

**MILWAUKEE HISTORIC PRESERVATION COMMISSION
TEMPORARY HISTORIC DESIGNATION PETITION**

1. **Name of Property:** The Millerand Apartments _____
Address of Property: 3035 W Wisconsin Ave _____ 53208 _____
Zip Code

2. **Name and Address of Owner**

Name: Jim Dieter _____

Street Address: 2432 W Kilbourn Ave _____

City Milwaukee _____ State: WI _____ Zip Code: 53233 _____

Daytime Telephone Number: 414-902-3030 _____
(Area Code)

Applicant (if different from owner) _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Daytime Phone: _____ Evening Phone _____

3. **Attachments**

The following information is enclosed:

- ☒ Exterior photographs or digital images (required)
- ☐ Copy of newspaper notice of demolition permit application
- ☐ Copy of Orders from the Department of Neighborhood Services
- ☐ Other (explain) _____

4. **Legal Property Description**

THORNRIDGE IN SE 1/4 SEC 25-7-21 BLOCK 1 LOTS 4-5 & N 40' OF LOTS 6 & 7 AND LOT 8 &
THE S 90' OF THE W 33' OF LOT 9 BID #10

5. Description of Structure

Number of stories: 8_____

Wall cladding (check each that apply)

Clapboard ☒ Brick ☐ Stucco ☐ Stone ☐ Wood Shingle ☐

Terra Cotta ☒ Asphalt Siding ☐ Asbestos Tile ☐ Aluminum/Vinyl Siding ☐ Artificial Stone ☐

Other: _____

Describe Outstanding Features:

Designed by the Milwaukee architectural firm Martin Tullgren & Sons for real estate developer Morris Miller, the luxury apartment building was constructed in the Neo-Classical Revival style in 1925. It is eight stories tall with a partially exposed basement and partial ninth-floor penthouse. The structure rests on a masonry foundation and is clad in variegated brick with decorative terra cotta and copper accents. Brick stringcourses on the first two stories and wide terra cotta belt courses between the second and third stories and seventh and eighth stories wrap around the front (east) facade and north and west elevations of the building. Corners and projecting box bays are embellished with terra cotta quoins flanking spiral columns. Fenestration consists of one-over-one, double-hung, replacement sash windows, both paired and singular, with terra cotta sills, although a few original double-hung windows remain. In addition, several groupings of narrow double-hung windows are set in elaborate terra cotta window surrounds on the upper stories of the building. Projecting from the center of the roofline is a two-story tower with a copper hip roof and brick pilasters that, according to the original architectural drawings, was originally associated with the penthouse. It is attached to a lower atrium with round arched windows and a floriated copper cornice that caps what the original drawings describe as a ninth-floor playroom.

The front (east) facade encompasses a U-shaped courtyard with the building's main entrance at the center of the court. The original entry vestibule has a modern, enclosed, glass and metal canopy addition where residents now enter through a new north-facing door. On the older portion, "Millerand" is incised in the rounded terra cotta coping over the doorway. Multi-light windows and a floriated frieze and pilasters on the vestibule match the original building plans.

The facade is divided into three portions: the north and south sections, and the central courtyard with its inner-facing and center walls. The north and south sections are similar; they display a raised masonry foundation that is separated from the brick cladding by a stone stringcourse. The brick, which features stringcourse accents, is broken by windows with terra cotta panels with swag embellishments and, along the first story, terra cotta sills, a feature also present on the north and west (side) elevations. Above the entablature separating the second and third stories, which includes a simple architrave and floriated frieze and cornice, the variegated brick facing extends to a terra cotta belt course between the seventh and eighth stories. The eighth story on both the north and south section of the facade contains two central pairs of narrow, one-over-one windows flanked by floriated pilasters with scroll patterns, a carved terra cotta entablature, and a vegetal, castellated window hood. These central windows are flanked by two outer one-over-one windows that have geometric surrounds and are capped by medallions, terra cotta panels, and copper hoods along the roofline. All of these features are repeated on the inward-facing side walls of the light court. The central portion of the light court contains the raised ninth-floor playroom where three pairs of multi-light, arched windows with spiral column surrounds rest on bracketed terra cotta sills. This section is capped with copper coping along the roofline.

