



Historic Preservation Commission Meeting APRIL 15, 2014

**Candidates for Cream
of the
Cream City Historic
Preservation Awards
for 2014**

IRON BLOCK

**205 EAST WISCONSIN
AVENUE**

Category: Commercial



CONDITION
BEFORE
RESTORATION



CONDITION BEFORE RESTORATION

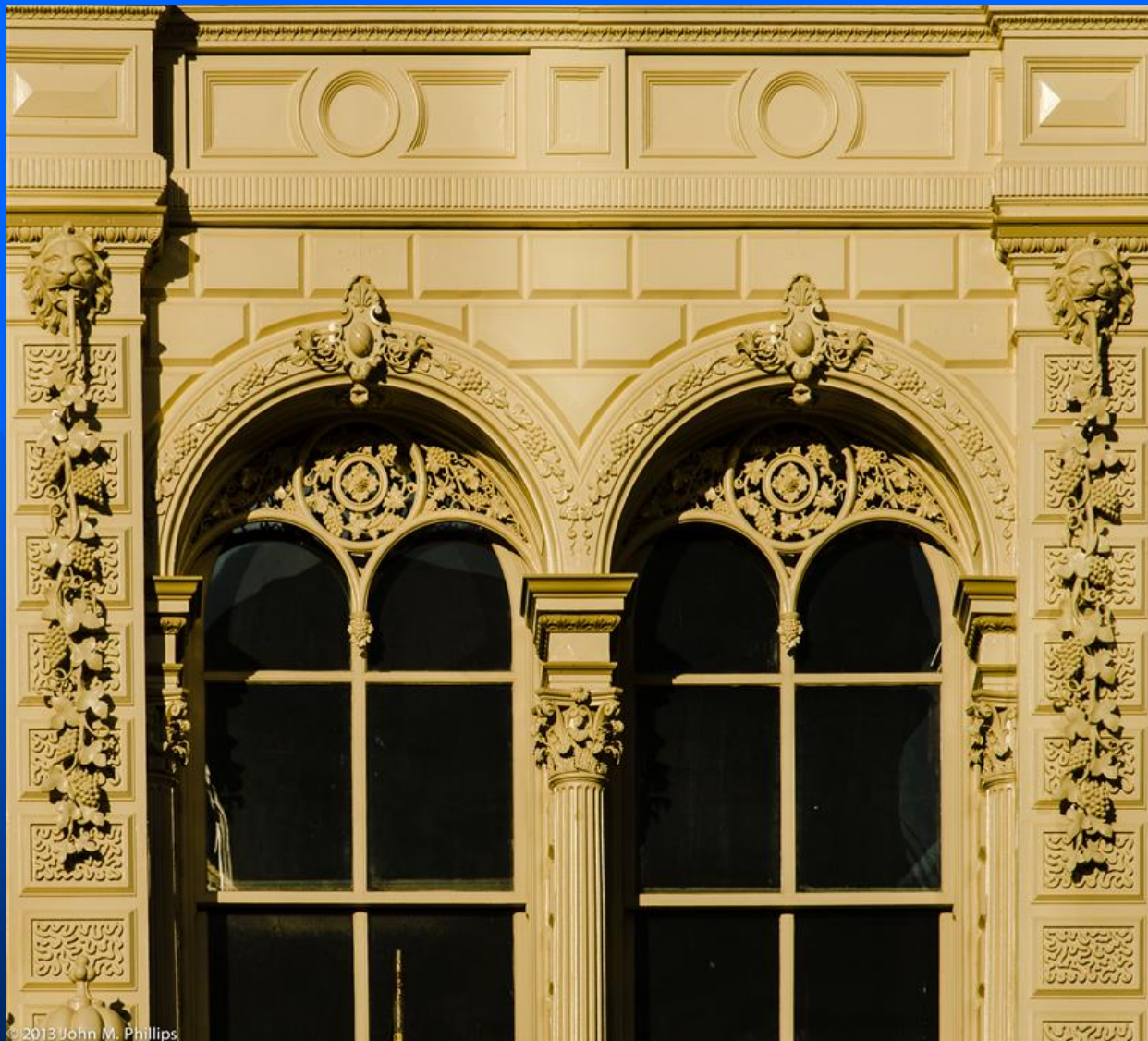


DURING RESTORATION



© 2013 John M. Phillips

AFTER RESTORATION



DETAIL AFTER NOTE GARLAND



UNVEILING JUNE 17, 2013

