



TEMPORARY HISTORIC DESIGNATION STUDY REPORT

4416-4420 NORTH 27TH STREET

ISAAC NESLON / MARGARET ARNSTEIN BUILDING

AUGUST 2017

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I. NAME

Historic: Isaac Nelson / Margaret Arnstein Building

Common Name:

II. LOCATION 4416-4420 North 27th Street

Legal Description Tax Key No. 2310812000
RE-PLAT OF BLK 7 GARDEN HOMES SUBD IN NW & SW ¼
SEC 6-7-22 BLOCK 7 LOT 12

III. CLASSIFICATION Site

IV. OWNER City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

ALDERMAN Ald. Ashanti Hamilton 1st Aldermanic District

NOMINATOR Victor and Judith Sumbry

V. YEAR BUILT 1927
(Permit Records Dated April 18, 1927)

ARCHITECT: Alfred H. Siewert
(Permit Records Dated April 18, 1927)

VI. PHYSICAL DESCRIPTION

THE AREA

The Isaac Nelson / Margaret Arnstein Building is located at the northeast corner of North 27th Street and West Port Sunlight Way on the city's northwest side. North 27th Street is a major traffic arterial that extends north of the Menomonee Valley, with some interruptions, to West Silver Spring Drive. In the area of this nomination, the street consists of two driving lanes, one northbound and one southbound, along with parking lanes.

To the south by some four blocks is Capitol Drive. In the immediate vicinity is the intersection with Atkinson Avenue and Roosevelt Drive. Because these intersections were major public transportation points, clusters of commercial properties and mixed use properties typically two to three stories in height were built at these nodes, often at the prominent corners. In the case of the nominated property, the corner was seen as most valuable to develop with a mixed use structure containing stores and apartments. Single family houses and bungalow duplexes fill in

the remainder of the block. These residences were all constructed between 1927 and 1928 and are contemporary with the nominated property.

The nominated property is right at the edge of the Garden Homes Historic District, which at the time of its development in 1921 – 1923 was initially outside the city limits of the Milwaukee. As various manufacturers moved out to this locality, due in part to large amounts of open land and the proximity of an important railroad corridor, subdivisions were platted and the area became part of the city. A lot of development occurred during the 1920s, among which were numerous small scale apartment buildings, some of which were designed with ground floor retail. Typical for this era, many featured period revival details derived from historic English or Mediterranean buildings.

BUILDING DESCRIPTION

The Nelson / Arnstein Building is a two-story, masonry building with flat roof that features two prominent elevations, one along North 27th Street and one along West Port Sunlight Way.

The main elevation fronts North 27th Street and features two storefronts separated by an arched entrance to the apartments upstairs. The south-most storefront (4416) wraps around the corner along Port Sunlight Way. On the second story the apartment windows are arranged into two groups of four, placed above the storefronts. They are accented by bands of brick set in a soldier course pattern. Windows feature six-over-one sash. Roll-up aluminum awnings have been installed above the windows.

On the Port Sunlight Way elevation, the first story features an entry door with arched transom to the left of which are three small windows set high in the wall. Two are filled with vents and the center one has glass block. To the right of the door is a group of three windows. On the second story short windows are paired above the storefront below while traditionally sized windows, are located at the east end of the elevation, either singly or in pairs. On this elevation it appears that the original sash have been replaced with one-over-one vinyl windows. A box sign, hanging above the entry door indicates that one of the past commercial tenants was Porky's Spot, a jazz and blues venue.

A small one story flat-roofed addition clad in faux stone is attached to the rear elevation and has a grouping of three windows facing Port Sunlight Way. On the east elevation of this one story addition is a pair of windows and a single window, looking out in the rear yard. The remainder of the rear elevation features windows for the upper apartments and one upper level door that likely led to an airing porch, removed for the one story addition below.

The north elevation, adjacent to residential properties, mostly bungalows and bungalow flats, is utilitarian in character, almost windowless, with a light court at the center of the façade. There are assorted windows in the light court. The building is separated from the residence immediately to the north by a driveway with a curb cut at North 27th Street.

The rear yard has grass and is fenced with chain link fencing.

Ornamentation consists of a modest shaped parapet of cast stone featuring scroll designs, tile inserts along the front and Port Sunlight Way elevations, framed bands of brick set in a soldier course pattern and a shaped medallion with tile at the front façade. These features lend a simplified Mediterranean Revival character to the design.

