

## ELEVEN CANDIDATES FOR CREAM OF THE CREAM CITY AWARDS 2014

### IRON BLOCK

ADDRESS: 205 East Wisconsin Avenue

DATE: Built 1860, George H. Johnson, Daniel Badger's Architectural Iron Works of New York City

TAX STATUS: OK

ALD DIST: 4<sup>th</sup>, Bob Bauman

OWNER: Iron Block Building Partners, 11711 W. Burleigh Street, Wauwatosa, WI 53222

NOMINATOR: Mark Demsky

### PRESERVATION CHALLENGE—RESTORATION OF MILWAUKEE'S MOST FAMOUS COMMERCIAL BUILDING:

Owners Dental Associates purchased the Iron Block in early 2012 and set about to renovate the building's interior as well as exterior. Although the Iron Block has local designation and National Register status, the building had begun to rust and architectural details, replicated in substitute materials during a 1983 renovation, were deteriorated and ornament was falling to the sidewalk. The current owners went the extra mile in accurately recreating the missing details. With the assistance of H. Russell Zimmermann, patterns and molds were created from historic photographs and pieces of the original building. Over 4,200 new pieces were cast in Wisconsin foundries and included acanthus leaves, lions' heads, columns and capitals and even the garlands of grapevines. Some pieces weighed a few ounces. Others, like the columns at the original entrance on Water Street, weighed in at over 1,200 pounds. The entire iron façade was sandblasted down to raw steel and a three-part epoxy paint system was used to chemically bond with the ferrous surfaces. New cornice and pediments were molded from fiberglass reinforced polyester. The 1899 south addition was stripped of its paint to reveal the Cream City brick. The building was unveiled on June 17, 2013 and the completely renovated interior will be completed in the summer of 2014. One of Milwaukee's most iconic buildings, the only extant building in Wisconsin with a cast iron façade, is once again a beacon for preservation at the corner of Water and Wisconsin.



Before Restoration



During Restoration



The Unveiling June 2013

JAMES S. PECK HOUSE

ADDRESS: 1105 North Waverly Place

DATE: 1870-1871, Architect unknown. Porch added 1912, Architect H. C. Koch & Son

TAX STATUS: OK

ALD. DIST.: 4<sup>th</sup>, Bob Bauman

OWNER: Immanuel Presbyterian Society, 1105 North Waverly Place, Milwaukee, WI 53202

NOMINATOR: Staff

PRESERVATION CHALLENGE—PORCH AND SOFFIT RESTORATION VS. BAND AID APPROACH:

The James S. Peck House is the sole survivor of a group of stately homes that once fronted Waverly Place. The neighborhood was developing by the 1870s and this Italianate style house was in the height of fashion, built of local Cream City brick and ornamented with finely crafted detail. In 1912 a fine wraparound porch was added to the building designed by none other than Henry Koch & Son.

Some restoration work was done in the 1980s but many more features needed attention by the time that Immanuel Presbyterian Society acquired the building in 1998. The building did not look “bad” per se but was showing its age. Rather than take a band aid approach to repairs, Immanuel rebuilt the soffits and used copper in re-building the built-in gutters. Immanuel also roofed the entire building, beginning with re-decking. Two new downspouts were added and all damaged wood trim was repaired or replaced with replicas. A second phase of the exterior work included the porch. The deck was rebuilt using ipe, and new handrails and guardrails were produced to replicate the originals. The sagging bay window on the south elevation was corrected and new decorative moldings were made to replicate the original trim. The original porch columns and roof were preserved and new bases were made for the columns.

Immanuel Presbyterian Church is to be congratulated for going above and beyond the short term fix and investing in the building’s long-term viability.





