



Office of the City Clerk

**Jim Owczarski**  
City Clerk

**Rebecca N. Grill**  
Deputy City Clerk

June 12, 2014

Martha Brown  
Dept. of City Development  
809 N. Broadway  
Milwaukee, WI 53202

**RE: Resolution relating to granting permanent historic designation of the Nunnemacher Estate/Wildenberg hotel located at 3774 S. 27th Street in the 13th Aldermanic District.**

Dear Ms. Brown:

An application was recently submitted by Ald. Terry Witkowski to the Historic Preservation Commission to designate the Nunnemacher Estate/Wildenberg hotel at 3774 S. 27<sup>th</sup> Street as an historic site.

A public hearing has been scheduled for Tuesday, July 15, 2014 at 3:00 p.m. in City Hall, 200 East Wells Street, Room 301-B to determine whether or not the proposed designation satisfies the criteria for historic designation in accordance with Section 320-21 of the Milwaukee Code of Ordinances.

A copy of the submitted application has been included with this letter and Section 7 details the historical significance of the site. I have also attached a copy of a newsletter which details what this means for the property in terms of obtaining city permits. You may submit a written statement to : Linda Elmer, Office of the City Clerk, 200 East Wells Street, Room 205, Milwaukee, Wisconsin 53202. If you wish to file your statement via e-mail, they must be sent to **both** [jowcza@milwaukee.gov](mailto:jowcza@milwaukee.gov) and [lelmer@milwaukee.gov](mailto:lelmer@milwaukee.gov). You will be sent an e-mail notification that your objections were received within 24 hours. If you do not receive this notification, please contact City Clerk Jim Owczarski at (414) 286-2998. You or a representative may also speak at this hearing.

Any recommendation made by the Commission shall be shall be forwarded to the Milwaukee Common Council and you or a representative will also have an opportunity to speak at this meeting, as well as submit a written statement.



Information about the Nunnemacher Estate/Wildenberg hotel is available online at:  
<https://milwaukee.legistar.com/LegislationDetail.aspx?ID=1813847&GUID=716D8781-AC1B-4A88-BB8C-5ACC89520754&Options=ID|&Search=140400>.

Information regarding the Historic Preservation Commission is available online at:  
<http://city.milwaukee.gov/hpc>.

If you have any questions regarding the proposed designation, please call Carlen Hatala of the Historic Preservation staff at (414) 286-5722.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Grill".

REBECCA GRILL  
Deputy City Clerk

C: Ald. Terry Witkowski – 13<sup>th</sup> Aldermanic District

Two attachments

# HISTORIC SITE DESIGNATION APPLICATION

## 1. Name

Historic: Jacob Nunnemacher Estate

and/or Common: Evergreen Hotel / Wildenberg Hotel

## 2. Location

Street & number 3774 South 27th Street

Aldersperson: Ald. Terry Witkowski

District(s): 13th Aldermanic District

## 3. Classification

Category	Ownership	Present Use			
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agricultural	<input type="checkbox"/> park	<input type="checkbox"/> government	<input type="checkbox"/> transportation
<input type="checkbox"/> structure	<input type="checkbox"/> private	<input type="checkbox"/> commercial	<input type="checkbox"/> cemetery	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> other
<input type="checkbox"/> object	<input type="checkbox"/> both	<input type="checkbox"/> educational	<input type="checkbox"/> religious	<input type="checkbox"/> military	<u>vacant</u>
<input checked="" type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> private-residence	<input type="checkbox"/> museum	

## 4. Owner of Property

Name: City of Milwaukee

Street & number: 809 North Broadway

City: Milwaukee

State WI

Zip 53202

## 5. Representation Existing Surveys

Inventory: Reconnaissance Survey City of Milwaukee

Date: 1979

federal  state  county  local

Depository for survey records:

Organization City of Milwaukee Historic Preservation

Street & number 200 East Wells Street Room B-4

City Milwaukee

State WI

Zip 53202

Previous historic designation:

National Register      Date \_\_\_\_\_ Name \_\_\_\_\_  
 City of Milwaukee Landmark      Date \_\_\_\_\_ Name \_\_\_\_\_  
 Other  
Name of Program \_\_\_\_\_ Date designated \_\_\_\_\_

## 6. DESCRIPTION

Condition:

Check one:

- excellent
- good
- fair
- deteriorated
- ruins

- original site
- moved date
- altered
- unaltered

Building form:

Number of stories 2

Foundation:

- stone
- brick
- concrete block
- concrete
- other \_\_\_\_\_

Roof:

- gable (  flank  end  cross )
- gambrel (  flank  end  cross )
- hip
- mansard
- flat
- other \_\_\_\_\_

Walls:

- clapboard
- brick
- stucco
- stone
- wood shingle
- slate
- terra cotta
- asphalt siding
- asbestos tile
- aluminum siding
- artificial stone
- other \_\_\_\_\_

Written description: (Continue on a separate sheet, if necessary)

The Jacob Nunnemacher Estate consists of a rectangular, hip roof, cream brick residential building of Italianate Style that has a two-story central block flanked by one-story wings. The house is set back from South 27th Street and the main facade faces west. It was once part of a multi-acre holding that now consists of a 81,382 square foot site. The once-landscaped front lawn has been replaced with asphalt paving.