Alterations include the construction of the one story addition at the rear in 1946, the closing up of the entrance to 4420, the alteration to the storefront at 4416, the blocking up of the leaded glass transom at 4416, the blocking up of the three small windows on the first floor of the North Port

Sunlight Way elevation (one with glass block), and the blocking over of the arched transom above the North Port Sunlight Way entry,

VII. SIGNIFICANCE

The Isaac Nelson / Margaret Arnstein Building is significant as a representative building type that was commonly seen along the major arterials in the city during the 1920s. There had always been a history of stores with apartments above, commonly built for a particular business with the owners/proprietors living above. They could be found within neighborhoods throughout the city and often housed grocery stores, bakeries and other businesses that provided necessities for the surrounding residential neighborhoods. By the 1920s and during the 1920s in particular, the single business occupancy with single flat above was replaced by larger structures with two or more retail storefronts and multiple apartments on the upper floor or floors. These larger structures tended to be built along major transportation routes and less and less among the neighborhoods themselves. Permit records show a pattern toward investor involvement in these types of buildings. Often a realty company, consisting of investors, would build a structure then sell to another company, also comprised of investors. Rarely did the owners live on the premises. Maintenance was subbed out to contractors to keep up (or not keep up) the buildings. In the case of the subject nomination, we do have an example where the early building owners lived on the premises as well as operating businesses in the building. What limited research has been conducted on this building shows that the early owners were immigrants of Jewish ethnicity whose experience in Europe would have followed the traditional model of a shopkeeper living at his/her place of business.

This building is also representative of the history of small neighborhood retail, always difficult even in the best of times. In many examples of single owner occupied buildings, the business was kept going past World War II. In examining the history of many mixed use non-owner occupied buildings, long term tenancy was more of an exception than the norm. In the early years, food related businesses seem to dominate, giving way to clothiers and specialty shops which ultimately succumbed to the changes in retail favoring larger stores with more variety of goods. After a time such lower overhead businesses as re-sale shops, beauty supply stores, offices for businesses, offices for social services and even church use appeared. Some of the mixed use buildings even saw a conversion of commercial storefronts to residential use.

Of course there are exceptions to this scenario. Successful small family-run restaurants have survived for decades. Another exception are the small taverns that can be seen throughout the city. Prior to Prohibition, brewery owned taverns or "tied house" were leased to proprietors who sold that brewery's brand. They were in most instances architecturally distinctive and designed so that patrons could tell the ownership. Such corporate ownership ended with Prohibition and when beer flowed once again, individuals began to open or in some cases, reopen premises for the sale of alcohol. The Nelson / Arnstein Building was constructed during Prohibition but interestingly had a tavern on the premises once Prohibition ended in 1933. A tavern remained in the building until the City acquired the building in 2015.

The building is also significant for its association with Alfred H. Siewert, a Milwaukee based architect with commissions around the state of Wisconsin. The building that is the subject of this nomination was part of Siewert's early career and shows him to be in the mainstream of 1920s design by giving the building modest Mediterranean elements. Siewert went on to embrace and promote a new building technology, glue laminated timbers or glulam. The new technology allowed for a renewable resource (wood) to be used in creating light weight spans in a variety of arched shapes.

Isaac Nelson / Margaret Arnstein Building History

The Nelson / Arnstein Building is located at the northeast corner of North 27th street and West Port Sunlight Way on an irregularly shaped parcel measuring 25-foot by 103-foot by 40-foot by 88-foot. The property on which the building sits was once part of the Garden Homes Plat.

The Garden Homes Company was formally incorporated in 1921 following state enabling legislation that allowed the creation of public housing corporations whose stock would be owned by local government and private individuals. The City of Milwaukee, under Socialist Mayor Daniel Hoan, had urged this legislation as a way to address the need for affordable working class housing. The city subsequently acquired 29 acres to develop such housing. The land was several blocks outside the north city limit at the time. The homes were targeted for those whose incomes ranged from \$1,000 to \$1,500 per year. The original plat extended from North 27th Street on the west to Roosevelt Drive on the south, to Teutonia Avenue to the east and Ruby Street to the north.

Originally 162 living units were planned but only 105 were built between 1921-1923. All were designed by architect William Schuchardt in a simplified Colonial Revival style. Formal annexation to the city of Milwaukee occurred in 1924 after unsuccessful attempts by the Town of Wauwatosa and Town of Milwaukee to annex the development. By 1925 residents wanted to end cooperative ownership and have title to their own homes and the Garden Homes Corporation agreed to disband the cooperative ownership structure. Various vacant lots and undeveloped lots were sold off before the corporation formally disbanded in 1936.

