TEMPORARY HISTORIC DESIGNATION STUDY REPORT
PETER AND IDA FRATTINGER HOUSE
MARCH 13, 2017

I. NAME

Historic: Peter and Ida Frattinger House

Common Name:

II. LOCATION 807 North 23rd Street

Legal Description Tax Key No. 3890010000
ASSESSMENT SUBD NO 3 in NW ¼ SEC 30-7-22 S 66" LOT 8

III. CLASSIFICATION Site

IV. OWNER Ollie & Co.
117 North 85th Street
Wauwatosa, WI 53226

ALDERMAN Ald. Robert Bauman 3rd Aldermanic District

NOMINATOR Ald. Robert Bauman

V. YEAR BUILT 1886
(City Directories, Milwaukee Tax Rolls)

ARCHITECT: Unknown

VI. PHYSICAL DESCRIPTION

THE AREA

The area between North 12th Street, North 27th Street, West Wisconsin Avenue and West Vliet Street was once a densely developed middle and upper middle class neighborhood featuring mostly single family houses but also some high end duplexes. The neighborhood developed from east to west with the earlier Italianate houses giving way to prominent Queen Anne style houses as well as examples of German Renaissance Revival and some Colonial Revival.

The neighborhood was divided largely along economic lines with some exceptions. Wisconsin Avenue early on became the choice of prominent pioneer settlers, professionals and developers. Large gentleman's estates were established with prominent houses constructed amid park like settings such as John Plankinton's property. The same occurred along West Vliet Street but on a smaller scale. In between were a few prominent estates such as that owned by William Pitt Lynde. Landholders began subdividing the smaller tracts into middle and

upper middle class housing and eventually the large estates were whittled down to accommodate the westward march of development from the downtown. While some blocks were platted with small lots, buyers often purchased two lots or portions thereof to allow for comfortably sized parcels on which to build their houses. Plats followed the requirements of the city's ordinances and allowed for regular placement of streets in a grid fashion, with blocks featuring alleys to allow for service areas.

Commercial activity was relatively scarce in this area. What commerce did develop took place along such thoroughfares as State Street, Twenty-seventh Street and Twelfth Street. South Twenty-seventh Street was the original city limit in this part of the west side. It eventually was extended to Thirty-fifth Street. Lands west of the Wisconsin Avenue Viaduct did not become part of the city until the 1920s.

Public schools were built throughout the area, the number growing as the population density increased. Churches were an expected and revered institution set within the neighborhoods.

Over time, however, other institutions began populating the area. What started out as a small school or medical facility grew dynamically and included Marquette University, Concordia College, Passavant Hospital, and Wisconsin Normal School. As they grew, housing was demolished for expansion and the multi-family apartment building came into prominence to house students and the employees of education and medical facilities. The expansion of the large scale institutions impacted the desirability of the area as a place for single family residences.

Prosperous families moved further west or the increasingly more fashionable east side. Middle class families moved to the new bungalow "suburbs" in newly annexed portions of the city where automobile ownership made commuting feasible.

When zoning was introduced in the 1920s Wisconsin Avenue was incrementally zoned to allow for higher density multi-family apartment buildings and even commercial activities. Its status as an avenue of mansions diminished and eventually disappeared. Where individual houses remained, on Wisconsin Avenue and nearby, they were converted to rooming houses or places for student occupancy and for the numerous fraternity and sorority houses associated with Marquette University. Many large mansions were sold cheaply and appealed to a variety of medical facilities that sprouted up in surprising numbers on the west side, all with particular specialties. Some of these small hospitals were successful and left for larger quarters. Some demolished their original building and neighboring houses for expansion on site. When Urban Renewal was introduced to cities across America, this near West Side became the location for clearance of many houses. Some blocks were rebuilt with new housing, some of the land cleared was targeted for Marquette University's continued expansion.

Many of the grand houses fell to the forces outlined above. Wisconsin Avenue is just a shadow of its former self outside of the Pabst Mansion. Where clusters of houses have survived on the Near West Side, historic districts have been created since 1981 when Milwaukee's Historic Preservation ordinance was created. These include Concordia Historic District and Cold Spring Park Historic District on McKinley Boulevard.

Description of 807 North 23rd Street

The house that is the subject of this nomination is addressed at 807 North 23rd Street and sits at the northwest corner of North 23rd Street and West Wells Street. Originally constructed in 1886, the parcel on which the house sits once measured 137 feet wide east-west by 116 feet long north-south. It now measures 66 feet long north-south by 87 feet east-west.

The house, built by Peter Frattinger, is a very large, frame clapboard clad, two-and-one-half-story Queen Anne Style dwelling with rusticated limestone foundation having a complex hip roof featuring numerous dormers. Its front elevation faces North 23rd Street. All elevations are highly ornamented. Large bays characterize three of the four elevations. In its simplest form the house can be thought of a large rectangular volume to which bays have been added on three sides along with numerous dormers for an elaborate silhouette.

The front elevation features the main entrance, offset to the north and flanked by two sash; the window to the north at the front corner is cottage style in proportion while the one to the south has one-over-one sash. The same arrangement of openings appears at the second story with the southernmost window at the left flanked by ornamental brackets . At the south corner of this front elevation is a four-sided bay that extends up two stories. The three windows at each story are either one-over-one sash or cottage style sash. The fourth side of the bay has blank panels instead of windows. Two large gables crown the front elevation. The northernmost or right gable shelters a dormer. It is clad in cut wood shingles and has a bank of four one-over-one sash. The southernmost gable to the left projects out from the body of the roof. It features a small oriel with modern sash. The oriel features a projecting hood that is supported by decorative brackets. Both the hood and the gable end have ornamental cut shingle.