JAMES S. PECK HOUSE

1105 NORTH WAVERLY PLACE

CATEGORY:
RESTORATION VS. BAND AID
APPROACH



DURING RESTORATION



AFTER RESTORATION



SOUTH BAY STABILIZED



BALUSTRADE REPLACED TO MATCH



SOFFIT CONDITION BEFORE AND AFTER

WEST SIDE REALTY COMPANY DUPLEX

1003-1005 NORTH 33RD STREET

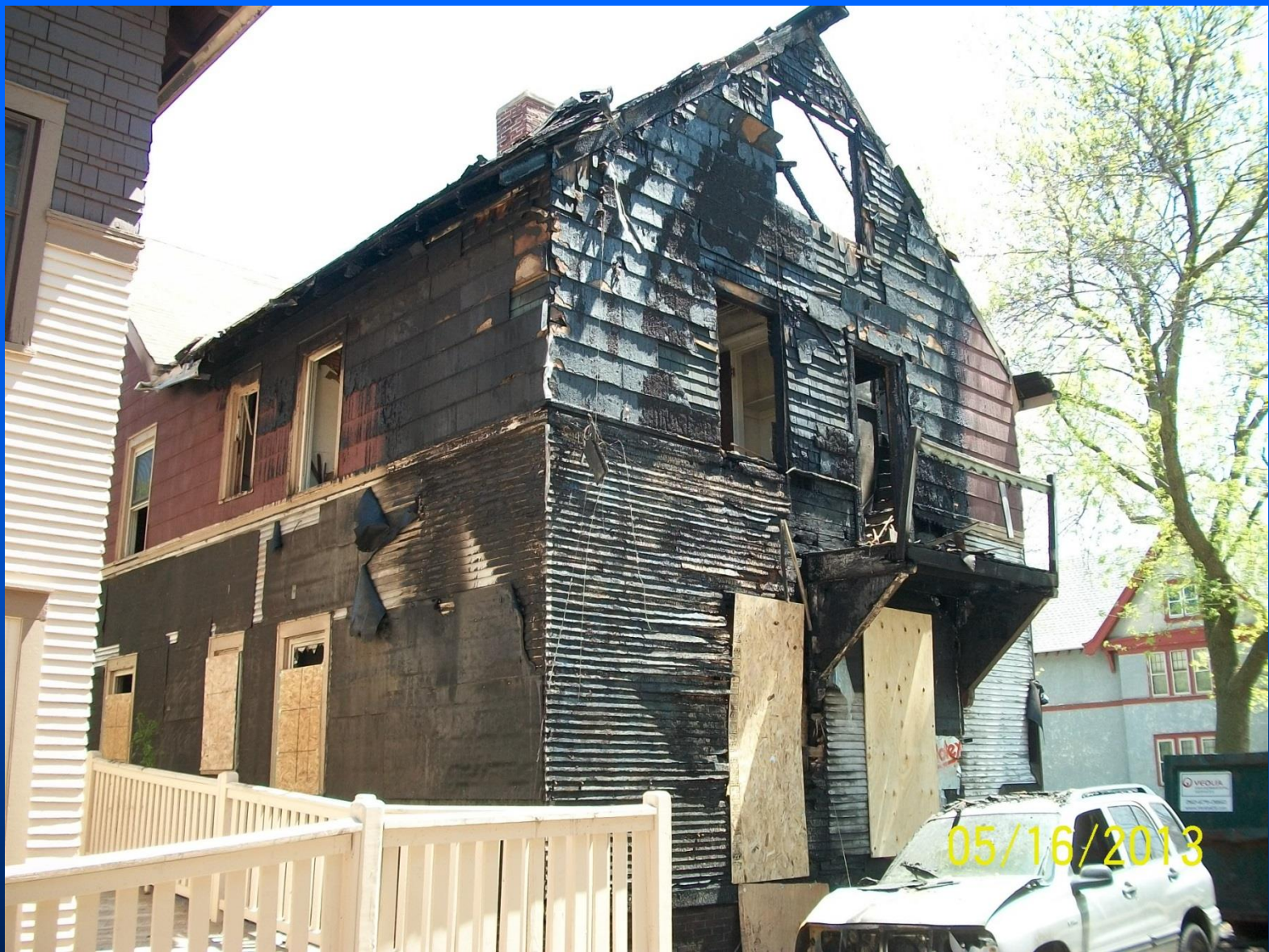
CATEGORY;
BACK FROM THE BRINK



DUPLEX AT 1003-1005 NORTH 33RD STREET IN 1984