Deeds show that the Garden Homes Company sold this particular lot to Bropess Realty & Investment on March 13, 1927. Bropess in turn sold the lot to Isaac and Sarah Nelson on March 18, 1927. (Deeds Vol. 1205 page 38, Vol. 1176 page 398)

Nelson quickly took out a permit the next month on April 18, 1927 to construct the two-story mixed use building we see today. The architect for the project was Alfred H. Siewert. The two story masonry building consisted of two storefronts facing North 27th Street and upper story apartments. The building is simple in design with details suggestive of Mediterranean Revival. Siewert (1899-1981) started his own office Milwaukee in 1923 and like many small practices seemed to have a number of commissions in the booming 1920s for small mixed use buildings and apartment buildings. (Milwaukee Permit Records)

The building may have still been under construction or just completed when Isaac Nelson and his wife Sarah sold the property to Margaret Arnstein on November 15, 1927. Not much is known at this time about Margaret Arnstein and her husband Arthur Arnstein. The two were in their 30s when they married, in about the year 1925. Arthur Arnstein was listed in the directory as a salesman for A. Shurman & Sons in 1928 and 1929 and 1930. A. Shurman & Sons, owned by Aaron Shurman and his sons Michael and Hyman, was a wholesale produce company at 402-204 5th Street, later 1300-1304 N. 5th Street at McKinley.

At the corner storefront, 4416, a meat market then later a factory furniture store occupied the premises per permit records. In 1931 Arthur Arnstein ran his own fruit store at 4416, and then turned it over to Joseph Litovchik in 1932. Arthur was not shown with an occupation in 1932. In 1933 he opened a tavern in 4416. In one directory this was called the Silver Line Café. An occupancy for a dance hall and tavern was issued in August 1924. In the other storefront, 4420, tenants included a fruit market and then a bakery run by Anna Slaban/Slabon. City directories show that the Arnstein's lived in one of the upper apartments for a period of time. (Deeds Vol. 1239 page 52; Ancestry.com 1930 Census information; Milwaukee City Directories)

The Arnstein's owned the building until 1940. Arthur Arnstein may have been in ill health as he died not long after their ownership on May 21, 1942.

On June 29, 1939 Margret Arnstein executed a lease to Anton and Bertha Kandlbinder for the premises that included a tavern, a two-room apartment at the rear of the building and the

basement. (Milwaukee Permit Records; Deeds Vol. 1606 page 233) City directories show the Kandlbinder's ran the tavern at 4416. The bakery continued to operate out of 4420.

On July 18, 1940 Margaret Arnstein sold the premises to Wisconsin Savings, Loan and Building Association. The Banking Commission of Wisconsin later acquired all of the assets of Wisconsin Savings, Loan and Building Association on May 12, 1943. Arthur, as mentioned above, died in 1942. Margaret later lived on Teutonia Avenue. She died on September 23, 1960 and is buried at Temple Menorah Ever Rest Cemetery in Milwaukee alongside her husband Arthur. (Ancestry.com website accessed August 2017)

Meanwhile, the Kandlbinder's were being sold the property on land contract, the process having started on June 30, 1941. They received the deed to the property on July 2, 1948. (Deeds Vol 1738 page 443, Vol. 1906 page 504, Vol. 2513 page 350)

The Kandlbinder's were Austrian immigrants; Anton was born in Vienna on May 10, 1903; his wife Bertha/Berta was born in Stratberg on April 7, 1905. They were married in Chicago on June 21, 1930. They lived on the premises with their two daughters, Angeline (born March 14, 1932) and Anna Theresa (born August 13, 1934).

The 1940 census information and directories gives us a glimpse into the tenants in this building. Frank Dicker and his family were renting one of the apartments. Frank was from Pennsylvania. He was 30 years old and his wife Dorothy was 28. There are no Dicker children listed. (Ancestry.com) In another apartment was Fannie Rosenfield and her sister-in-law Jeanett. Another apartment was tenanted by Louis Silbert, a Polish native, who was 40 years old and lived with his wife Fannie age 35, son Myron age 11, son Paul age 6 and daughter Joanne age 10 months. While today we think of apartments as housing for singles or for roommates or students, families often rented such quarters until such time they could afford larger flats or purchase their own home. So this mix of tenants at 4416-4420 North 27th Street would have been considered a typical situation. (Ancestry.com website accessed August 2017)

As mentioned above, Anton Kandlbinder took over the operation of the tavern at 4416. During the Kandlbinder ownership the other storefront, 4420, would later house a dry cleaners, a deli and bakery, and an office for Advertising Aids All. There were three apartments on the premises.