Soffit damage at the Peck House



Porch work in progress

WEST SIDE REALTY COMPANY DUPLEX

ADDRESS: 1003-1005 North 33<sup>rd</sup> Street

Date: 1912, Herbst & Hufschmidt, architects

TAX STATUS: OK

Ald. District: 4<sup>th</sup>, Bob Bauman

OWNER: Forest County Potawatomi Comm C/O William Guis ESQ Friebert, Finerty & St. John, 330 East Kilbourn Avenue, Suite 1250, Milwaukee, WI 53202

NOMINATOR: Staff

PRESERVATION CHALLENGE-- BACK FROM THE BRINK:

This duplex, located today in the Concordia Historic District, was one of five developed at the same time along the 1000 block of North 33<sup>rd</sup> Street. Local Architects Herbst & Hufschmidt designed all of them, making each unique, but recognizable as part of a designed project. No. 1003-1005 was left vacant and subject to vandalism in recent years. A fire then destroyed the rear portion of the upper flat. The Forest County Potawatomi stepped in to rescue the building and preserve the grouping when no one else would. With one exception, the front dormer, the building has been put back to its original appearance thanks to surviving original plans. The preservation of this duplex means a lot to the homeowners of Concordia and to the city and the Forest County Potawatomi are to be congratulated for their efforts.





The fire-damaged duplex had been clad in cement asbestos siding.







Renovations nearing completion April 2014

2601 WEST WELL STREET

ADDRESS: 2601 West Wells Street

DATE: Built 1906, Evans & Marshall architects

TAX STATUS: OK

ALD. DISTRICT: 4<sup>th</sup> Bob Bauman

OWNER: Lindsay NSP LLC, 666 North Dundee Road, Suite 1102, Northbrook, IL 60062

NOMINATOR: Staff, Ald. Bauman

PRESERVATION CHALLENGE-- RESIDENTIAL REHAB MISTAKE MADE RIGHT:

Two developers, Maures Group LLC and Brinshore Development Group LLC, partnered to acquire and rehab a number of Milwaukee's vacant and distressed properties. Errors were made and historic reviews required for this eligible property were not obtained. The developers utilized their normal approach to rehab and stripped the building of its original decorative architectural shingling despite the fact the building was in near original appearance and the ornamental shingles were intact. The Historic Preservation staff became aware of the wrong turn in the process as complaints came in from the neighborhood. Residents signed a petition that was distributed to the Mayor, Ald. Bauman, the Department of City Development and the Historic Preservation Commission. The petition asked for the city to reject the vinyl siding and vinyl windows and other low cost products that were planned for the house. They wanted the house restored to its original appearance. Following meetings with the developers, a restoration plan was worked out. This even included building a small one car garage to complement the house, substituted for a more utilitarian one. Neighbors are happy with the results. The developers even used this building to advertise their rehab work and it was featured in the December 2013 issue of Tax Credit Advisor.





2601 West Wells Street in 1984



2601 West Wells Street stripped of its original ornamental shingling in preparation for vinyl siding.







2601 West Wells today





New Garage that replaced an earlier one.

H. RUSSELL ZIMMERMANN

ADDRESS: Zimmermann Design Consultants, Suite 1111, Railway Exchange Building, 229 East Wisconsin Avenue, Milwaukee, WI 53202

ALD. DIST: 4<sup>th</sup> Bob Bauman

NOMINATOR: Staff

PRESERVATION CATEGORY-- PRESERVATION EDUCATOR AND PRESERVATION DESIGNER:

H. Russell Zimmermann is a household name in Milwaukee. Many a budding preservationist spent their formative years reading his series, The Past in Our Present, in the Milwaukee Journal in the 1970s and 1980s or chasing the buildings featured in his Heritage Guidebook. Zimmermann opened many eyes to the beauties of historic buildings even as he stayed one jump ahead of the wrecking ball. His efforts helped to instill the preservation ethic in a community rich in architectural resources.

Zimmermann's design skills are legendary as well. Very few individuals can replicate the period details and with such ease as he can; it almost seems that he can channel the past. Russ as he is commonly known has pursued design full time for many decades now. Additions, new construction, remodeling and assisting in the restorations of some of the city's best known monuments are all part of his portfolio.. He recently designed the missing pieces for the Iron Block, based on historic evidence. He designed the restoration of the Grain Exchange room in the Mackie Building. The monumental fence at 2909 East Newberry Boulevard was Zimmermann's design as was the rear addition to Larry Bonney's house in North Point North. Both projects won a Cream of the Cream City Award for their owners. Although his residence is in Wauwatosa, Zimmermann's office has been in the Railway Exchange Building for years and he has been wholeheartedly committed to Milwaukee's historic buildings.