The west elevation along Wells Street has what only can be termed a riot of detail. A shallow projecting bay is located slightly to the west of the corner bay referred to above. It is clad in clapboard siding and conceals a chimney breast that emerges from the rooftop to a height at least 9 to 10 feet. This paneled cream brick chimney is one of the best detailed remaining in the city. Behind the chimney on the rooftop is a triangular dormer with single light window and half timbering. Just beyond or to the west of the chimney breast is a prominent projecting two-story bay featuring five windows on each of the two stories. The windows have one-over-one sash. A large gable projects over this bay, supported on prominent brackets. In the gable end itself is a prow shaped projecting oriel that has slider sash. The oriel is framed with detailed ornamental trim and includes a bottom bracket. Brackets to either side of the oriel are clad in shingles as is the rest of the gable. To the left or west of this large gable is a smaller oriel above which is a hip roof dormer. The dormer features one-over-one sash. The oriel below is three sided, with a large center window flanked by small rectangular fixed sash. The center window has a landscape sash in the opening. This window is crowned with a projecting pediment supported on two curvilinear brackets with a classic Queen Anne sunburst in the pediment. This oriel today is supported by a square post. The recess below the oriel creates a small porch on the first story. This small side porch also has an entry into the building. At present there are two mailboxes at this entrance. Below this porch is a door leading to the basement. The porch is not appropriate for a house of this caliber. At the roof, above the oriel is located another cream brick paneled and corbeled chimney.

This west or Wells Street façade steps back to the small rear or north elevation. This elevation is simpler in design but features another entrance to the building, sheltered by a hood, as well as two window openings on the first and two window openings on the second story. The second story windows are arranged at the south corner of this elevation. A prominent gable crowns this elevation, supported by brackets, with a paneled front and a single window centered in the gable end. This window features diamond paned upper sash. At the junction of the rear and west elevations at the roof is located a shed roof dormer with one small window.

The north elevation, facing the neighboring house at 813 North 23rd Street, features a two-story, projecting shallow bay with three windows arranged in a stepped manner, indicating there is a staircase on the interior. This bay is completely clad in shingles. The bay is supported by curved brackets that spring from a belt course that runs below the first story windows at sill height. One of the brackets is currently missing. Beyond or west of this staircase bay is a large three sided, two story bay. On the first story the corners are canted or cut away, a detail found on many Queen Anne Style houses. The center portion of the bay features a small sash. It is flanked by cottage style sash to either side. At the second story, this bay features a complex arrangement of

windows at the easternmost corner that includes one large window, one narrow window and one small single-light window. This bay, like its counterparts, has a projecting gabled roof, supported by brackets and clad in shingles. At the center of the gable is a window with one-over-one sash that has a projecting hood supported by brackets. The gable end is clad with cut wood shingles. Beyond or west of this bay the house features two windows on the first story. At the rooftop of this north elevation, a triangular dormer can be found to the left or south of the projecting bay and almost above the projecting staircase bay. It features a small single light window and half timbering.

Like many textbook examples of Queen Anne Style houses, a band of shingles (approximately 10 shingles in width) wraps the house between the first and second stories. A water table extends around the house. Cornices feature circular or bull's eye medallions around the house.

Basement window openings are now closed in with wood panels.

In 1916 a new full width front porch was constructed by the second owners of the house. This has recently been removed and the owners obtained permits to install a new porch. The newly constructed porch is a very crude in design, lacking all architectural detail, and built with closed soffits, simple lumber roof supports instead of finished posts or columns and a railing that is not historic. Skirting consists of wood panels as of the time of this writing. A similar inappropriate porch or open stoop was built at the southwest corner of the building along Wells Street.

It is this recent construction that led to the application for Temporary Local Historic Designation.

VII. SIGNIFICANCE

The Peter and Ida Frattinger House is significant as a mostly intact example of the exuberant Queen Anne Style that was popular here in Milwaukee from the 1880s through the very early years of the 20th century. This is an early example, lacking the Classical Revival details such as classical columns and Palladian windows that start becoming popular in the 1890s. No two elevations are alike in this example and it is literally a catalogue of beautiful architectural detail, all executed in wood. This epitomizes the creativity that populated cities and towns across the country with fanciful eye-catching designs that celebrated the abundance from the forests and the skills of designers who were able to fashion a seemingly endless supply of details. This era was relatively short lived in the bigger picture of American architecture. By the turn of the 20th century many of the forests had been depleted and design shifted to more conservative styles that spoke of natural materials, simpler materials and design, and practicality such as the Arts and Crafts style, or a return to roots as in the regularity of the Classical/Georgian revivals or even an exploration of ethnic roots as in the German Renaissance Revival.