On February 27, 1946 the Kandlbinder's took out a permit for the construction of a small addition to the rear of the building to house a living room and bedroom. This is the small structure at the rear today, clad in faux stone or a cementitious material that is patterned to look like stone. The permit also indicated that the north storefront (4420) would be converted to a three-room and one bath apartment. However, it appears the conversion did not occur as permit records show later commercial tenants in this space. By 1955 the Kandlbinder's were living in Florida as noted in inspection records. Anton passed away on September 7, 1972 at Ft. Lauderdale at the age of 69.

The next owners were Edward and Katherine Drouin who purchased the property from the Kandlbinder's on October 13, 1961. (Deeds Vol. 4184 page 392) Occupancy of the corner storefront continued to be a tavern and the north storefront later housed a vacuum cleaner and repair shop, and a baby furniture re-sale shop.

The Drouin's sold the property to Aguinaldo and Ella Thomas on May 2, 1973 and they remained owners for thirty years. During their ownership, the storefronts were altered with new glass. The Thomas's sold the property to Jessie Wray Jr. and his wife Mary on June 19, 2003. During their ownership the corner tavern was known as the Classic, Jazz and Blues (2007), and Tasniques Bar and Grill (2009-2011). The Wray's in turn sold the property to McKenzie Wray, Jr. and Alexandra Wray on November 14, 2011 and the latter two sold the premises back to Jessie and Mary Wray on April 12, 2012. The Wray's lost the property in foreclosure and it was sold for delinquent taxes to the City of Milwaukee on July 13, 2015. (Deeds, Reel 718 image 368, Vol.

1349 page 456, Vol. 1434 page 195, Vol. 1441 page 317, Vol. 1429 page 580; Google images 2007, 2009, 2011).

The City of Milwaukee currently owns the property and has plans to demolish the building. That led the neighbors of this property, Victor and Judith Sumbry, to apply for temporary historic designation.

In summary then, the property has had the following owners since the building was constructed: Isaac and Sarah Nelson (less than 1 year), Margaret and Arthur Arnstein (13 years), Anton and Bertha Kandlbinder (20 years), Edward and Katherine Drouin (12 years), Aginaldo and Ella Thomas (30 years), members of the Jessie Wray family (9 years), City of Milwaukee (2 years).

The storefront at the corner, 4416 has been a tavern since the end of Prohibition. The north storefront 4420 has had periods of vacancy and a host of tenants including a grocery and meat market, a bakery, a dry cleaners, and others since the time the building was constructed.

VIII. THE ARCHITECT

Alfred H. Siewert was born, according to one source, in Newburg, Wisconsin on July 21, 1899 and another source indicates he was born in the Town of Trenton near the City of West Bend. Alfred moved to Milwaukee with his parents Theodore Siewert and Anna Roeber in 1910 and attended Lutheran High School. His formal training came in the form of an apprenticeship with Milwaukee architect Fred Graf. He went on to work for the Chicago firm of Perkins, Fellows & Hamilton then the Manitowoc partnership of Smith & Reynolds. He opened his first office in Milwaukee at 3601 West North Avenue (demolished) in the fall of 1923. City directories show that he was in partnership with Eugene H. Fries as Siewert & Fries, architects and engineers, for several years beginning in 1924. He practiced alone in 1928, listing himself as architect. He established Alfred H. Siewert Inc. in 1930 with himself as president, his brother Theodore Siewert as vice-president and brother Raymond Siewert as secretary. The company listed itself as engineers. Offices were at 36th Street and North Avenue in a building known as the May Building. He moved his office to various locations on North Avenue, lastly establishing an office at his home at 9516 West North Avenue in Wauwatosa in 1978. He became an officially licensed architect with the State of Wisconsin in 1930. He died on February 6, 1981. (Historical / Architectural Resources Survey, Village of Thiensville, Ozaukee County, [2003], Chapter 8: Architects, Builders, Contractors, pages 39-49. <http://digicoll.library.wisc.edu/cgi-bin/WI/WI-idx?type=turn&entity=WI.OzThiensvilleRes.p0050&id=WI.OzThiensvilleRes&isize=text>. Accessed on line August 2017; Cambridge Public School National Register listing, <https://npgallery.nps.gov/nrhp/GetAsset?assetID=80b47ea1-8a2a-4786-8fe8-de6e49525bdb>. Accessed on line August 2017)

