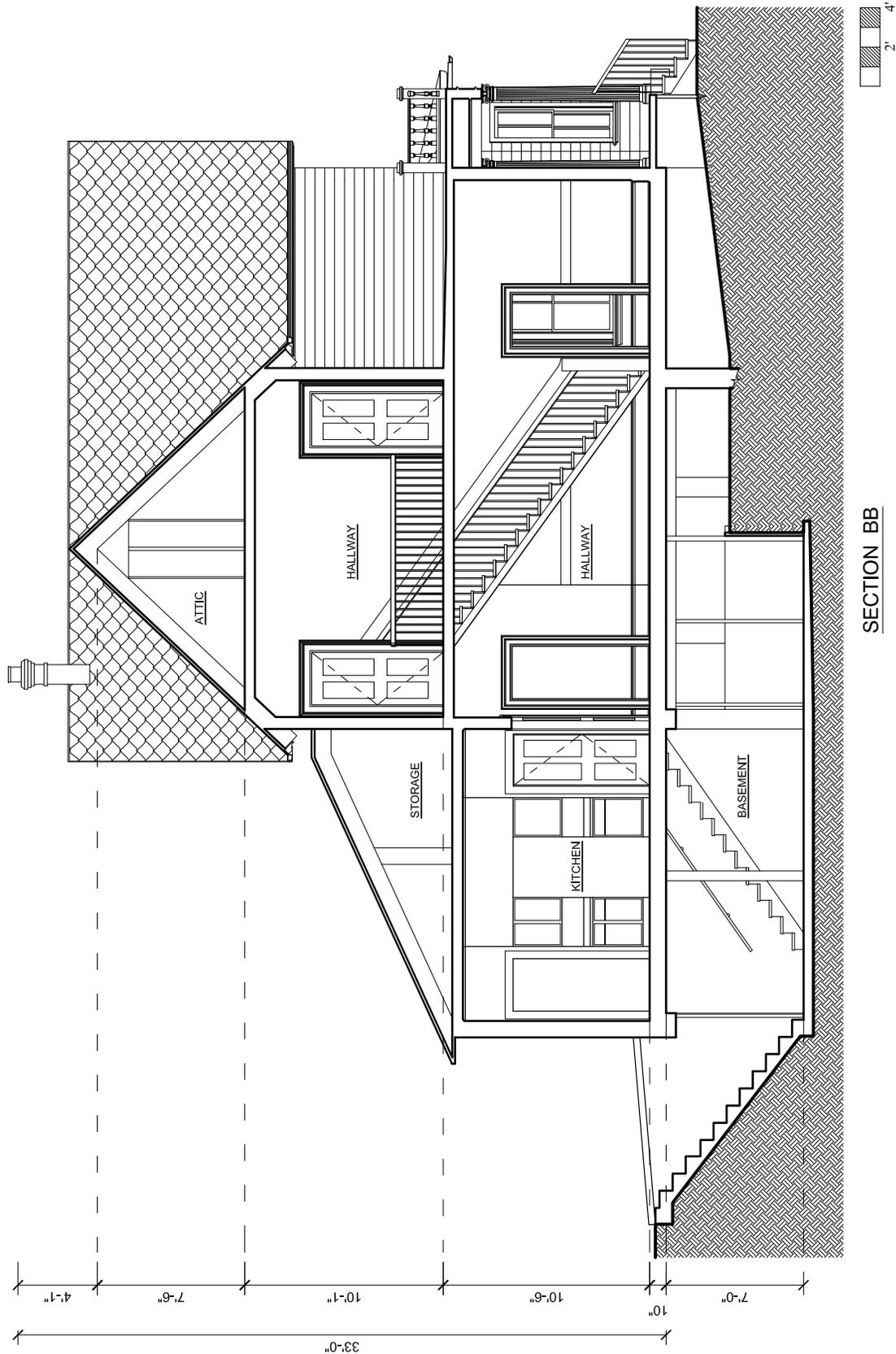
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