The hip roof extends out from the body of the house and feature brackets below which is a cornice in which ventilating grills are placed. Brackets and a cornice are still extant at each side wing.

In keeping with the former house's Italianate Style, the center bay of the 3-bay facade projects slightly and is somewhat more embellished. The first and second stories are separated by a brick belt course. The corners of the first story are designed to appear as pilasters with adjacent walls recessed slightly and ornamented with corbelling. The entrance is centered in the middle bay and features a rectangular opening flanked by sidelights and a transom. Above this entrance was once a large window opening on the second story. It has been bricked up leaving room for a short sash window. In front of the window is signage that reads "Ed Wildenberg" and "The Evergreen". Above the window is corbelling. The remainder of the windows on the facade are symmetrically placed. The windows to either side of the entry door have different glazing patterns with the long sash to the left or north possibly original. To the right or south of the entry is an opening filled with a 20-light window. The second story window openings have been bricked in and feature paired short, one-over-one sash. There is a window in each of the two side wings. The one to the right or south has been altered and is filled with a 20-light window. The opening to the left or north features a stone lintel and a pair of narrow windows that may be original.

A large recent-era porch now stretches across most of the front of the main block of the house. It has a flat, projecting roof and four courses of horizontal sheathing from which a pitched roof extends. This pitched roof is supported by four posts.

The walls of the house extend to the ground and no foundation material is evident.

The remaining three elevations of the house were not visible for viewing at this time.

## Section 6 description continued

Historic postcards show that the front entry originally had an arched opening. The front porch just extended the width of the projecting bay. It featured a flat roof and paired ornamental columns at the corners. These columns rested on rectangular bases and there were short balustrades. Four or five steps led up to the porch deck from grade. A belvedere crowned the apex of the hip roof.

## 7. SIGNIFICANCE

Areas of significance:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> law                 | <input type="checkbox"/> science                    |
| <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input type="checkbox"/> literature          | <input type="checkbox"/> social/humanitarian        |
| <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> military            | <input type="checkbox"/> theater                    |
| <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> music               | <input type="checkbox"/> transportation             |
| <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> philosophy          | <input checked="" type="checkbox"/> other (specify) |
| <input type="checkbox"/> community planning      | <input type="checkbox"/> invention              | <input type="checkbox"/> politics/government | Jacob Nunnemacher                                   |
| <input type="checkbox"/> conservation            | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion            |   |

Date built or altered: c. 1860s

Builder/architect: Not known at this time

Written statement of significance: (continue on a separate sheet, if necessary)

The Jacob Nunnemacher Estate is architecturally significant as one of the city's earlier Italianate buildings and one of only a couple of extant examples of the country estates that once characterized the open lands around the growing metropolis of Milwaukee. Villa Uhrig is another example of this type, located at 1727 North 34th Street. It was built fronting the Lisbon Plank Road in 1853-1854. Villa Uhrig is locally designated. Most all of such country houses were demolished as development swept outward from Milwaukee's core.

Although the Nunnemacher residence has been altered over time, it retains its original form, materials, roofline, and brackets as well as some interior features. It is recognizable as an Italianate residence and its scale is broader than examples in the city center. This house remains one of the oldest structures in the southwest part of the city. Alterations to the exterior are reversible.

Jacob Nunnemacher was a significant businessman in Milwaukee's early years. Born in Bad-Burg near Basel, Switzerland in 1819, Nunnemacher emigrated to Milwaukee in 1842 and established a successful meat market. His earnings allowed him to build his first distillery, at Humboldt, and then another in the west half of Section 18 in the Town of Lake in 1856. It is this latter location that is the subject of this nomination. Not only was the house built as a country home for Nunnemacher, but it provided an integrated system for his distilling business. The significant forested land supplied the wood to fire the distillery. Once land was cleared of trees, it was planted with grain to be used in the distilling process. The slops or leftovers from the distilling process were fed to Nunnemacher's large herd of fine cattle. Once fattened up, he would ship the cattle to his slaughterhouse downtown just west of his butcher shop. Nunnemacher's distillery was on a "large scale" and his trade extended over a wide territory. When the forests were depleted, and the competition grew, distilling did not make money at that location and the business ceased.