History of 807 North 23rd Street

This property originated as part of the extensive real estate holdings of pioneer Cyrus Hawley (1802-1871). Originally from Huntington, Connecticut, Hawley acquired land between North 23rd Street, North 27th Street, West Wisconsin Avenue and West Juneau Avenue. In addition to farming his property, Hawley was the first Register of Deeds for Milwaukee County, the first Clerk of Court and the original commissioner of the Bank of Milwaukee. Today's Hawley Road was named after the Hawley family. (Frank A. Flower. History of Milwaukee, Wisconsin. Chicago: The Western Historical Company, 1881. Pages 149, 650, 1067, 1605)

This particular block, bordered by North 23rd Street, North 24th Street, West Wells Street and West Kilbourn Avenue was known early on as Block 245 in Hawley's West 100 Acres of the North West ¼ of Section 30. The block featured 16 lots, with the two largest, 116-feet by 137-feet, fronting Wells Street. Other lots ranged from 44 feet to 50 feet. Most purchasers did not limit

themselves to the 44 foot lot and added portions of the adjacent lots for their residential construction. This parcel was later replatted as Assessment Subdivision No. 3, recorded on February 21, 1896. It retains this name today.

The development of mass transportation had a definite impact on the settlement of the Near West Side. The West Side Railway Company was established in 1874 and built a double track trolley line along Wells Street from the downtown west to North 34th Street. Those who could not afford their own horse and carriage now had a way to commute to their jobs in the Central Business District. The company added another line, along Juneau between North 12th Street and North 27th Street in 1879. (Les Vollmert, Robin Wenger, Carlen Hatala. West Side Neighborhood Historic Resources Survey. City of Milwaukee1984. Chapter on Transportation)

By 1883 tax rolls show improvements on nine parcels on the block, just more than half the lots in the block. The most expensive improvements ranged from $1,000 to $1,700 and only three names were listed, E.J. Wood, Catherine Carter and William Vietsch. It is presumed that the other improvement may have been investment properties used as rentals.

In 1884 the property that is the subject of this nomination was held by investors. The spelling of their names is difficult to decipher but a search in the city directories does not turn up anyone with similar names. The following year, 1885, Peter Frattinger Jr. had acquired the lot. He waited until 1886 to construct the house we see today. The improvements valued at $4, 500 show it to have been the most expensive house on the block.

The Frattinger family dates its history in Milwaukee to the decades before the Civil War. Peter Frattinger Sr. (sometimes spelled Frathinger) was born in Alsace France in 1811 and came to the United States with his parents. He settled in Milwaukee in 1845 and is first listed in the city directories in 1854/1855. He was a cooper by trade and in the 1870 census is shown to have been 58 years of age living with his wife Eva (age 53, born Bavaria) his daughter Josephine (age 21, born Wisconsin) and daughter Louisa (age 16, born in Wisconsin). City directories show him at a variety of addresses including 326 E. Water (1854/1855), E. Water between Martin and Johnson (1857-1858), 362 E. Water (1862), 562 E. Water (1866-1880), and 560 E. Water (1874-1875). Daughter Louisa worked as a milliner. Also at the family home at various times was Peter Frattinger Jr. (1868/1869, 1870-1871). (Flower, History of Milwaukee, 1881 page 1251; Milwaukee City Directories)

Peter Frattinger Jr. was born on February 28, 1844 in Ohio, a year before his parents settled in Milwaukee. In 1856 at the age of 12, Peter Jr. started work as an errand boy at D.D. French, a draper and tailor. The Civil War interrupted his career at D. D. French and Peter Jr. served in the 24th Regiment, Wisconsin Infantry. In 1866 Peter Jr. resumed work with his employer and worked as a cutter at the shop at 92 Wisconsin. In 1871 Peter Jr. married Ida Robinson, the daughter of Harvey J. and Phoebe Robinson. He bought out his employer in 1878 and would stay in the merchant tailor business until the end of his career. The business is shown at 92 Wisconsin, then 389 Main (Broadway) then 398 Broadway. (Flower, History of Milwaukee. 1881 page 1251; Ancestry.com Peter Frattinger; Milwaukee City Directories)

The Peter Frattinger, Jr. family would have four children: Eva M. (born September 1872), Albert A. (born September 1874), and Phoebe R. (born December 1877). The fourth child is unknown at this time and has not shown up in later census information. (Flower, History of Milwaukee, page 1251)

The Frattinger's moved around in the years before they constructed the North 23rd Street house. In 1872/1873 they lived at 169-2nd Street. In 1874/1875 they had moved to 178-7th Street. In 1877 and 1878 their home was at 300 Ogden Street. In 1879 and 1880 they lived at 176-6th Street. From 1881 through 1885 they had a home at 241 17th Street, a building that survives today but remuddled since being surveyed in 1983. After 1880, the Frattinger parents are no longer listed separately in the city directories and it is presumed that they moved in with the family of Peter Jr.