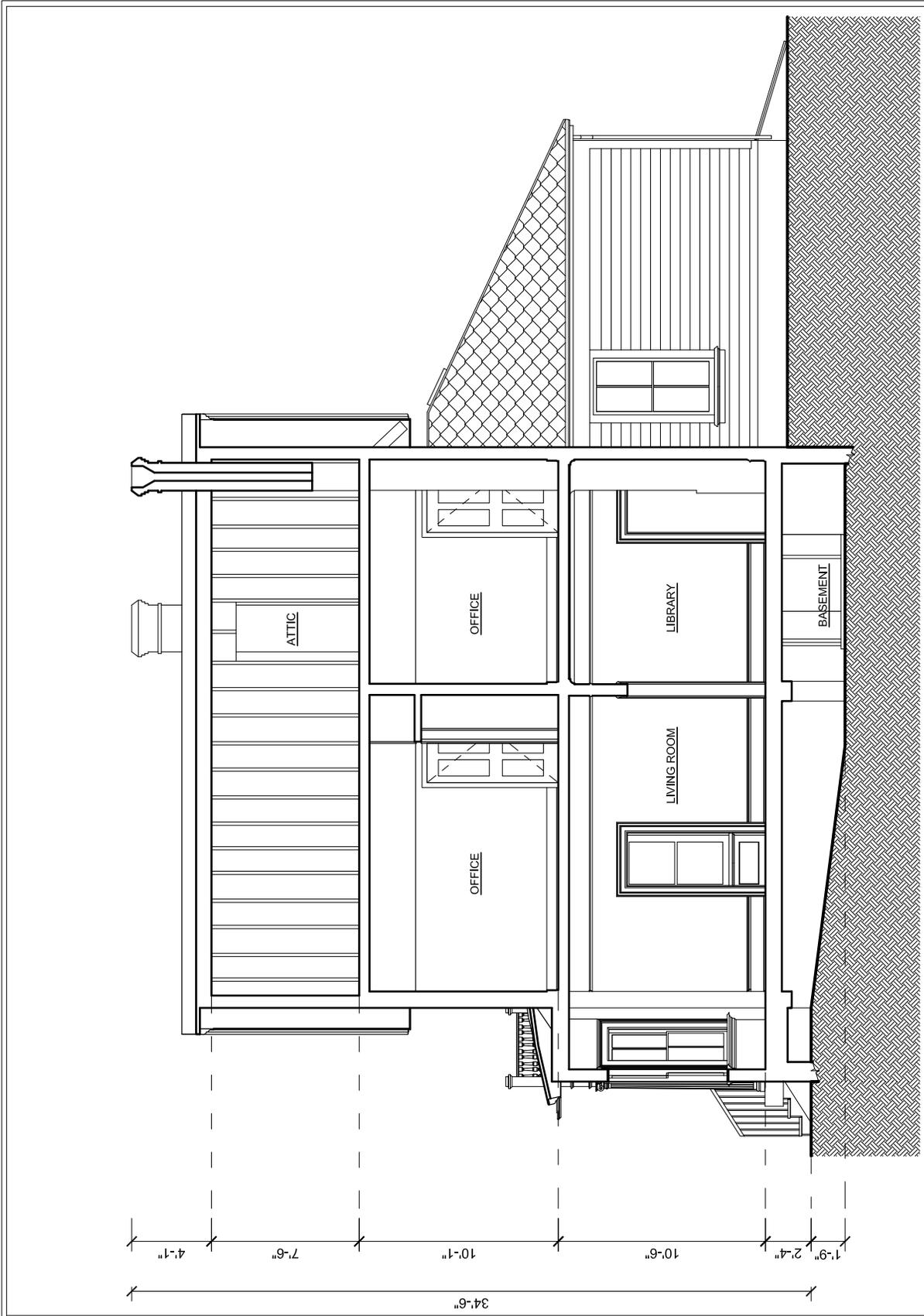
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 7'-6"  
 10'-1"  
 10'-6"  
 2'-4"  
