

Building details for 10121 East Pearson Street, Milwaukee, WI. 53202

Building dates from 1885. The building is an Architecturally significant historic, fully wood framed with Cream City brick exposed foundations and designed in a simple Folk Victorian style.

The building's condition is excellent with a newly painted exterior and restored and updated interior featuring the original Victorian Oak Stairway inside the entrance.

Built the same year as the neighboring historic St. Hedwigs parish church, a significant Romanesque styled church built with Cream City Brick and boasting one of Milwaukee's largest solid Copper roof.

This building, originally a large single family is currently available as a single entry duplex.

Exterior details include a 12/12 Sloped roof with a 26 year old Class A 40 year Architectural Shingle and 2 Western facing roof skylights

Exterior siding and trim is all wood, painted and fully restored. Front Entry canopy features decorative Cedar shingles and Copper Roof over a high grade wood porch, columns and balusters/handrails. The rear entry arrives at a large stained wood deck. Over the rear entry hangs an authentic Victorian replicated Canopy with Cedar shingles and Copper flashing.

Windows vary and include a mix of authentic original double hung types and newer insulated glass double hung, all with high grade self venting Storm/ screen windows.

Front Elevation features a triple double hung with top clerestory windows. Front door is original 36" wide and 84" tall fully restored.

The home has 3 levels and a full basement serviced by a grand front stairway and a winding rear stairway with a newer stairway from First Floor to the Basement.

Building dates from 1885

Description: The West ½ of Lot 3, in Block13, in HUBBARD & PEARSON'S ADDITION, in , the Northwest ¼ of Section 21, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

Plat of Survey June 10, 1987 by Gerald Zander

Lot size=25' x 100' = Lot Area 2,500 sq. ft.

Building Areas:

First Floor=930 sq. ft.

Second Floor=930 Sq. ft.

Basement Level=930 Sq. ft.

Attic Level=930 sq. ft total and app. 400 sq. ft. at 5' height

Total of 3 levels-2,790 sq. ft

The First Floor ceiling is at 9' - 2" and includes 7 rooms.

Front Vestibule-9'-6" x 6'-6"

Original layout with Victorian Oak Stairway with decorative Newel Posts, Handrails and Ballusters. Re-finished stained wide plank Pine Floors. Stained Oak divides lite glass panel Entry door. Antique Light fixture. Upper re-finished divided lite double hung window.

Front Library-13'-6" x 10'-11"

Re-finished stained wide plank Pine Floors. A full wall of custom built-in bookcases with paneled door base cabinets topped with a crown molding. Features a triple double hung window unit with clerestory windows above. A large wood framed opening into the middle family room. All rooms have originally inspired castle-top wood trim work and painted crown molding.

Mid Bedroom-12'-3" x 7'-9'

Re-finished stained wide plank Pine Floors. Newly painted walls and castle top painted wood casings. Divided lite double hung window. Large, deep closet with refinished original 4 panel antique door.

Mid Family room-15'-3" x 10'-11"

Re-finished stained wide plank Pine Floors. Castle top wood casings. Ceiling Crown molding.

Cleaned Cream City brick chimney exposed.

Mid Full Bathroom-12'-4" x 10'-11"

A 5' Kohler bathtub with glass shower door. Ceramic tiled floor and shower. Features a 4' Birch cabinet vanity with 6 drawers and single door with a white solid core top and a modern

Hansgrohe faucet. Also, a large shelved linen cabinet with flush Birch doors and a new Kohler Santa Rosa toilet.

Rear Kitchen-15'-1" x 11'

The First Floor Kitchen is relatively new and features 24 Solid Birch cabinets with paneled doors with uppers that reach to the ceiling. Original restored wainscot around a corner table area. The floor is solid Cherry. Many interior doors are fully restored original 6-panel types. Appliances include a professional Amana gas Stove, 2 Uline undercounter refrigerator/freezer, Amana stainless dishwasher and Stainless sink with Rohl faucet with carbon water filter and Insinkertor disposal.

Rear Hallway/stair

Enameled floor with built-in shelving units. Leads to rear stairway up and rear entry out onto wood deck. Also leads to newer stairway down to basement rooms.

Second Floor ceiling is at 8' and includes 8 rooms

Front Stair hallway

The upper landing has an original divided lite double hung window completely restored and refinished. The entry door is original, and beautifully refinished

Front Master Bedroom-13'-6" x 10'-11"

With 3 double hung windows has wall to wall carpeting and an adjacent changing room with one large walk-in closet. A full second closet and wide plank refinished Pine flooring. Double paneled doors lead to the middle family room.

Front Closet/dressing room-11'-10" x 5'-8"

Mid Family Room-15' x 10'-11"

With 2 double hung windows and original wood storm windows. This room also has wall to wall carpeting.

Mid Bedroom-11'-11" x 7'-9"

With one original divided lite double hung window, this room also has refinished wide plank Pine flooring and a 6 panel painted entry door.

Rear Full Bathroom-6'-11' x 7'-9"

Featuring the original 5' footed cast iron bathtub, and wall hung tank toilet. Also a custom vanity with antique faucet and custom stained wood linen cabinet with panel doors and crown molding top. An original refinished 4 panel Pine door matches cabinetry.

Rear Kitchen-15' 8" x 8'-8"

Over original refinished Maple flooring stands all newer custom white painted cabinetry. Appliances include a small refrigerator and electric stove. Stainless sink and faucet. Rear door leads to rear stairway down and a winding stair to the Attic.

Attic

A very long 46' attic space has double hung windows at each end wall and venting Velux skylights on the western slope. Newer finished plywood flooring. Fully insulated with acoustic tile ceilings and ceiling track lighting. Partially electrified and includes 96% efficiency gas fired forced air heating system and an exposed Cream City brick chimney.

Basement is full masonry with Cream City Brick foundation and a bottom of joist height of 7'-4" and includes a 96% Efficiency, gas fired Forced Air heating system, Laundry sink and Gas Fired Water Heater. There are 2 Electrical service panels, 100 Amp each. Most of the home includes updated wiring, lighting and receptacles. Most Plumbing supplies are solid Copper and many drains are original.

Front gardens are rich and includes a 30 year old Colorado Spruce, (2) Yew bushes, Carpet Juniper, Pachysandra along the Stairway, Columbine, Hosta varieties, Red Burberry shrubs, Vinca Minor Periwinkle, French Lilacs and numerous perennial plants.

The rear garden features (2) 25 year old Wisconsin Spartan Juniper trees, a central garden surrounded by a small grass lawn and includes numerous Perennial plants including Euonymus evergreen, Vinca Minor Periwinkle, Irises, Columbines, Elephant Hosta, Phlox, Ornamental Hosta, Rose, Daylily, French Lilacs and Ornamental Cotoneaster Shrubs. The rear garden features a red brick walkway and a stained wood deck, and perimeter Cedar privacy fencing.