While the distillery was at its height, the lucrative endeavor allowed Nunnemacher to invest heavily in real estate and made him one of the richest men in Wisconsin by the time of his death on November 28, 1876. In 1852 he built a hotel at the southwest corner of North Water Street and East Wells Street, later known as the Wellington Hotel then the Blatz Hotel. In 1870 he built the Grand Opera House Block in which was located the Stadt Theater. When this theater later burned, Captain Frederick Pabst rebuilt the site as the Pabst Theater. It is said that he devoted much of his later years at his farm in which he took great pride. His four sons were all prominent figures in Milwaukee business and banking: Herman, Rudolph, Jacob, Robert.

The property was sold to Frank Riedl after Nunnemacher died. By 1932, there was a tourist camp on the grounds. The small cabins were an early version of a motel.

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## 8. Major Bibliographical References

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"A Pioneer Distillery is Now a Tourist Camp", Milwaukee Journal, Sunday July 31, 1932  
"Hotel's past a tale tinged with trouble", Robert M. Riepenhoff, Milwaukee Journal February 24, 1981  
Community Survey Form, 3774 South 27th Street, March 31, 1979  
History of Milwaukee County, Howard L. Conard, edit. Chicago: 1895, volume 2 pp. 328-329

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## 9. Property Description

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Acreage: \_\_\_\_\_

Legal property description:

Lands in the SW 1/4 SEC 18-6-22 N 199' of S 894" of E 409.19' of W 489.19' T1D #76

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## 10. Form Prepared By

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Name/Title: Carlen Hatala on behalf of Ald. Terry Witkowski

Organization: City of Milwaukee

Street: 200 East Wells Street

City: Milwaukee

State: WI

Zip: 53202

Telephone (days) \_\_\_\_\_

(evenings) \_\_\_\_\_

Date: \_\_\_\_\_

Return to: Historic Preservation  
City Clerk's Office  
200 E. Wells St.  
Room B-4  
Milwaukee, WI 53202  
  
(414) 286-5722

# PRESERVATION TOPICS #2

Historic Preservation Commission

City of Milwaukee

## HOW TO OBTAIN A CERTIFICATE OF APPROPRIATENESS FOR A HISTORIC SITE OR STRUCTURE IN MILWAUKEE

### The Milwaukee Historic Preservation Ordinance

The historic preservation ordinance, adopted as Section 308-81 (now 320-21) of the Milwaukee Code in June of 1981, provided certain kinds of legal protection for buildings or sites the Common Council of the City of Milwaukee has declared "Historic Structures" or "Historic Sites." The purpose of this ordinance is to preserve Milwaukee's heritage, history, and its superb collection of period architecture. A seven-member Historic Preservation Commission appointed by the Mayor administers the ordinance. The commissioners are dedicated citizens, architects, historians, and other experts selected for their interest and skills in historic preservation. The Commission and its staff are ready to assist the public in any appropriate way to meet these goals.

A complete explanation of the provisions of the ordinance can be obtained by contacting the Historic Preservation Commission staff. In brief, the ordinance provides that any individual or group may nominate a building or place for designation as a Historic Structure, Historic Site, or Historic District. The Historic Preservation Commission reviews the applications and makes a recommendation to the Common Council that a structure or site should be declared "Historic." The Council then acts upon the Commission's recommendation.

Once the structure, site, or district has been designated as locally historic by the Common Council, the structure, site or district is under the protection of the ordinance, and no changes may be made to the exterior unless the owner first obtains a "Certificate of Appropriateness" from the Historic Preservation Commission. This certificate is the Commission's written affirmation that a proposed change is sympathetic to the historic character of the property and is consistent with the intent of the ordinance. When a permit is applied for, the Development Center plan examiner will check to see if the property in question is a designated historic structure, historic site or within a historic district. If it is, the applicant is required to obtain a Certificate of Appropriateness.

### Obtaining Certificates of Appropriateness

To obtain a Certificate of Appropriateness, the owner of the building files an application with the Historic Preservation Commission as outlined below.

Some certificates for simple projects are issued by staff within a few days of application. Certificate requests for larger or higher impact projects are reviewed by the Commission at a public meeting. The Commission hears opinions and evidence on the proposed changes, and then exercises its best collective judgment as to whether or not the proposed alteration or demolition is compatible with the intent of the ordinance and public interest. If the judgment is favorable, the Commission will direct staff to issue a Certificate of Appropriateness directly to the owner and submit a copy to the Development Center. The owner may then obtain the necessary building permit in the normal way. The Commission may also issue a Certificate conditioned upon the applicant's written agreement to make specified changes in the project necessary to bring it into conformance with the intent of the designation.