The year the North 23rd Street house was constructed, Frattinger was interviewed by the Milwaukee Sentinel, along with many other businessmen, in an article "Pulse of Trade. News of City Merchants on the Year's Business". Frattinger states

> The trade in my line has been good so far as I am concerned at least. The tendency has been of late for men to wear good clothes. I never had a better trade up to so late in the season as I have this year. The outlook is good, so far as I can see. The good times are not going to drop right off. Fine goods have been hard to duplicate in the East, which is proof that merchants have been buying largely. This shows that there is confidence in the market. (Milwaukee Sentinel 1886 January 2, page 6 column 3)

Where Frattinger found the resources to build the most expensive house on his block up to that time can only lead to speculation. Frattinger is known to have carried a stock of about $7,000 in 1881 and did trade valued at $21,000 a year. His shop employed nine men. He had the money to advertise in the inside cover of the Milwaukee Sentinel Illustrated Almanac 1881. Although this seems a fair income, other merchant tailors employed more staff. (Flower, History of Milwaukee, 1881, page 1251) His father, however, was a somewhat prosperous man who owned real estate valued at $5,000 and personal effects valued at $1,000 in 1870. (U.S. Census 1870) The senior Frattinger may have paid for the new dwelling or assisted in financing the construction. The house was large enough to accommodate a number of persons and the senior Frattinger, now age 75, did not appear as a separate entry in the city directories after 1880. It is likely that the senior Frattinger's moved into the new 23rd Street house. It is interesting that the Milwaukee Sentinel in 1889 had a short entry about Mr. and Mrs. Frattinger celebrating their 50th wedding anniversary at their residence on 23rd Street. Since Peter Jr. had not been married that long, the reference could only have referred to his parents. (Milwaukee Sentinel 1889 February 19 page 3 column 5)

We do not know much about the personal lives of the Frattinger's. The Sentinel did report that "the little daughter of Peter Frattinger was run over by a grocery wagon yesterday and had her leg broken." (Milwaukee Sentinel 1887 May 27 page 2 column 1) The two known daughters, Eva and Phoebe ages 13 and 15 respectively at the time, seem unlikely to have been described as "little" in 1887. The Frattinger's apparently had another daughter who might have passed away before the 1900 census.

The Register of Wisconsin Deaths as listed in Ancestry.com shows that a Peter Frattinger, born in 1844, died on July 28, 1893. That presumably would have been Peter Jr. but Peter Jr. does appear in later property transactions. We can speculate an error was made and that Peter Sr. was the one who died in 1893.

In 1900 Peter and his wife Ida sold the north 50 feet of their lot to Thomas Howe for $3,200. Howe later sold the land and a house was built in 1902 by Melvin A. Hoyt. This parcel is addressed today as 813 North 23rd Street. (Deeds vol. 426 page 300; Milwaukee Permit Records)

The 1900 Census shows the surprising fact that the Frattinger's were taking in boarders, despite the fact that they appeared in the Yenowines' News Elite Directory in its 1891-1892 edition. Children Eva, Albert A. and Phoebe R. were still living at home. Boarders included a married couple, Warren E. and Eliza Stacks both age 25, Jessie Anderson a single woman age 30 who managed a machinery agency, Clara E. Schmitt a 25 year old widow and Louisa Zamecnik, a single woman of 19 who worked as a servant. (Google Books, Elite Directory, Yenowine's News, page 84)

Possibly due to ill health, Peter Frattinger transferred title of the property to his wife Ida on January 11, 1902. (Deeds vol. 433 page 467) The 1910 Census shows Peter as a clothing

salesman with his wife Ida. Their daughter Phoebe J. Blakely, now a 32 year old widow, was also on the premises with daughters Margaret A. age 5 and Harriet M. age 7. Boarders included Agnes Dooley age 59 and her daughter Alice age 28, Hattie Wheatcroft a widow age 57 and Edith Jarvis a single woman age 32.

The neighborhood was beginning to change. To the rear of their house, the Matanza Flats were constructed in 1908, having two large flats per floor. Interestingly, neither this parcel nor the 50-foot parcel to the north (sold off in 1900) ever appear to have had a carriage barn associated with the Frattinger's. After the construction of the apartment building to the west, the house became landlocked with no room to add a barn or garage. It seems likely that the family made use of the trolley literally right outside their door.

Peter and Ida had both passed away by 1916. Children Phoebe, Albert and Arthur sold the premises to Charles and Emma Fichtner on land contract for $5, 259 on June 13, 1916 and June 19, 1916. (Deeds vol. 750 page 42 and vol. 724 page 416) Ida's estate was settled in 1917 and daughter Phoebe had now remarried with a last name of Kahn.(Deeds vol. 746 page 340)

Later Occupants and Owners

Charles Fichtner was born in Bavaria c. 1870 and came to the U.S. in 1881. He worked as a bridge inspector and he and his wife Emma lived on the premises through 1920. He also rented to boarders who included Anna Peck, Carl J. Swane, Carl F. Kenny, Waldo Kenny, Victor J. Humpit, Ambrose J. McCormick, Christian Dahl, Arthur Schmliel, and Algot Anderson in 1920. (US Census 1920 accessed through Ancestry.com under Charles Fisktner [sic]).

Fichtner made one major alteration to the exterior of the house shortly after its purchase, replacing porches and windows in 1916. These alterations cost $500. The new porch was in the Arts and Crafts style, extended almost completely across the front and featured boldly scaled corner posts, a small pediment and enclosed railings. At the upper portion of the porch were a pipe railing and fire escape to one of the third story dormers. Fichtner added a room to the attic at a cost of $200 in 1917. (Milwaukee Building Permits August 9, 1916 and August 11, 1917).

The Fichtner's sold the premises to Cleaveland and Myrtle Day on land contract on April 15, 1910. The Days satisfied the condition of their Land Contract and received a warranty deed to their property on February 19, 1921. (Deeds vol. 826 page 478 and vol. 880 page 416)

The Days did not hold onto the property very long. They sold the property to Louis and Selma Rathlesberger on August 9, 1921. (Deeds vol. 906 page 143) The Rathlesberger's would have the house for nine years. Rathlesberger was an elevator operator. The Rathlesberger's were the last owners to occupy the premises.