 1'-9"

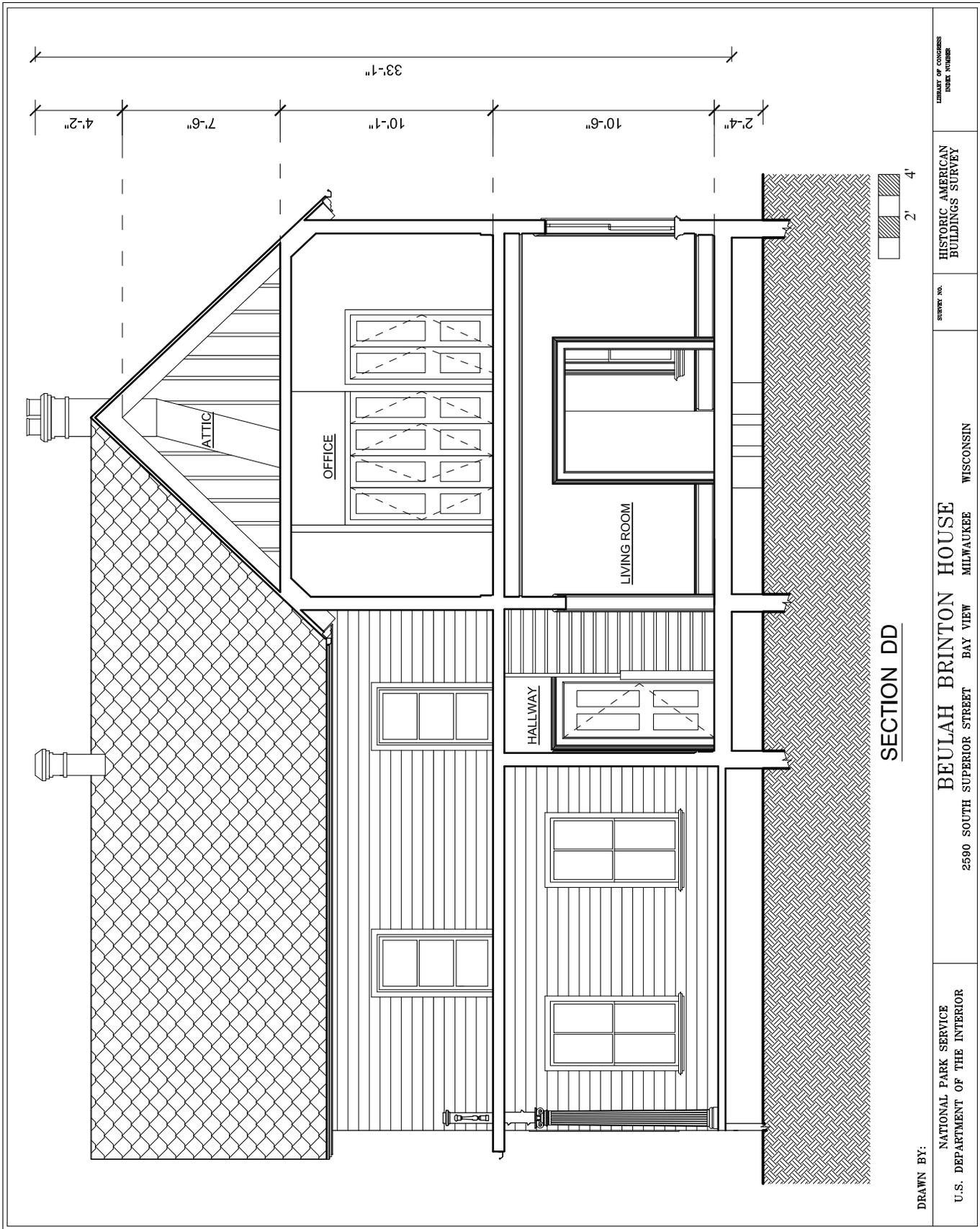
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