In the event that the Historic Preservation Commission finds that the proposed alteration is not consistent with the historic character of the site, structure, or district, and no compromise can be reached immediately, they will refuse to issue a Certificate. Should this happen, a building or demolition permit would not be issued by the Development Center.

Obtaining a Certificate of Appropriateness (COA) is not difficult, but does require some time. Owners are advised to begin the process well in advance, since procedural regulations and the requirements of the ordinance do not permit hasty action on the part of the Commission. The following steps are required:

#### 1. Historic Guidelines

Read the guidelines for the structure or district to determine if your project complies. Most guidelines are found on the Historic Preservation website, [www.city.milwaukee.gov/hpc](http://www.city.milwaukee.gov/hpc) or call the office at 414/286-5712 or 286-5722 to obtain a copy.



## 2. Apply for a Building Permit

Apply at Development Center, on the 1<sup>st</sup> floor of 809 North Broadway, in the usual way. When the property is identified as a designated historic structure or a within a historic district, you will then be given an application for a Certificate of Appropriateness or directed to see the Historic Preservation Commission staff. Please note: If you wish to seek the advice of the Historic Preservation staff or apply for a Certificate of Appropriateness before you apply for a building permit, you may do so.

## 3. Complete the Application

Questions should be addressed to the Historic Preservation Commission staff located in City Hall Room B-4. Call 414/286-5712 or email [HistoricPreservation@Milwaukee.gov](mailto:HistoricPreservation@Milwaukee.gov).

## 4. Prepare Presentation Materials

Certain drawings may be required for review by the Development Center before a building permit can be issued. A set of these same drawings should accompany your application for a Certificate of Appropriateness. You should, in addition, include sketches, drawings, photographs, or any other material that you feel will help the Historic Preservation Commission understand the proposed changes to the structure. The quality of the presentation materials will be an important factor in enabling the Commission to fully understand what you intend to do. The presentation materials will be filed and retained by the Commission, so be sure to make copies for your own records.

## 5. File the Application and Presentation Materials

Mail or hand-deliver the application with accompanying photographs, drawings and materials samples to the Historic Preservation Commission staff. In most cases HPC staff will be able to approve the work outlined in the application and issue a COA in approximately 7 days. If the proposed work cannot be approved by staff, the application will be heard at the next scheduled Commission meeting provided that the application is received at least 12 working days prior to that meeting. Staff is available to meet with you to review your project at any time during the COA application process. Applicants are encouraged to attend the hearing / meeting in order to answer questions. If you have an architect or professional consultant, it may help if he or she is also available to answer questions. At the meeting, the Commission may approve the application, give approval conditioned on the owner's willingness to make specified changes, or refuse the request.

## 6. Public Hearings on Refused Applications

If your application is refused or you do not agree with the Commission recommendations, a public hearing will be scheduled on all refused applications within thirty days of the original review. At that time, the owner may present further cause as to why compliance with the ordinance may not be feasible or may present other relevant evidence. The Commission will issue a final decision on whether or not to grant a Certificate of Appropriateness not more than fifteen days after the public hearing. If the Commission refuses the application, construction or demolition cannot legally proceed. The applicant has the right to waive the public hearing if he or she wishes to file an appeal with the Common Council.

## 7. Appeal of Refused Applications

Owners denied a Certificate of Appropriateness by the Historic Preservation Commission may appeal the decision to the Common Council provided that such appeal is made within twenty days of the public hearing cited in step #5.

## 8. Begin Construction

Construction can proceed legally only after issuance of a Certificate of Appropriateness and obtaining a permit for the project. Work done without a Certificate of Appropriateness is a violation of Section 320-21, Milwaukee Code of Ordinances and is subject to correction orders or citations outlined in Section 12-14 of the Milwaukee Code. The progress of the construction will be monitored to assure compliance with approved plans.

## 9. Changes During Construction Require Approval

Changes made during the construction that affect the exterior of a building or site are not permitted unless they have been approved by the Historic Preservation Commission or Commission staff in accordance with the procedures outlined previously. The Development Center may suspend an issued permit to prevent unapproved changes from being carried forward.

If you have questions or need further information on any preservation-related topic, please contact the Commission staff:

### Historic Preservation Commission

Office of the City Clerk  
200 E. Wells Street, Room B-4  
Milwaukee, WI 53202  
Phone 414/286-5712 / 286-5722  
FAX 414/286-3004

[www.HistoricPreservation@milwaukee.gov](http://www.HistoricPreservation@milwaukee.gov)