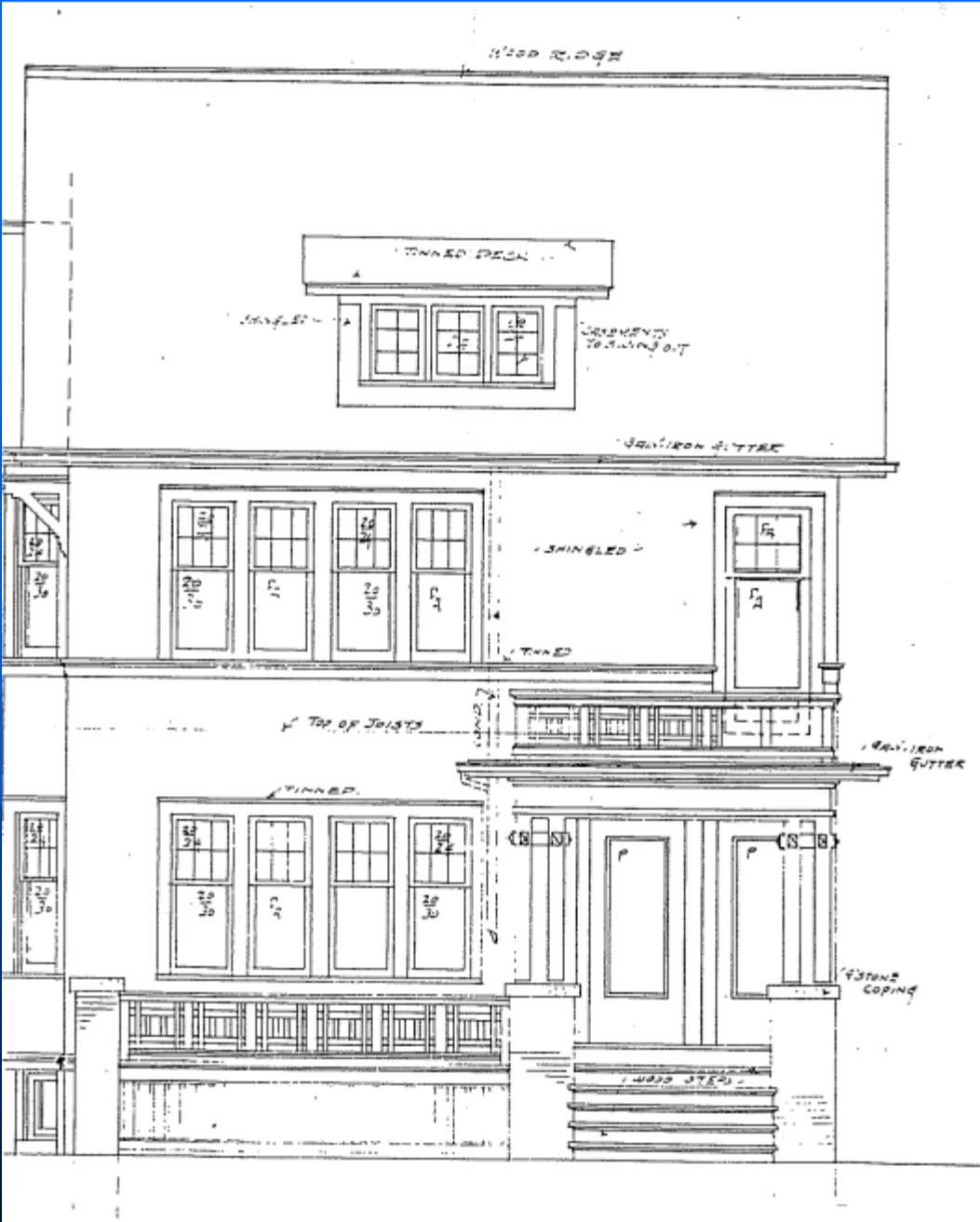


1003-1005 NORTH 33RD STREET AFTER FIRE



1003-1005 NORTH 33RD STREET AFTER FIRE

ORIGINAL PLANS
ASSISTED IN
RESTORATION





RESTORATION ALMOST COMPLETE

2601 WEST WELLS STREET

CATEGORY:
RESIDENTIAL REHAB MISTAKE
MADE RIGHT



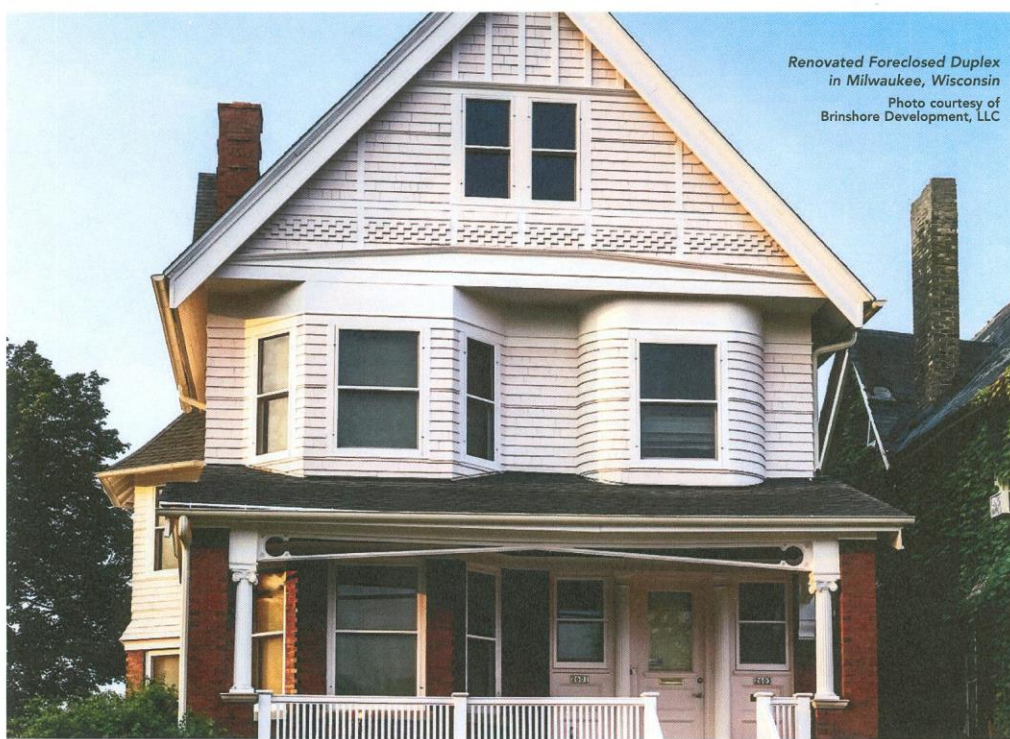
26601 WEST WELLS IN 1984



2601 WEST WELLS STREET STRIPPED AND AWAITING VINYL SIDING



AFTER APPROPRIATE REHAB



Renovated Foreclosed Duplex
in Milwaukee, Wisconsin

Photo courtesy of
Brinshore Development, LLC

Blight Busters

Developers to Renovate Foreclosed Milwaukee Homes to Help Stabilize a Neighborhood

In the city of Milwaukee, Wisc., where many neighborhoods have been pockmarked by foreclosed and abandoned homes, two for-profit developers are teaming up to restore some of these derelict properties to productive use as renovated, affordable rental housing.