H. Russell Zimmermann





738-740 N 8<sup>th</sup> Street





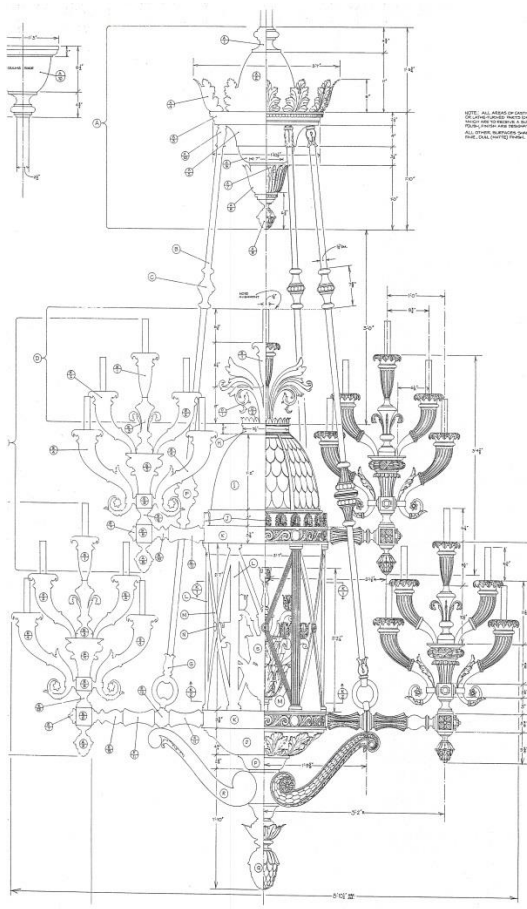
Lion House before and after











DR. WILLIAM T. MAYNARD HOUSE

ADDRESS: 2252 North Summit Avenue

DATE: 1912, Architect unknown

TAX STATUS: OK

ALD. DIST.: 3<sup>rd</sup>. Nik Kovac

NOMINATOR: Staff

OWNERS: Bradley and Tiffany Tinsey, 2252 North Summit Avenue, Milwaukee, WI 53202

PRESERVATION CHALLENGE--RESIDENTIAL RESTORATION:

The current owners have finally completed what was begun by their predecessors. A photo from 1978 shows that the front gable and the porch gable were sheathed by large rough shakes and that the porch balustrade needed work. The building itself was covered in vinyl siding. The Tinsey's removed the vinyl siding and removed the rough shingles in the gables to reveal decorative shingles hidden underneath. They also worked on the porch balustrade. As a final touch, they gave the house a new coat of paint and picked out the various decorative shingles with different colors. The house is now an asset to the North Point South Historic District.



2252 North Summit Avenue in 1978





2252 North Summit today



FRANK WARD SMITH HOUSE

ADDRESS: 2405 East Wyoming

DATE: 1905, Alexander C. Eschweiler, architect

TAX STATUS: OK

ALD. DIST.: 3<sup>rd</sup> Dist.

NOMINATOR: Staff

OWNERS: Frederick Vogel IV and Megan Holbrook, 2405 East Wyoming Place, Milwaukee, WI 53202

PRESERVATION CHALLENGE-- SENSITIVE ADDITION TO AN ESCHWEILER HOUSE:

Planning and executing an addition to an Alexander Eschweiler-designed house can be tricky. How can you stay true to the master's vision and yet add space that accommodates modern living? And how can you do that under the watchful eyes of your neighbors who all hold their historic district in the highest esteem? Not to mention that the house sits at a prominent corner. Those were the challenges faced by owners Eric Vogel and Megan Holbrook. An addition could be accommodated on their lot and numerous neighboring houses had been enlarged over the last century. So the task was not impossible, but very daunting. Many working sessions were held between the architects, the owners, and preservation staff to iron out matters of setback, scale, windows, brick and massing. The process was not rushed and the end result shows it. The careful touches to the addition, including the windows, roofline and offset from the original house would make Eschweiler proud.