Siewert's body of work included numerous designs for churches, church additions, and accessory structures for churches, numerous remodeling projects for public and parochial schools, as well as private residences. The Wisconsin Architectural Archives houses drawings for 233 of his commissions. He had clients around the state of Wisconsin. Among his many projects are the Mount Carmel Lutheran Church in Milwaukee, the Jackson Park Evangelical Lutheran Church in Milwaukee, the Aldersgate United Methodist Church in Milwaukee, the Butler Elementary School in Butler, the Lutheran High School in Racine, an addition to Johnson School in 1948 in West Allis and an addition to Trinity Evangelical Lutheran Church in 1956 in West Allis. While churches and public buildings are prominent in his later career, small mixed use buildings and apartment buildings seemed to have been a major part of his very early work.

In the time period that the Nelson / Arnstein Building was designed, Siewert, like most architects of this period, produced buildings that had period revival details, Tudor Revival and Mediterranean Revival being the most common. Examples of Siewert's mixed use buildings and small apartment buildings include 7730-7732 West National Avenue in West Allis (1927,

Mediterranean Revival very reminiscent of the nominated property); 6227-6231 West National Avenue (1927 Mediterranean Revival in West Allis), the Wellington Hall Apartments at 1020 East Pleasant Street (1928, Tudor Revival), 819 North 15th Street (1928 Mediterranean Revival), 3273 North 17th Street (1928 Mediterranean Revival, demolished), 1628 North Franklin Place (1929 Mediterranean Revival), 1525-1527 West Atkinson Avenue (1929, flamboyant Tudor demolished) and 1537 West Atkinson Avenue (1929 flamboyant Tudor demolished). His motto at this time was "The Architect—Lives to build, not to boast." (Shorewood High School Yearbook, 1929 ad unnumbered page included in Ancestry.com, accessed on line August 2017)

Siewert's work is still being studied and evaluated in the context of his contemporaries. Siewert's primary importance to date has been connected to his use and promotion of glued laminated timber construction, glulam, a technology that allowed for lightweight, broader spans that were useful for large buildings that needed open spaces. Siewert was one of the first architects to embrace this technology. He used glue laminated timbers in at least 14 projects between 1935 and 1976. Along with architect Edgar A. Stubenrauch of Sheboygan they are considered pioneers in this field. "By the 1950s about three quarters of all church buildings utilized this method of framing." (<http://www.sentinelstructures.com/churches.html>. Accessed on line August 2017; <http://www.wisconsinhistory.org/Content.aspx?dsNav+N:4294963828-4294963814&dsRecordDetails=R:HI154343>. Accessed on line August, 2017; <https://npgallery.nps.gov/nrhp/GetAsset?assetID+90b47ea1-8a2a-4786-8fe8-de6e49525bdb> . Accessed on line August 2017)

Just a note on glulam. Glue laminated timber consists of putting together a number of layers of dimensioned lumber bonded together with durable adhesives. The resulting product is lighter weight than other forms of framing and allows for the creation of not only straight pieces but a variety of arched shapes that can be used to span large spaces. Experimented with in Europe in the 19th century, patented industrial use came about in Germany in the 1890s. Otto Hetzer is credited with a number of patents relating to this technology. Max Hanisch, Sr., who had once worked for Hetzer, brought the technology to the United States and set up a manufacturing plant in Peshtigo, Wisconsin in 1934. Two Wisconsin architects, Alfred H. Siewert of Milwaukee and Edgar A. Stubenrauch of Sheboygan were the early proponents of the material and Siewert used glulam timbers in his church designs. ("Glue laminated timber", Wikipedia.org, https://en.wikipedia.org/wiki/Glued_laminated_timber. Accessed August 2017)

Alfred H. Siewert died on February 6, 1981. As referenced above, the drawings for over 200 of his projects are now housed at the Wisconsin Architectural Archive, located at Milwaukee Central Library.

SOURCES

Ancestry.com. Arnstein family members, Kandlbinder family members, Alfred H. Siewert. Accessed on line July and August 2017.