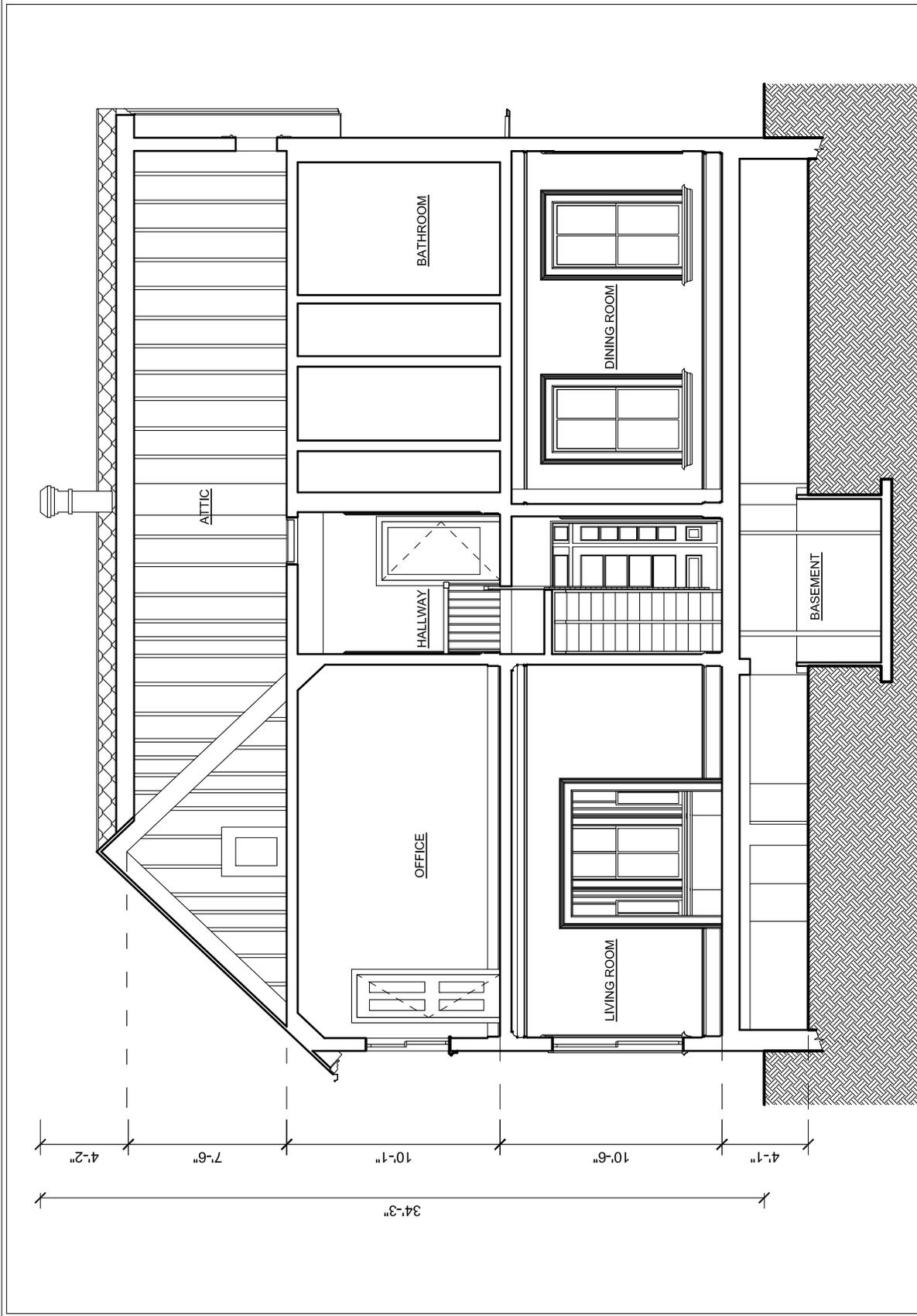
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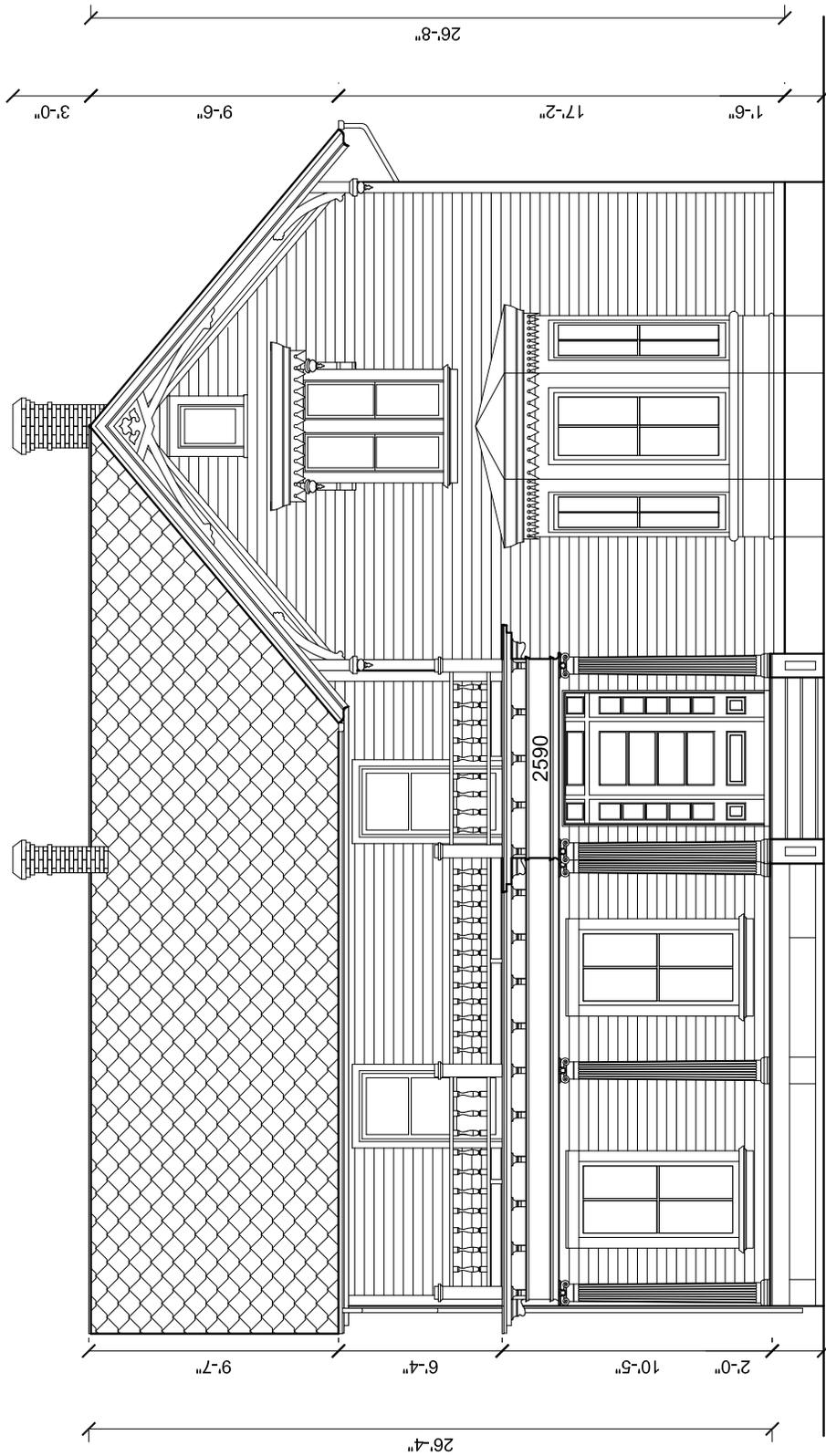