The Smith House in the 1980s



The Smith House today



Looking northeast before the addition



The new addition in April 2014

NEACY READ INVESTMENT CO. BUILDING

ADDRESS: 2591-2597 North Downer Avenue, 2521-2525 East Bellevue Place

DATE: 1915, Architect Martin Tullgren

TAX STATUS: OK

ALD. DIST.: 3<sup>RD</sup>, Nik Kovac

OWNER: Downer Delaware, LLC, 788 North Jefferson Street, Suite 800, Milwaukee, WI 53202

NOMINATOR: Rinka Chung Architecture, Inc.

PRESERVATION CHALLENGE—HOW TO CONSTRUCT SENSITIVE ALTERATIONS TO AN HISTORIC BUILDING

This building was constructed as part of a large development in 1915 that created the Downer Theater flanked by storefronts and apartments. Prominent commercial and apartment building firm, Martin Tullgren & Sons, produced a unique design with Prairie Style features and details picked out with terra cotta trim. The theater is the oldest continuously running theater in Milwaukee.

When fire displaced East Side icon Pizza Man, the owner sought out a new venue and selected the mixed use building to the north of Downer Theater. Changes to the building included converting the upper level from apartments to dining, cutting out a section of the roof for open patio-like dining on the second story, constructing a deck off of the second level and creating openings to the deck from what had been windows. A new movable glass roof will be added over the opening on the second story. The architect's summation follows.

## **Pizza Man – Milwaukee, WI**

Known for its cozy, romantic interior, rustic materials and extensive wine list, Pizza Man was a Milwaukee institution since the 1970's. In July of 2010 the restaurant, along with the adjacent tenants in the building, burned to the ground. Pizza Man reopened in August of 2013 in a 6,785 square foot space a few blocks from the old location. The opening was the most anticipated opening of any Milwaukee restaurant in recent history.

The main objective was to recreate the experiences that made Pizza Man so beloved. We began by understanding what qualities were important in the old space and developing creative, cost effective ways to capture them in the new space. The original location was small, with few windows and a capacity of only 55. The new location had approximately ten times more window space and a capacity of 225, so retaining the cozy feel would be a challenge in the larger space.

Stepping through the wood entry one steps into a wine cellar. Instead of being stored in the basement, up to 1000 bottles are featured and framed by the rustic brick arched back bar.

Warm materials and textures recall the old Pizza Man. The base of the bar glows with backlit panels constructed from wine bottle bottoms. The brick perimeter walls are exposed,



some are painted, some were left in their current rustic condition. Reclaimed wood is used everywhere and it is a tradition for patrons carve to their names into the booths and walls. Seating varies throughout the space. Café type seating is placed along the glass for lunch time dining with more intimate booth seating placed deeper into the space. In the private dining room, diners are seated at a custom table made from repurposed wine barrels and are surrounded by wine bottles. There is also a romantic booth for two tucked away under the stairs.

Cost saving, handmade elements are prevalent. Light fixtures were fabricated using repurposed wine bottles, barrels and even antique jelly jars with pulleys. A colorful, custom chandelier made from iron and wine bottles punctuates the two story opening above the stairs which were constructed with posts from a barn and a two story iron screen.

The second level was an opportunity to create something special and surprising. A portion of the roof was removed to form an outdoor dining terrace. It is ringed by garage doors that when opened, blend the interior and outdoor dining. Locating the kitchen on the second floor allowed the windows on the first floor to be left open for the

patrons. Placing it in the back also provided better access to the alley for deliveries.

All of the details come together to make the customer experience even better than people remember, reestablishing this Milwaukee icon for the next 40 years.