Cambridge Public School National Register listing, <https://npgallery.nps.gov/nrhp/GetAsset?assetID=80b47ea1-8a2a-4786-8fe8-de6e49525bdb>. Accessed on line August 2017)

"Glue Laminated Timber". https://en.wikipedia.org/wiki/Glued_laminated_timber.

Historical / Architectural Resources Survey, Village of Thiensville, Ozaukee County, [2003], Chapter 8: Architects, Builders, Contractors, pages 39-49. <http://digicoll.library.wisc.edu/cgi-bin/WI/WI-idx?type=turn&entity=WI.OzThiensvilleRes.p0050&id=WI.OzThiensvilleRes&isize=text>. Accessed on line August 2017;

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<http://www.wisconsinhistory.org/Content.aspx?dsNav+N:4294963828-4294963814&dsRecordDetails=R:HI154343>. Accessed on line August, 2017;

Milwaukee City Building Permits.

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Milwaukee County Register of Deeds

Sentinel Structures Inc. <http://www.sentinelstructures.com/churches.html>. Accessed on line August 2017;

IX. STAFF RECOMMENDATION

Staff recommends that the Isaac Nelson / Margaret Arnstein Building be given temporary historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria e-1 and e-6 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.

- e-1. Its exemplification of the development of the cultural, economic, social or historic heritage of the City of Milwaukee, State of Wisconsin or of the United States.

The construction of this mixed use building in 1927 helps us to understand the real estate boom taking place in the city as boundaries expanded and how small scale mixed use buildings became an important feature in the small neighborhood commercial districts. In this newly developing portion of the city, the traditional concept of individual commercial buildings constructed by an owner-occupant who ran their business on the premises was transitioning into the modest mixed use building housing two to three stores and providing a small number of apartments above, tenanted by non-related individuals and families. It also allows us to get a glimpse into the life of two owners, immigrants of Jewish ethnicity who continued the tradition of living and working on the premises, most likely due to their background from Europe.

- e-6 Its identification as the work of an artist, architect, craftsperson or master builder whose individual works have influenced the development of the city.

Architect Alfred H. Siewert is not a household name in Milwaukee primarily due to recent nature of his career and the fact that many of his commissions were outside the city of Milwaukee. As architectural surveys continue throughout the state it is likely that more of Siewert's commissions will be brought to light, especially for the early period of his career. That said, he is already considered an important architect for his promotion of the use of glue laminated timber construction, glulam, a product that can be found in at least 14 of his projects.

Siewert was in the mainstream before he began his work with glulam structures. Some of his commissions were modest, some more flamboyant. The building boom of the 1920s provided a lot of work for a whole host of young and mature architects. The project at 4416-4420 North 27th Street was representative of his

smaller modest commissions in the 1920s and does not appear to have been a major commission. But it does give us an insight into the variety of ways architects could design in the period revival and not replicate one another. Like any architect's body of work, knowing about early commissions informs us about the development of the architect himself/herself.

Preservation Guidelines For the Isaac Nelson / Margaret Arnstein Building

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding the temporary historic designation of the Nelson / Arnstein Building. 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 masonry and cast stone details 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. No changes can be made to the roof shape which would alter the building height, the roofline or its pitch. The appearance of the flat roof and the ornamental parapet is important to the character of this mixed use building. Skylights may be added to the roof if they are not visible from the street or public right of way. 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. Re-roofing requires consultation with historic preservation staff and a Certificate of Appropriateness to ensure appropriate materials and installation. Should a satellite dish be installed it should be placed where it is not visible from the street, preferably at the rear northeast corner of the roof. No large 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/or the Historic Preservation Commission 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 cast stone trim is permitted. The cast stone trim at the parapet, sills, and decorative element is to be retained and not replaced with synthetic material.
- 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, As Good As New or Good For Business 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, cast stone or 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. Do not remove architectural features that are essential to maintaining the building's character and appearance.
- 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. The storefront windows are to be retained. Should there be an adaptive use project involving the former storefront spaces, the Commission will entertain ways to modify this portion of the building. 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. The upper story six-over-one sash at the front are original and are to be retained and repaired. If the windows are beyond salvaging, new wood windows matching these originals will be required. The North Port Sunlight Way elevation windows have been replaced with what appear to be vinyl windows. They may remain but at such time replacement is requested or needed, replacement windows will match the originals and be made of wood. 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. Any changes or replacements or restoration 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. It is not known if the original doors are extant. If so, they are to be retained and repaired if possible. 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 not allowed in the storefront windows. On other doors and windows they 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 material. 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 elements. Repair can also be done to metal surfaces and stone and cast stone. Consultation with Historic Preservation staff is required before any changes or repairs are made to the building.