The ownership of the property entered into a troubled period during the Great Depression. The Rathelsberger's sold the property to Sam and Annie Taxman on September 15, 1930 Badger Land Realty had some ownership interest in 1932 and sold to Minnie Foss, who in turn sold the building to Fannie Taxman on January 21, 1932. A sheriff's sale following a foreclosure led to the ownership of Fred Wentzlaff in 1936. He in turn sold to Michael and Elsie Slaby on Land Contract with a $6,000 mortgage on August 29, 1938. (Deeds vol. 1342 page 181, vol. 1322 page 137, vol. 1349 page 632, vol. 1468 page 55, vol. 1515 page 186).

The Slaby's would have ownership for twelve years. They sold the building to A. J. Stevens on May 31, 1950 for $19, 500 on Land Contract. The conditions of the Land Contract were satisfied when the Stevens's received a warranty deed to the premise on January 1, 1955. (Deeds vol. 2753 page 485, vol. 3058 page 512, vol. 3385 page 312).

Documented alterations appear to have been few in number. Permit records show that Michael Slaby removed an unused chimney and constructed a 3rd floor bathroom in 1947. A fire occurred from a lamp cord run up from the basement to the first floor in April, 1950. Permits confirm that the building was operated as a rooming house. Various code violations were written up during the 1950s and 1960s.

Phillip Kurman was given an occupancy permit for the premises on July 19, 1972 with caretaker listed as Mrs. Margaret Laessie. Carl Whitford obtained occupancy for a rooming house on the premises on November 14, 1975. The building was then described as having one four-room apartment on the first floor with the bathroom in the basement; five light housekeeping units on the second floor with one bath, one sleeping room on the third floor along with three light housekeeping rooms all sharing one bath.

On May 4, 2000 an occupancy permit was issued to Eisenberg, Weigel, Carlson, Blau and Clemens for use of the first floor and basement as storage. There were also two living units in the building. The Board of Zoning Appeals conditioned approval on the exterior of the building retaining its residential appearance. Ollie and Company, James E. Olszewski Sr., has been the owner since 1988.

The recent removal of the 1916 porch and construction of a crude, inappropriate replacement prompted this nomination for temporary designation. There was concern that other features of this house would be removed and/or substitute siding would be applied to the exterior as has happened at nearby houses.

VIII. THE ARCHITECT

The architect has not yet been identified for this house. Milwaukee building permit records were retained starting in 1888, so this earlier period relies on newspaper and builder accounts. Any clues that may have survived in very early permit records could have been lost when the rooming house files were discarded by the city. Some permit records still exist, however, and document at least some of the changes made to the building.

Given the building's large size and abundance of architectural detail, it is likely that the house was designed by one of the city's major architectural firms. Like many buildings researched by this office, architectural attribution is not always possible. The Milwaukee Sentinel construction listings for the year 1885 and 1886 do not mention this project. It is possible that the Frattinger's may have wished to keep this information confidential so it was never referenced in the press although it was big, showy, and assessed higher than the other houses on its block.

SOURCES

Ancestry.com. Census records.

[Frank A. Flower]. History of Milwaukee, Wisconsin. Chicago: The Western Historical Company, 1881.

Milwaukee City Building Permits.

Milwaukee City Directories.

Milwaukee City Tax Rolls.

Milwaukee County Register of Deeds

Milwaukee Elite Directory: Society and Club lists 1891-1892. Milwaukee: G. H. Yenowine, 1890.

Milwaukee Sentinel.

Milwaukee Sentinel Illustrated Almanac 1881. Milwaukee, Wisconsin: Sentinel Company.

Sanborn Insurance Maps of Milwaukee, Wisconsin. New York: Sanborn-Perris Map Co., 1894, 1910.

Vollmert,Les, Wenger,Robin and Hatala, Carlen. West Side Neighborhood Historic Resources Survey. City of Milwaukee1984.

IX. STAFF RECOMMENDATION

Staff recommends that the Frattinger House be given temporary historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria e--5 and e-9 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.

e-5. Its embodiment of the distinguishing characteristics of an architectural type or specimen.

The Frattinger House is one of the largest and most elaborate example of the Queen Anne Style in the city. Although historic photographs show that large, billowing frame Queen Anne's were once a common part of the cityscape in the 1880s, particularly on the West Side, they have all but vanished due to urban renewal, institutional expansion and general neglect. In contrast to the more sedate Italianate that preceded it, this version of the Queen Anne Style has expressive volumes all accented by projecting bays, multiple windows styles, textural surfaces and a complex silhouette with extraordinary chimneys and gables and dormers. This house exhibits all of the bells and whistles as it were. It celebrates the artistry of wood and all of the skilled millworkers and designers who produced the prow windows, the cut shingles, the curved brackets and other features that give this house its visual richness. This form of Queen Anne would be popular into the 1890s and a bit later outside of urban areas but by the 1890s the style had begun to transition into what some have termed Queen Anne Free Classic with the introduction of classically inspired porch columns in place of turned posts, classically inspired pediments minus the sunburst motifs, Palladian windows inserted into the gable ends in place of prow windows or banks of small ornate windows among other detail.

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e-9 Its unique location as a singular physical characteristic which represents an established and familiar visual feature of a neighborhood, community or the city.