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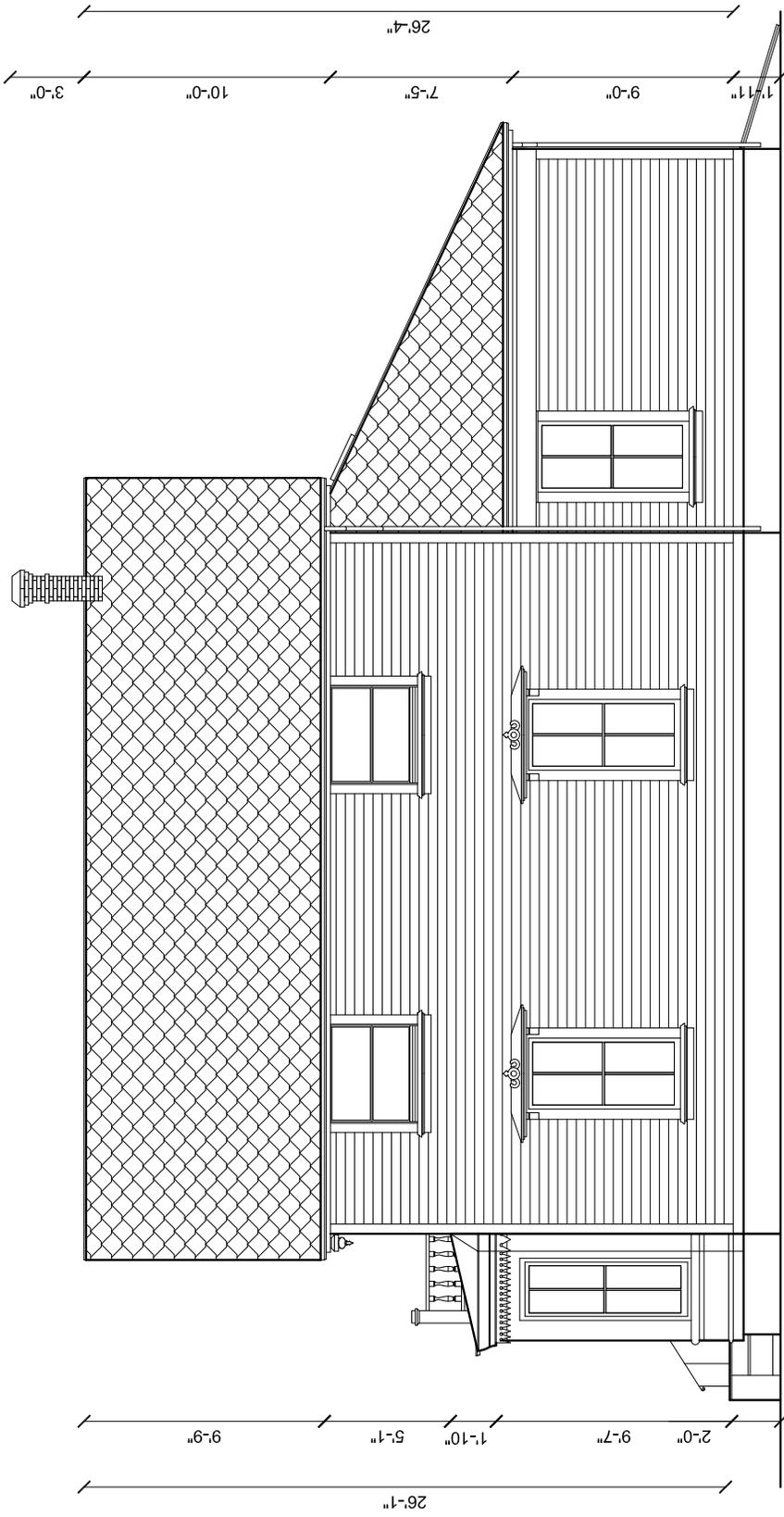