E. Additions

As the building occupies all of its property to the public sidewalk along North 27th Street and West Port Sunlight Way, no additions are permitted at these locations. 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. The Historic Preservation Commission may consider an addition to the rear or east elevation if the design, scale, materials, proportions and other features are compatible with the historic building and do not dwarf or minimize the historic building.

F. Signs/Exterior Lighting

The installation of any permanent exterior sign or light fixture on the North 27th Street and West Port Sunlight Way elevations of the building will 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

While there is no physical space for planting along the North 27th Street and West Port Sunlight Way elevations, the addition of planters and other sidewalk features will require the approval of the Commission. New plant materials, paving, or fencing in the rear yard 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. Consultation with Historic Preservation staff is required before starting any work that would involve the landscape features, parking, walkways, or driveway

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. These guidelines are included 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. The small, one story rear addition, clad in faux stone or a cementitious material, was constructed in 1946 and is not considered contributing to the character of the main building. Its removal would be acceptable.

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

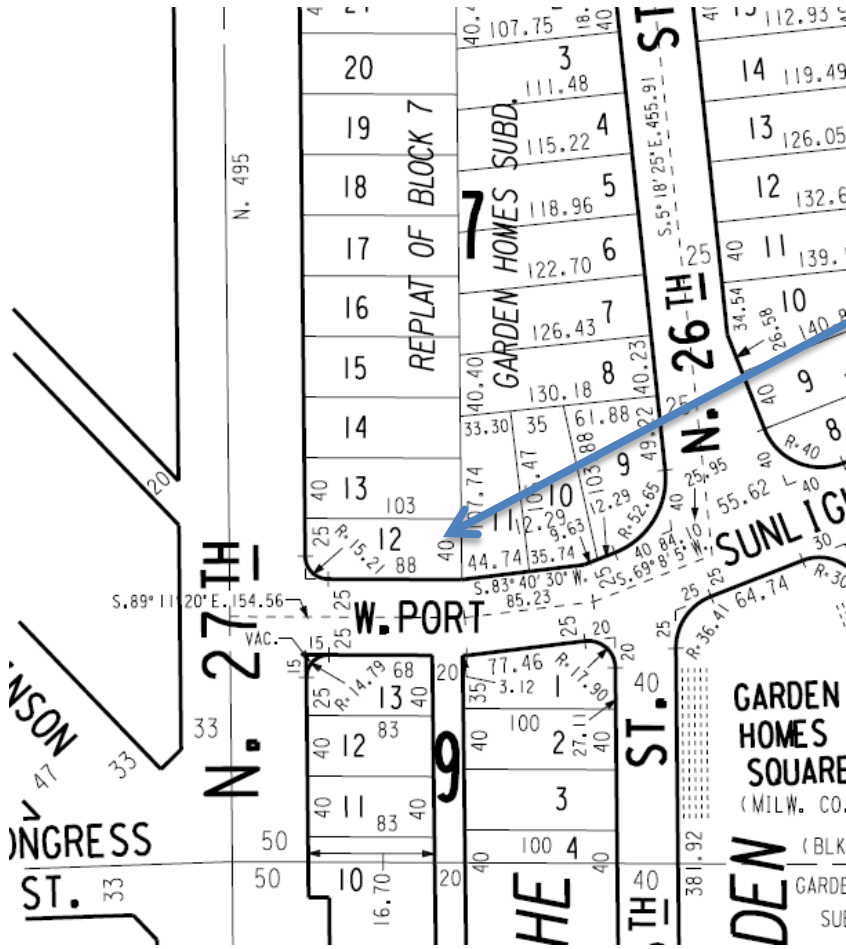
Consideration will be given to whether or not the building or portion of it contributes to the neighborhood and the general street appearance and has a positive effect on other buildings in the area.