The Frattinger House is a visual landmark on the city's Near West Side and was probably always so given that the streetcar ran past the house for all to see. Its large size and exuberant detail are eye-catching in a neighborhood where most of the comparable houses have been demolished or remuddled beyond recognition.

Preservation Guidelines
For the
Frattinger House

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding the temporary historic designation of the Frattinger House. The intent of the commission is to preserve the historic, existing exterior features of the building and guide any changes and restorations that might be done on the exterior.

Building maintenance and restoration must follow accepted preservation practices as outlined below. Any exterior changes including repair of ornamental trim but exclusive of routine painting will require a certificate of appropriateness. Most certificates are issued on a staff-approved basis and only major new construction or alteration requests typically will go before the Historic Preservation commission. The Commission reserves the right to make final decisions based upon particular design submissions.

A. Roofs

Retain the roof shape. The proliferation of gables and dormers is a major feature of the house's design and they are to be retained. The installation of skylights where they would be visible from the street are not permitted as they would have a negative impact on the building. Skylights, however, may be added to roof slopes if they are not visible from the street or public right of way. No changes can be made to the roof shape which would alter the building height, the roofline or its pitch. Locate mechanical systems and vents on portions of the roof not visible at all from the public right of way and paint them out to minimize impact. If the building gets re-roofed, consultation with historic preservation staff is required to review and approve the new roofing material, flashing, and gutters. The minimum standard for re-roofing is a 3-tab asphalt shingle. Very light colors or very dark colors such as black are not permitted. Architectural shingles are permitted. Proposed materials for re-roofing will be considered on a case-by-case basis as some of the products are not compatible with Victorian-era houses. Any new gutters should be of the half-round style as they function and look best on a house with crown moldings on the eaves. Should a satellite dish be installed it should be placed where it is not visible from the street, preferably at the rear northwest corner of the roof. Removal of the rooftop chimneys are not allowed as they are a dominant feature of the design of the house. No rooftop construction or addition is allowed, as this would have a negative impact on the historic character and proportions of the building. The construction of other rooftop features requires review by Historic Preservation staff and a Certificate of Appropriateness.

B. Materials

1. Masonry

a. Unpainted brick or stone must not be painted or covered. Painting masonry is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date. Covering masonry with other materials (wood, sheet metal, vinyl siding, etc.) is not allowed. No painting of the limestone foundation is permitted.

b. Re-point defective mortar by duplicating the original in color, hardness, texture, joint finish and joint width. See the masonry chapters in the books, <u>As Good As New</u> or <u>Good For Business</u> for explanations on why the use of a proper mortar mix is crucial to making lasting repairs that will not contribute to new deterioration of the masonry. Using much harder, contemporary Portland

cement mortar will not make a lasting repair and can damage the historic brick and stone. Replaced mortar joints should be tooled to match the style of the original. Do not use mortar colors and pointing styles that were unavailable or were not used when the building was constructed. Consultation with historic preservation staff and a Certificate of Appropriateness is required before starting any re-pointing.

c. In the future should masonry cleaning be necessary it should be done only with the gentlest method possible. Sandblasting or high pressure water blasting or the use of other abrasive materials (baking soda, nut shells, dry ice, etc.) on limestone, pressed brick or cream brick surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. The use of accepted chemical products to clean masonry is allowed and a test panel is required before general commencement of the work. Work should be done by experienced individuals as the chemical cleaning process can have a negative impact on the masonry. Consultation with historic preservation staff and a Certificate of Appropriateness is required before any cleaning would begin.

d. Repair or replace deteriorated masonry with new material that duplicates the old as closely as possible. The use of EIFS (exterior insulation and finish systems) which is synthetic stucco is not permitted. Consultation with historic preservation staff and a Certificate of Appropriateness is required before attempting work on the masonry.

2. Wood/Metal

a. Retain original material, whenever possible. The character defining feature of this house is its use of wood for cladding and decorative detail. Do not remove architectural features that are essential to maintaining the building's character and appearance. The front porch has recently been rebuilt (2017) but does not match the previous 1916 porch (itself a replacement of the 1886 porch) and is built in a crude, inappropriate manner. This porch can remain but is subject to review when alterations to it are proposed. However, should the owner want to build a new porch or rebuild the existing to a more historic appearance, historic preservation staff will assist in its design. The side porch along Wells Street has also been rebuilt in the same inappropriate manner. It too can remain but is subject to review when alterations to it are proposed. However, should the owner want to build a new side porch or alter the existing side porch to a more historic appearance, historic preservation staff will assist in its design.

b. Retain or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Covering wood or metal with aluminum or vinyl or other substitute material is not permitted. Spot replacement or spot repair of any deteriorated elements is encouraged rather than complete removal and replication. Structural wood epoxies are suggested for the lasting repair of damaged or decayed areas of wood and wood trim. Any new elements must replicate the pattern, dimension, spacing and material of the originals, including the species of wood.

C. Windows and Doors

1. Retain existing window and door openings and original doors and windows within those openings. Retain the existing configuration of panes, sash, surrounds and sills, except as necessary to restore them to the original condition. Do not make additional openings or changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Do not change the size or configuration of the original window panes or sash. Use storm windows or protective glazing which have glazing configurations similar to the prime windows and which obscure the prime windows as little as possible. The use of structural wood epoxies is strongly encouraged to repair any minor damage or decay to wood windows.