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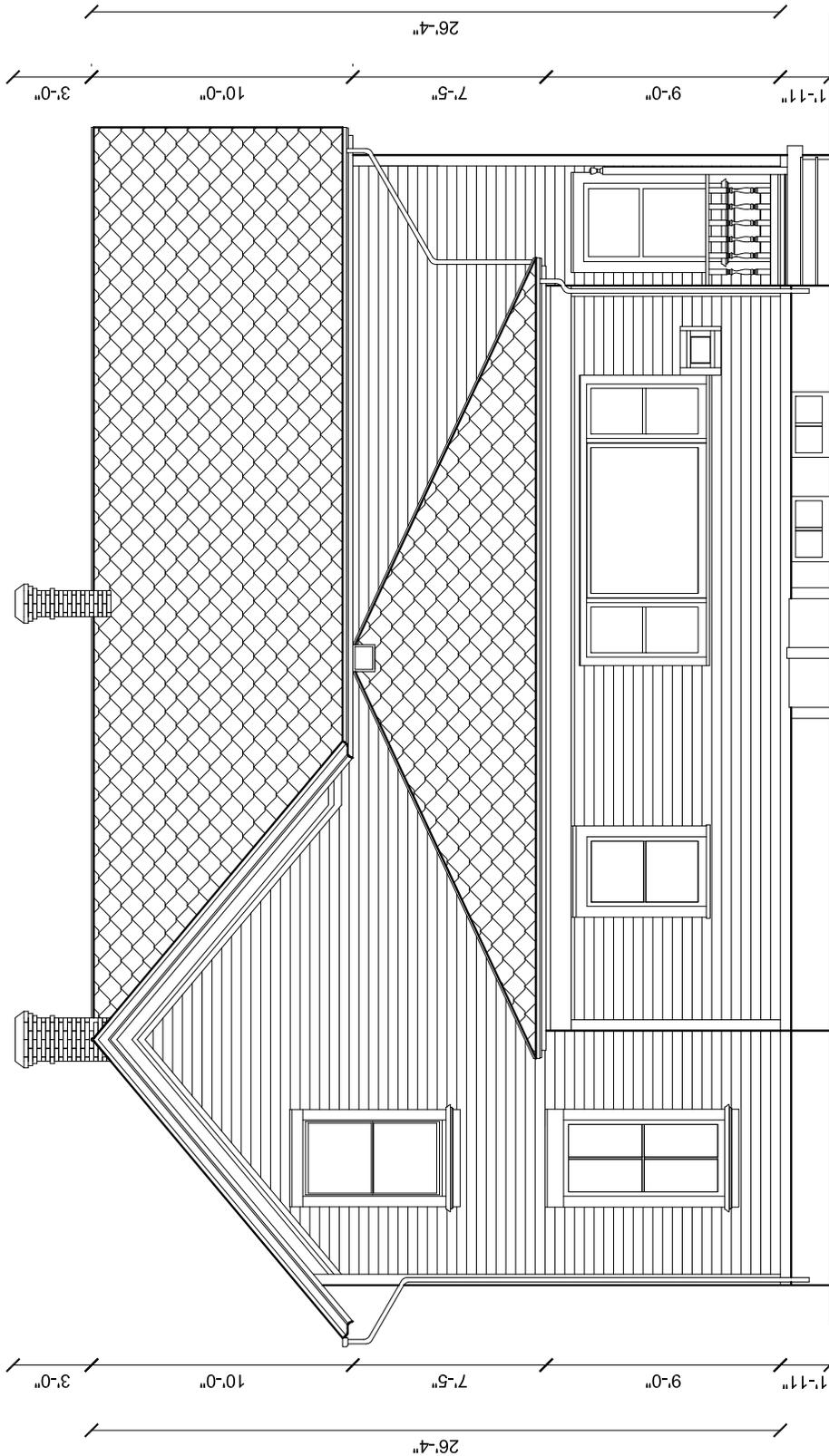