The north (side) elevation displays the same brick stringcourses, terra cotta panels, entablature, and belt course that are present on the front (east) facade. A shallow, five-story box bay on the west portion of the elevation is supported by paired decorative brackets below the entablature. The eighth story is broken into three portions: to the east and west, groupings of narrow, vertical windows feature intricate terra cotta sills, pilasters, and finial surrounds with a castellated window hood above the east grouping. At the center roofline a copper cornice gives way to a standing seam roof.

The west (rear) elevation, which fronts N. 31 51 Street, shares features with the north (side) elevation, including the brick stringcourses, entablature, and shallow five-story box bays on the north and south sections of the elevation with a copper standing seam roof stretching between them. Due to the descending grade of N. 31st Street, the basement story is fully exposed on the south portion of the elevation. A centrally located secondary entrance, which historically led to a dining room, displays carved pilasters with composite capitals and a header that reads "Millerand." Above the door a low balustrade and lead glass window are topped by a broken scroll pediment. Another entrance toward the south side of the building, which accessed a kitchen and may have been used for deliveries, is flanked by carved pilasters and capped with a round arch. Both doors have been replaced.

The south (side) elevation, fronting the rear parking lot, lacks ornamentation. The first story is comprised of concrete and the rest of the surface is clad in cream brick. The windows rest on concrete sills, and there is a column of paired lights at the center of the wall. An exterior brick chimney projects from the east portion of the elevation. Two modest rear doorways are located along the exposed basement story. One, a former service entrance, is at the center of the building and the other, which led to the building's fuel and boiler rooms, is just west of the chimney.

6. Significance

Areas of Significance:

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

Date Built: 1925_____

Date(s) Altered (if applicable) _____

Builder/Architect: Martin Tullgren & Sons_____

Written Statement of Significance, including history of structure:
(continue on a separate sheet, if necessary)

Significant for architecture as a highly decorative 8-story Neo-Classical apartment building. The Millerand Apartment building is an eight-story, Neo-Classical apartment building designed by Martin Tullgren & Sons in 1925 for real estate developer Morris Miller. It has a large L-shape plan resting on a raised masonry foundation. The first two stories have decorative brick corbeling and are separated from the rest of the building by a decorative stone frieze. At the southwest corner of the building is a projecting multi-story bay with classically inspired ornamentation such as quoins and twisted columns. The main entrance is at the "L" of the building, with a modern glass canopy. An additional entrance is located on the west elevation, fronting 31st Street. The door surround has elaborate carved pilasters with composite capitals. Above is a balustrade and a lead glass window. Windows are predominantly one-over-one, double-hung replacement sash.

7. Major Bibliographical References

Wisconsin Architecture and History Inventory File #113449

National Register of Historic Places Inventory-Nomination Form: Historic Resources of the West Side Area, Milwaukee, Wisconsin – Partial inventory: architectural and historical properties

West Side Neighborhood Historic Resources Survey

8. Form Prepared By:

Name: Jim Dieter _____

Date: 12/6/2023

Address: _ 2432 W Kilbourn Ave _____

City: _ Milwaukee _____ State: _ WI _____ Zip Code: _ 53233 _____

Telephone: _ 414-902-3030 _____

Email: _____

Signature must be acknowledged by a notary

Signature of preparer/applicant: *Jim Dieter*

State of Wisconsin

County of Milwaukee

This document was acknowledged before me on 12/7/23 by Joanna Polanco.

Joanna Polanco
Seal & Signature of notarial officer

My commission expires: 12-15-26

Milwaukee Historic Preservation Commission
Office of the City Clerk
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Milwaukee, WI 53202
HPC@Milwaukee.gov

414-286-5722