**Awards Received:** 2014 ASID WI Chapter – Bronze Award

See other application material attached to this document



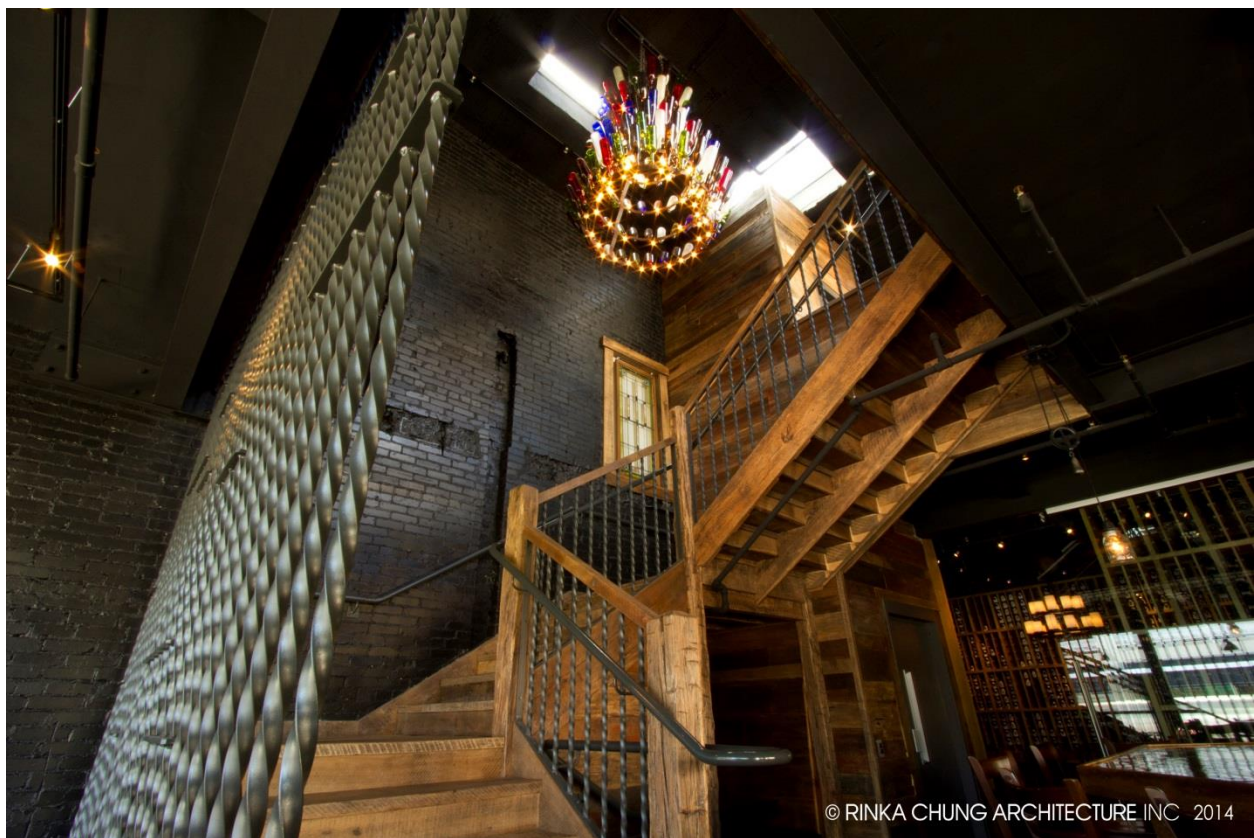
The building before alterations



The building after alterations







PRYOR AVENUE IRON WELL

ADDRESS: 1710 East Pryor, Pryor Avenue between South Superior and East Wentworth

DATE: 1882

TAX STATUS: N/A

ALD. DIST.: 14<sup>th</sup> Tony Zielinski

OWNER: City of Milwaukee, Milwaukee Water Works, C/O Carrie Lewis, 841 North Broadway, Room 409, Milwaukee, WI 53202

NOMINATOR: Staff

PRESERVATION CHALLENGE-- A DETERIORATING PUBLIC WELL AND A MUNICIPAL GOVERNMENT DEPARTMENT WITH NO BUDGET FOR REPAIRS:

The Pryor Avenue Iron Well is a much beloved fixture of the Bay View neighborhood. The site is also visited by people from all over Milwaukee who carry their jugs and fill up on this unique resource. It dates back to a time before Bay View was annexed to the City of Milwaukee and provided water to protect a nearby school, no longer extant. Once an artesian well, now mechanically pumped, the well head received its concrete cap with spouts by the 1920s. Over time the structure has been repaired but deterioration continued. Bay View resident John Ebersol nominated the structure for local historic designation, a status that it achieved in 1987. Over the last decade nearby residents grew increasingly alarmed by the wellhead's deteriorating condition. The surface was riddled with cracks and chunks of concrete were falling off the structure. The situation was made tense by the Milwaukee Water Works lack of funds to fix it. Not wanting to see the wellhead taken down, private fundraising efforts spearheaded by Bay View resident Donna Pogliano led to the current repair of the well head. New concrete patches were matched in color and texture to the original, a process that took several attempts to get right. Citizen activism has preserved the well for years to come and Bay View residents can be congratulated on a job well done. Future plans include re-laying of the pavers adjacent to the wellhead.





Pryor Avenue Iron Well before Restoration





Cracks on wellhead before restoration



Pryor Avenue Iron Well after restoration





Pryor Avenue Iron well after restoration



JOSEPH P. AND ELSIE R. CONRAD HOUSE

ADDRESS: 2564 North 47<sup>th</sup> Street North 47<sup>th</sup> street Bungalow Historic District

DATE: 1923, Architect unknown

TAX STATUS: OK

ALD. DIST.: 15<sup>th</sup>

OWNER: Jay and Cynthia Janke, 2564 North 47<sup>th</sup> Street, Milwaukee, WI 53210

PRESERVATION CHALLENGE—BRINGING A BUNGALOW BACK TO ITS ORIGINAL APPEARANCE:

This bungalow is part of the North 47<sup>th</sup> Street Bungalow Historic District and is the only frame bungalow in a block of uniquely crafted masonry examples. It had seen some unsympathetic alterations over the years including vinyl siding and the removal of its original porch. The new owners removed the vinyl siding, installed a new architectural shingle roof, added wood combination storms/screens and rebuilt the porch in masonry. From being the drab house on the block, the renovations and new color scheme have made this bungalow a knockout and proves that a project does not have to have a large budget to be effective and make a difference.



The Conrad House after renovations April 2014



Detail of new porch



AMERICAN SYSTEM BUILT HOMES MODEL TWO FLAT “C”

ADDRESS: 2732-2734 West Burnham Street

DATE: 1916, Architect Frank Lloyd Wright

TAX STATUS: OK

Ald DIST.: 8<sup>th</sup>, Robert Donovan

OWNER: Frank Lloyd Wright Wisconsin Heritage Tourism Program, Inc., 330 East Kilbourn Avenue, Suite 550, Milwaukee, WI 53202

NOMINATOR: Staff

PRESERVATION CHALLENGE—FULL HOUSE RESTORATION OF ONE OF FRANK LLOYD WRIGHT’S BEST KEPT SECRETS:

Not many people realize that the row of American Systems Built Houses on Burnham Street is the largest contiguous groupings of Frank Lloyd Wright-designed houses in the world. Four of the six dwellings are duplexes. As a follow-up to the successful restoration of 2714 West Burnham, a single family house, the non-profit Frank Lloyd Wright Wisconsin Heritage Tourism Program, Inc. decided to showcase the restoration of one of the duplexes it acquired in 2007. The duplex, deteriorating for years, underwent forensic testing to determine the original stucco texture and appearance and original colors. Trim pieces were reproduced using the original designs. The cantilevered porch was rebuilt with new engineering so that it wouldn’t continue to sag. A new roof was installed. The work that Frank Lloyd Wright Wisconsin Heritage Tourism has done has begun to re-energize the neighborhood. Tour groups come regularly from all parts of the globe to study Wright’s designs here and local residents are seeing their neighborhood in a new light. Turning around a situation where private owners were unable to restore or even appreciate their unique asset, the dedicated group of volunteers has made a difference for all Milwaukeeans.



Before restoration, top. Forensic work on the stucco, bottom.







Restoration almost complete April 2014