4. Potential for Restoration

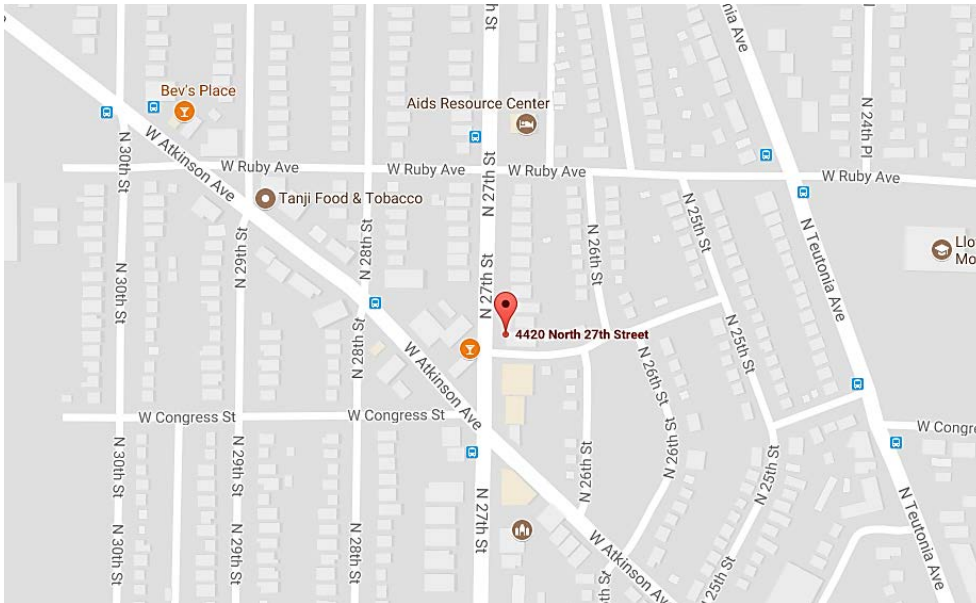
Consideration will be given to whether or not the building is beyond economically feasible repair.

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. The rear, one-story addition constructed in 1946 is not contributing to the historic portion of the building.



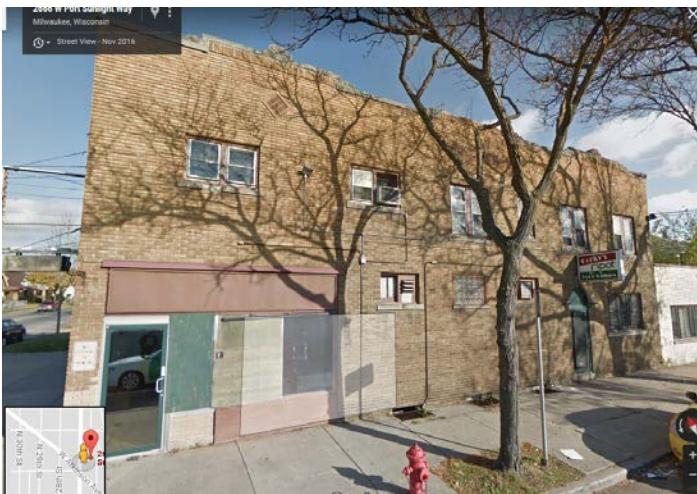
4416-4420 North 27th Street



Google Map 4416-4420 North 27th Street



Google images of the Nelson / Arnstein Building. The building in 2007 above and at left, in 2016 bottom



BUILDINGS DESIGNED BY ALFRED H. SIEWERT IN THE 1920S



6627-6631 West National
Avenue West Allis
1927



7730-7732 West National
Avenue West Allis
1927



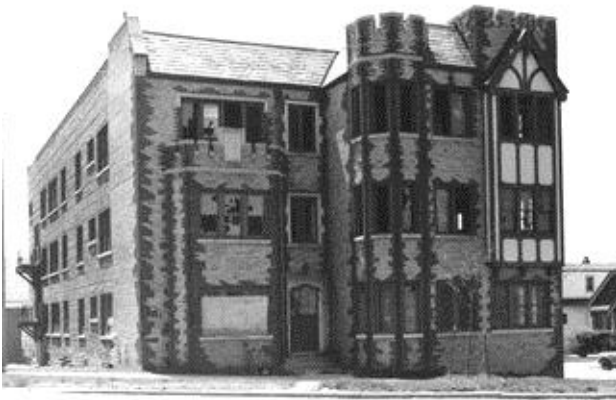
819 North 15
1928



1628 North Franklin
1929



1525-1527 West Atkinson
Avenue
1929, demolished



1537 West Atkinson
Avenue
1929, demolished



Wellington Hall Apartments 1020 East Pleasant Street 1928



St. Timothy's English Lutheran Church
473 7th Street, Menasha
1952