

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

Jacob Nunnemacher House

**ADDRESS OF PROPERTY:**

3774 S. 27th Street

**2. NAME AND ADDRESS OF OWNER:**

Name(s): Mandeep Dhawan

Address: 6974 S. Craig Ct.

City: Franklin

State: WI

ZIP: 53132

Email: petromandeep@yahoo.com

Telephone number (area code & number) Daytime: 414-688-2747

Evening: 414-688-2747

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): Thomas Stachowiak - Stack Design Group

Address: 413 N. 2nd Street

City: Milwaukee

State: WI

ZIP Code: 53203

Email: stackgroup@aol.com

Telephone number (area code & number) Daytime: 414-807-8033

Evening: 414-807-8033

**4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 or 414-286-5722 for submittal requirements)**

**A. REQUIRED FOR MAJOR PROJECTS:**

- X Digital photographs of affected areas & all sides of the building
- X Sketches and Elevation Drawings in PDF form. New construction, major storefront remodels, etc., must provide one set of D or E size drawings and sections
- X Material and Design Specifications (please attach)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

- X Floor Plans (show fenestration and approximate wall locations, final floor plans are not required)
- X Site Plan showing location of project and adjoining structures and fences


**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

The Jacob Nunnemacher home currently exists in an extremely dilapidated state. The proposed redevelopment of the property will include a complete restoration of the original architectural features of the building. The original windows were reduced in size with masonry infill added at upper portion of most of the windows. The windows will be brought back to their original size with new windows being installed and trimmed to replicate the appearance and detailing of the home. All of the visible cream city brick will be repaired and restored including the replacement and reconstruction of the two brick chimneys that have been patched with a brick that does not match the original building. There are portions of the original roof cupola remaining. The renovation includes the complete recreation of this original roof adornment. The existing (non-original) front entry canopy will be removed. The existing grade will be lowered at the front of the building so that the original front porch can be recreated, inclusive of the double wood columns and roof detailing. The footprint of the original structure is approximately 2,800 square feet. To the rear of the existing building we are proposing the construction of an addition designed to be similar in detail and compliment the architectural character of the original building. The addition is proposed as approximately 14,000 square feet on the main level with additional upper level space being built to allow the ability to construct a second means of egress from the existing second floor. The addition is designed to not overpower the stature of the original building. The proposed use of the existing portion of the building is a sit-down restaurant. The addition will contain a bar/tavern type of area, a commercial kitchen, and an assembly event space. The original interior formal staircase located directly inside the front door remains relatively intact and will be restored to it's original condition. The staircase will lead to the second floor of the building where meeting rooms will be located. An outdoor dining patio will be added to the north west corner of the building with an access door being added at the location of an existing window opening. The new door opening, which does not face the primary street, will be trimmed out in an identical manner as the original replacement windows of the home. The patio will have cream city brick piers with limestone caps and a wrought iron railing with a double baluster pattern that compliments the detailing of the front entrance. A secondary entrance will be created on the north facade to allow for an ADA compliant entrance that is convenient to the parking. This entrance is designed to mimic the architectural detailing of the main entrance without overpowering the importance of the front facade.

**6. SIGNATURE OF APPLICANT (owner signature required for demolition):**

  
Signature

Thomas Stachowiak  
Please print or type name

07-09-25  
Date

This form and all supporting documentation **MUST** arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

Historic Preservation Commission

Milwaukee, WI 53202

**PHONE: (414) 286-5712 or 286-5722**

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

**Or click the SUBMIT button to automatically email this form, if using an app such as Outlook or Apple Mail. The submit button does not work with web-based email interfaces.**

**SUBMIT**