

HISTORIC DESIGNATION STUDY REPORT

LORENZ PAETZOLD HOUSE

(Written Fall, 1985)

I. NAME

Historic: Lorenz Paetzold House

Common: Same

II. LOCATION

Street Address: 1942 South Muskego Avenue

Legal Property Description: Lands in SW ¼ sec. 6-6-22 between S. Muskego Avenue – Alley and between N'LY & S'LY lines of Paetzold's Subdivision Ext. 'd W'LY

III. CLASSIFICATION

Structure

IV. OWNER

Lazaro & Maria Perez
1956 South Muskego Avenue
Milwaukee, WI 53204

V. YEAR BUILT

Between 1878-83

VI. PHYSICAL DESCRIPTION

The Lorenz Paetzold House is a small, two story, L-shaped, frame dwelling. Its uniqueness stems from the fact that it is entirely clad in slate, now weathered to a deep gray color.

In all, at least five different patterns of slate are used in the siding of the Paetzold House, the most important being the diamond pattern. Paetzold's more ornamental use of slate is in the window surrounds, where slightly rounded, rectangular pierces of slate are used as trim.

An 8 x 12, one-story addition, which houses a kitchen, was added to the southeast corner of the house in 1894. It, too, was covered with slate to match the rest of the house.

Paetzold was a carpenter, as well as a slater, and the interior contains custom designed cabinets and moldings. The house has been little altered from its original appearance.

The house occupies a small lot in a modest late nineteenth century residential area of the City's South Side.

VII. SIGNIFICANCE

The Lorenz Paetzold House is architecturally significant as an unusual example of folk architecture in which an artisan later expressed his craft in the construction of his home by cladding the entire exterior in slate tiles. The resulting structure is a unique expression in Milwaukee of the tile-hung houses common in rural England and Central Europe.

VIII. HISTORY

Lorenz Paetzold was born in Germany in 1839 and came to the United States about 1861. Evidently a skilled carpenter and slater, he settled in Milwaukee five years later and bought two acres of property on the City's south side in 1878. City directories list Paetzold as living in the vicinity of the subject house as early as 1880, but he does not appear at the exact address until 1883, placing the construction date as sometime within this period. He worked as a carpenter and a slater.

Paetzold subsequently divided a portion of his two acre property into Paetzold's Subdivision and sold the lots beginning in 1891, retaining for himself the west end of the property, on which his residence stood. When Lorenz Paetzold died in 1919, the home passed to his daughter, Florentine Jarssen. Mrs. Jarssen lived in the house until her death in 1970.

IX. STAFF RECOMMENDATION

Staff recommends that the Lorenz Paetzold House be designated a historic structure in accordance with the provisions of Section 2-335 of the Milwaukee Code of Ordinances.

X. 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 Lorenz Paetzold 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. Materials

1. Masonry

- a. Unpainted brick and slate should not be painted or covered. This is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date.

- b. Repoint defective mortar by duplicating the original in color, style, texture and strength. Avoid using mortar colors and pointing styles that were unavailable or were not used when the building was constructed.
- c. Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting brick is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products that could have an adverse reaction with the masonry materials.
- d. Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed.

2. Wood/Metal

- a. Retain original material, whenever possible. Avoid removing architectural features that are essential to maintaining the building's character and appearance.
- b. 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.

C. Windows and Doors

- 1. Retain existing window and door openings. Retain the existing configuration of panes, sash, surrounds, sills, doors and hardware except as necessary to restore the building to its original condition. Avoid making 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. 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 replacements such as unpainted aluminum combination storm and screen units. Avoid the filling-in or covering of openings with inappropriate materials such as glass block or the installation of plastic or metal strip awnings or shutters. Avoid using modern style window units such as horizontal sliding sash in place of double hung sash or the substitution of units with glazing configurations not appropriate to 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. Replacement features shall match the original member in scale, design and appearance.

E. Additions

The north, south and west elevations are integral to the structure's architectural significances. 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 the principle elevations.

F. Signs

The installation of any permanent exterior sign shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign with the historic and architectural character of the building.

F. Site Features

New plant materials, fencing, paving and lighting fixtures shall be compatible with the architectural character of the house. Repair and retain the existing frame carriage barn if at all possible.