2. In the event any windows need to be replaced, consultation with Historic Preservation staff is required to determine appropriate glazing patterns. New glass must match the size of the historic glass. New windows must be made of wood. Do not fill in or cover openings with inappropriate materials such as glass block or concrete block. Basement windows have been covered with wood panels and these can remain. If the wood covering were to be removed, the glass windows can be restored to their original appearance. Do not use modern style window units, such as horizontal sliding sash or casements, in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building. Where slider windows or new units have been previously installed they can remain. Any changes will require a Certificate of Appropriateness and appropriate wood windows.

   Any original windows on the building must be retained and repaired if at all possible. Vinyl, vinyl clad, metal, and metal-clad or fiberglass prime window units are not permitted. Wood combination/storm screen units or fixed storm windows that fit the shape of the original opening are permitted. Any replacement doors must be appropriate to the historic period of the building. Any changes to doors and windows, including installation of new doors and windows, require consultation with Historic Preservation staff and a Certificate of Appropriateness.

3. Steel bar security doors and window guards are generally not allowed where they are visible from the street. If permitted, the doors or grates must be of the simplest design and installed so as to be as unobtrusive as possible. A Certificate of Appropriateness is required for this type of installation.

D. Trim and Ornamentation

There should be no changes to the existing historic trim or ornamentation except as necessary to restore the building to its original condition. A replacement feature must match the original member in terms of scale, design, color, appearance and wood species. Existing historic trim must not be removed unless it is for the purpose of repair. Spot repair is preferable to wholesale replacement of details. Wood epoxy repair is often highly desirable for permanently repairing smaller areas of decay or damage to wood trim. Repair can also be done to metal surfaces. Consultation with Historic Preservation staff is required before any changes or

repairs are made to the building.

E. Additions

Given that the house occupies almost all of its lot, no additions will be permitted. The roof may not be removed or reconfigured to allow for an addition. Should a small addition be contemplated, approval shall be based upon its compatibility with the primary building in terms of window proportion and placement, building height, roof configuration, scale, design, color, and materials, Additions must be smaller than the original building and not obscure the historic building.

F. Signs/Exterior Lighting

The installation of any permanent exterior sign or light fixture on the front of the building or its lawn shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign or light with the historic and architectural character of the building. Consultation with Historic Preservation staff is required to assist in the selection of exterior fixtures. Plastic internally illuminated box signs with a completely acrylic face are not permitted.

G. Site Features

New plant materials, paving, or fencing shall be compatible with the historic architectural character of the building. Should a fence be considered in the future examples of appropriate fencing can be found in As Good As New and Living With History. No retaining wall is permitted along the property. Consultation with Historic Preservation staff is required before starting any work that would involve the landscape features, parking, walkways, or driveway. Victorian front yard landscaping was traditionally very simple and the raised limestone foundation was allowed to be seen rather than covered by shrubs.

H. Guidelines for New Construction

It is important that new construction be designed to be as sympathetic as possible with the character of the structure. However, since this property is almost landlocked on its site, it is doubtful that any new construction will take place. These guidelines are included, however, to be consistent with the guidelines for all locally designated historic properties. Small-scale accessory structures, like a gazebo, garage/parking pad or fountain, may be permitted depending on their size, scale and form and the property's ability to accommodate such a structure. Any request to construct a new garage/parking pad would be subject to review for code compliance and appropriate design and would require a Certificate of Appropriateness.

1. Site work

New construction must respect the historic site and location of the building. It should be accomplished so as to maintain the appearance of the building from the street as a freestanding structure.

2. Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components, such as overhangs and fenestration that are in close proximity to the historic building must be compatible to and sympathetic with the design of

the building. New construction is to be smaller in size and shorter in height than the historic building.

3. Form

The massing of the new construction must be compatible with the goal of maintaining the integrity of the historic building as a freestanding structure.

4. Materials

The building materials which are visible from the public right-of-way and in close proximity to the historic building should be compatible with the colors, textures, proportions, and combinations of cladding materials used on the historic building. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained and materials not available when the building was constructed should be avoided.

I. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. The following guidelines, with those found in subsection 11(h) of the ordinance, shall be taken into consideration by the Commission when reviewing demolition requests.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety and is beyond hope of repair. This would generally be in case of a major fire or a natural catastrophe.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Location