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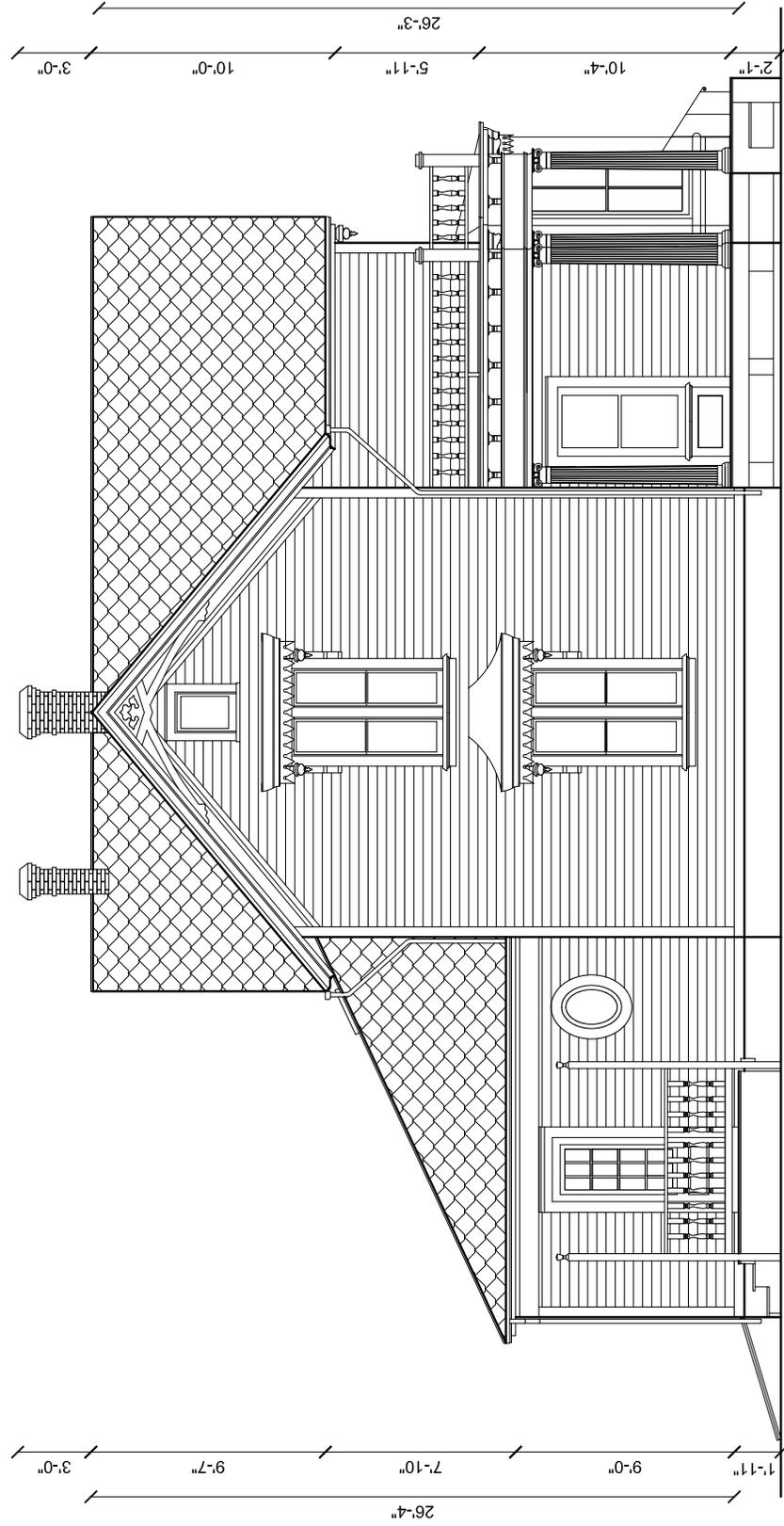
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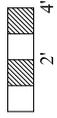
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