

HISTORIC DESIGNATION STUDY REPORT

CHARLES STEHLING HOUSE

(Written Winter 1984)

I. NAME

Historic: Charles Stehling House

Common: Same

II. LOCATION

1840 North Fifth Street
Milwaukee, WI

Tax Key Number: 353-0877-000

Legal Description: Sherman's add'n in NE ¼ SEC 20-7-22 Block 29 S 12.5' Lot 3-N1/2 Lot 6

III. CLASSIFICATION

Structure

IV. OWNER

Ms. Edie Somerville
1840 North Fifth Street
Milwaukee, WI 53212

V. PHYSICAL DESCRIPTION

The Charles Stehling House is an extremely well preserved example of a Queen Anne Style residence constructed in 1892. It is located on Milwaukee's near north side in a predominately residential neighborhood.

The Stehling House is a 2-1/2 story, frame structure on a coursed ashlar foundation with an intersecting gabled roof. It is superbly ornamented in the Queen Anne Style. The front porch is the outstanding feature with its turned posts, spindle work and the Moorish arched latticework grille of the balcony above. Dentils and consoles ornament the eaves.

There have been no major alterations to the Stehling House. Aluminum siding, storm windows and doors have replaced the original wooden clapboards, storm doors and windows. Otherwise, it has retained its original appearance.

VI. SIGNIFICANCE

Date Built: 1892

Architect: Charles Stehling

The Charles Stehling House is primarily significant for its architectural associations as an important example of residential Queen Anne architecture in Milwaukee. Historically, it was the residence of architect-builder Charles Stehling.

VII. HISTORY

The Stehling House was constructed in 1892 by Charles Stehling, an architect-builder. He was listed in the City Directories as a contractor between 1895-1900, but thereafter until 1917 as an architect. Apparently he was involved with primarily commercial construction since the 1905 City Directory lists him as president-treasurer of Charles H. Stehling Co., Tannery architects, machinery and tools, located at 508-10 Commerce. Another of his major residential commissions, extant in Milwaukee, is the Charles S. Forsyth House at 2328 East Back Bay. It is a three-story Classical Revival design located in the North Point South Historic District. He lived in the house until 1921, the year of his death. His widow was living in the house in 1922, but by 1935 it was the Phi Beta Pi fraternity. The present owners purchased the house in 1944.

VIII. STAFF RECOMMENDATION

Staff recommends the Charles Stehling House be designated a historic structure in accordance with Section 2-335 of the Milwaukee Code of Ordinances.

IX. PRESERVATION GUIDELINES

The following preservation guidelines represent the principle concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design submissions. These guidelines shall be applicable only to the Charles Stehling House. Nothing in these guidelines shall be construed to prevent ordinary maintenance or restoration and/or replacement of documented original elements.

A. Roofs

Retain the original roof shape. Dormers, skylights and solar collector panels may be added to roof surfaces if they are not visible from the street. Avoid making changes to the roof shape that would alter the building height, roofline or pitch.

B. Wood

1. Retain present material, whenever possible, except restoration to the original condition. Avoid removing architectural features such as the cornice and eaves trim. This is an essential part of the building's character and appearance that must be retained.
2. Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials that are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.

C. Windows and Doors

1. Retain existing window and door openings on all principal elevations. Retain the existing configuration of panes, sash, sills, doors, and hardware except as necessary to restore the building to its original condition. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Avoid changing the size or configuration of windowpanes or sash.
2. Respect the building's stylistic period. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the original window sash or door. Avoid using inappropriate sash and door replacement such as unpainted, galvanized aluminum storm and screen window combinations. Avoid the filling in or covering of openings with inappropriate materials like glass block or the installation of plastic or metal strip awnings or fake shutters that are not in proportion to the openings or which are historically out of the character with the building. Avoid using modern style window units such as horizontal sliding sash in place or double-hung sash or the substitution of units with glazing configurations not appropriate with the style of the building.

D. Porches, Trim and Ornamentation

There shall be no changes to the existing porches, trim or ornamentation except as necessary to restore the building to its original condition. The historic architectural fabric includes primarily the elaborate spindle and latticework of the front porch and balcony. Replacement features shall match the original member in scale, design and material.

E. Additions

All elevations are integral to the structures architectural significance. Additions are not recommended and require the approval of the Commission. Approval shall be based upon the addition's design compatibility with the building in terms of height, roof configuration, fenestration, scale, design and materials, and the degree to which it visually intrudes upon all elevations.