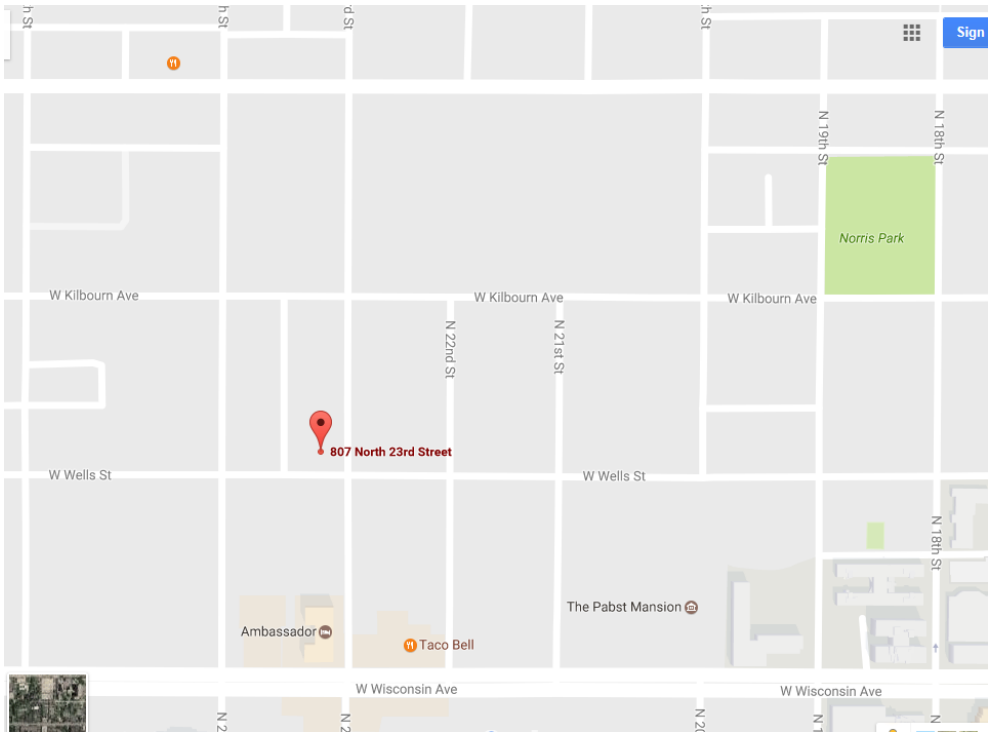
Consideration will be given to whether or not the building or portion of it contributes to the neighborhood and the general street appearance and has a positive effect on other buildings in the area.

4. Potential for Restoration

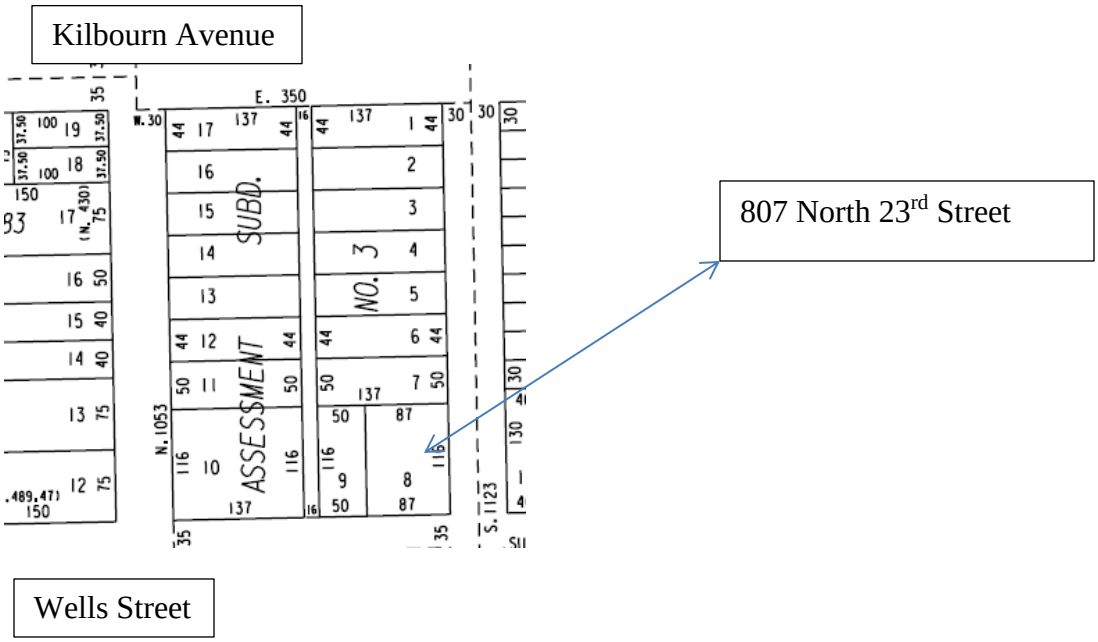
Consideration will be given to whether or not the building is beyond economically feasible repair.

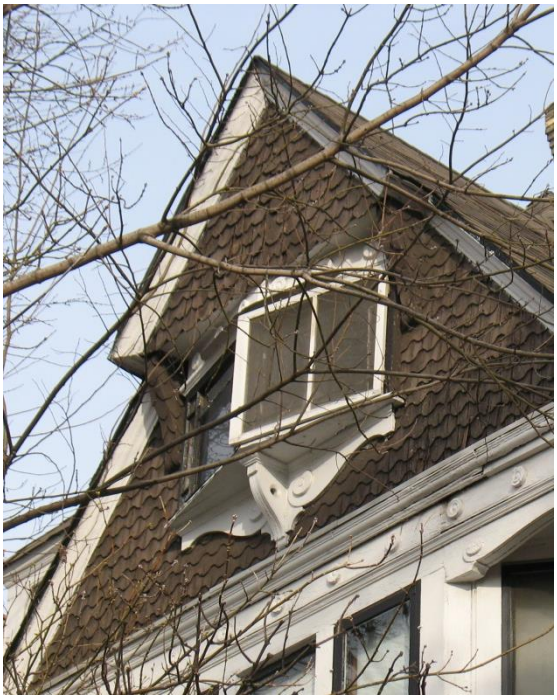
5. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.



Google Map 807 North 23rd Street





Survey Photo 1984

Newly constructed porch 2017