



## Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 12/14/2015**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Dean Doerrfeld**  
**PTS**

**Property** 1773 North Cambridge Ave. Temporarily designated historic property

**Owner/Applicant** 1773 CAMBRIDGE, LLC  
3723 SOUTH 1<sup>ST</sup> STREET  
MILWAUKEE, WI 53207  
PHONE: (414) 828-1935

Joel Ackagi  
2025 North Summit Avenue, Suite 201  
Milwaukee, WI 53202  
Phone: (414) 893-3586

**Proposal** Relocate structure to 2208 North Newhall Street.

**Staff Comments** The Crain/Claflin/Eldred House was built in 1880 at a time when Milwaukee was expanding rapidly and substantial middle-class houses were being erected at a staggering rate to reflect the growing numbers of middle-class professionals and business owners. Under new ownership, the property underwent a major renovation in 1903-1904 with the addition of numerous Arts and Crafts details while retaining some of the building's Colonial Revival elements. This house would have been distinctive in its time.

The 1903-1904 remodeling does not diminish the architectural integrity of the house, which has held its current appearance for more than a century. Arts and Crafts details include the simple shingling in the front gables and dormer, the pent roof/hood over the paired windows on the front elevation, wide simple bargeboards, brackets at the gables, rafter tails at the dormer half timbering, balusters paired into threes and turned at an angle, and rectangular windows with six-over-one sash. A few Colonial Revival details include the fluted Ionic columns at the porch and the multi-paned oculus in the larger front gable end.

The property is not listed in the National Register of Historic Places, and received temporary local designation in July 2015.

Generally, moving historic properties is discouraged in the context of both National Register listing and local designation; however, exceptions are allowed. Moving historic properties is considered a viable alternative when faced with the threat of demolition or benign neglect. This can occur when individual buildings are relocated as part of a redevelopment undertaking, or on a large scale when numerous buildings are threatened by highway projects, as part of a structural solution for flood prevention, or airport expansions. Consideration must be given to the target site to ensure that the setting, orientation, and relationship to surrounding buildings are similar to the original location. When these parameters are satisfied, moving the structure is preferable to the irreversible loss of the cultural resource.

The target location is residential in character with one large commercial structure immediately to the north, and 2 to 2½ story, wood-frame dwellings to the south and west. The surrounding residential structures are of a similar style, scale, and mass as the subject property. The rear of the lot abuts an alley. At the current location, modern infill development, including a multi-story apartment building, lie to the north with additional new construction to the west and south. The target parcel is slightly smaller (5,400 sq. ft.) than the current land area of 7,050 sq. ft.; however, the rear of this parcel is paved while the target parcel retains its open space.

Staff finds that relocating the Crain/Clafin/Eldred House is appropriate. The target parcel lies within an area that exhibits a strong residential character even though a commercial building is to the north. The similar scale, massing, and materials of the surrounding residential architecture are compatible with the historic property.

Although the guidelines for Milwaukee's locally designated historic properties are silent on this issue, relocation has been successfully completed with the approval of the Historic Preservation Commission.

<b>Recommendation</b>	Relocate 1773 North Cambridge Avenue to 2208 North Newhall Street: Approve with conditions
<b>Conditions</b>	<p>Should an alternate target location be selected, applicant will need to present this site to the Commission for review.</p> <p>Details of the new location—foundation, orientation, setback, landscaping, hardscaping, etc.—to be presented to staff for approval.</p>
<b>Previous HPC action</b>	Approval of Temporary Designation: 6 July 2015.
<b>Previous Council action</b>	