In their latest joint venture, Maures Development Group, LLC, a small local developer, and Brinshore Development, LLC, a major affordable developer based outside Chicago, will acquire 27 city-owned single-family houses and duplexes in the Harambee neighborhood and rehabilitate them using federal low-income housing tax credits to create 35 affordable and market-rate rental units. The city acquired the homes after foreclosing on the owners for failure to pay property taxes.

The scattered-site development, Milwaukee Prosperity

— Harambee, is one of four “high-impact” projects awarded 9% housing tax credits in a special funding round held by the Wisconsin Housing and Economic Development Authority. (See related story on p. 10.)

“The city of Milwaukee has been experiencing a fairly acute problem with foreclosures, not unlike a lot of other Midwestern cities,” says Richard Sciortino, a principal of Brinshore Development. “And what they’ve done is acquire some of these properties and in essence mothball them by boarding them up and holding them in an inventory.”

The city plans to demolish some of these properties.



Richard Sciortino

Milwaukee, continued on page 5

REHABILITATION USED AS ADVERTISING



**NEW GARAGE AT SITE USED
PRESERVATION PORTFOLIO**

H. RUSSELL ZIMMERMANN

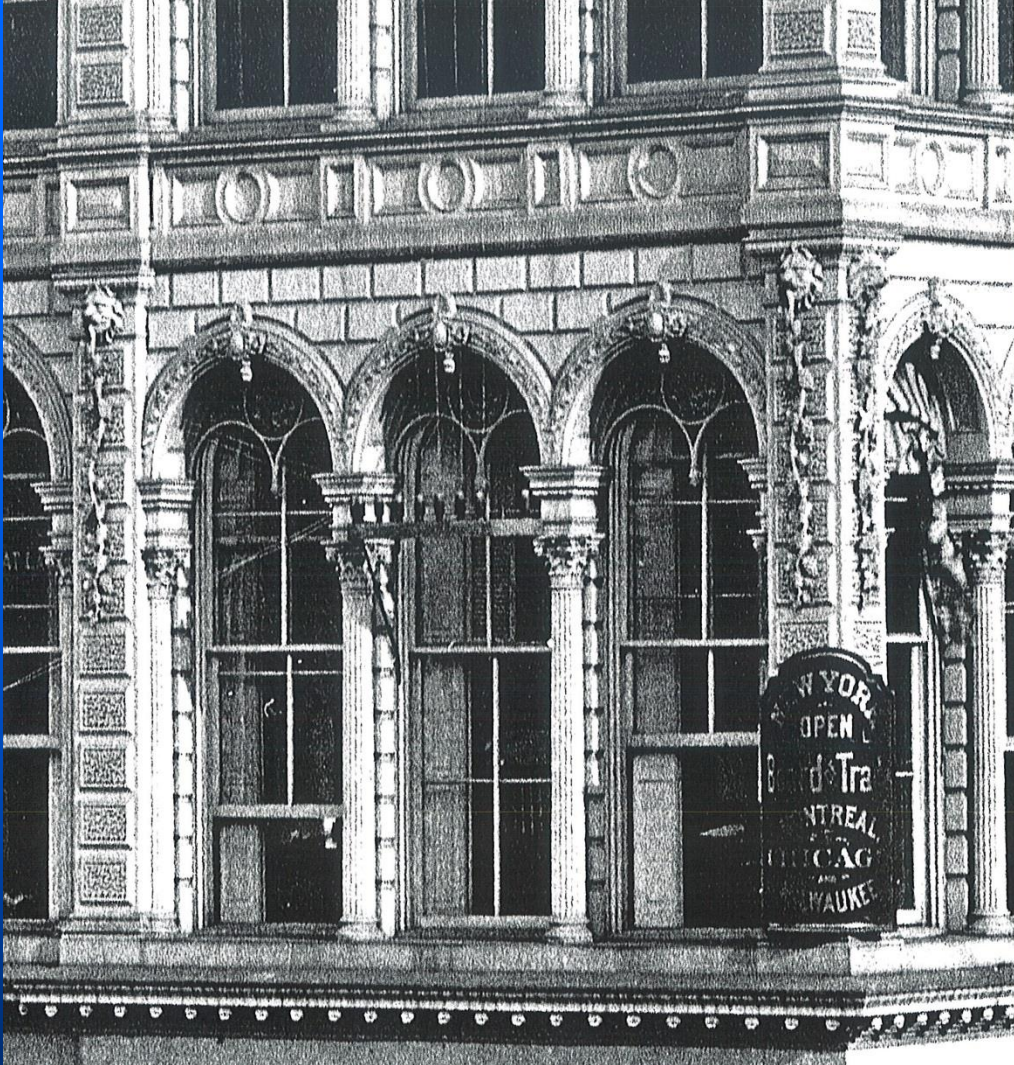
CATEGORY:
PRESERVATION EDUCATION
AND
PRESERVATION DESIGNER



H RUSSELL ZIMMERMANN



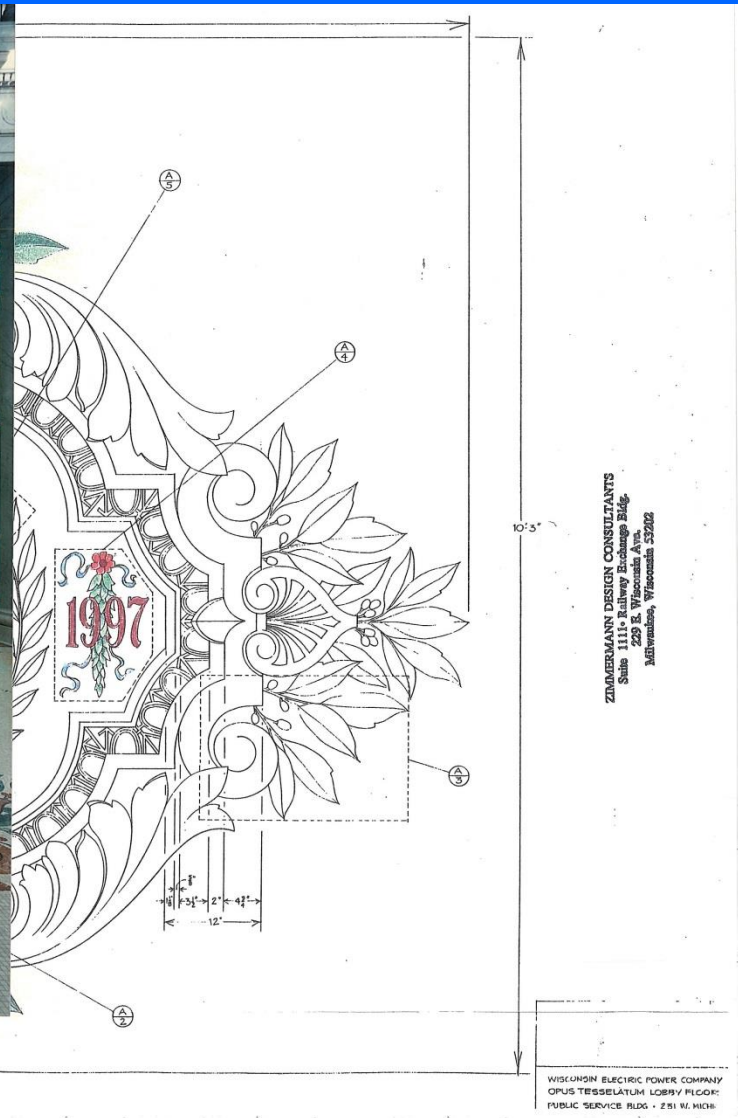
LION HOUSE BEFORE AND AFTER



RESTORATION IRON BLOCK FROM HISTORIC IMAGES



BEFORE AND AFTER



PUBLIC SERVICE BUILDING LOBBY



CENTRAL LIBRARY STAIRCASE

DR. WILLIAM T. MAYNARD HOUSE

2252 NORTH SUMMIT AVENUE

CATEGORY:

RESIDENTIAL RESTORATION



2252 NORTH SUMMIT IN 1978



2252 NORTH SUMMIT AVENUE AFTER RESTORATION



2252 NORTH SUMMIT PORCH DETAIL

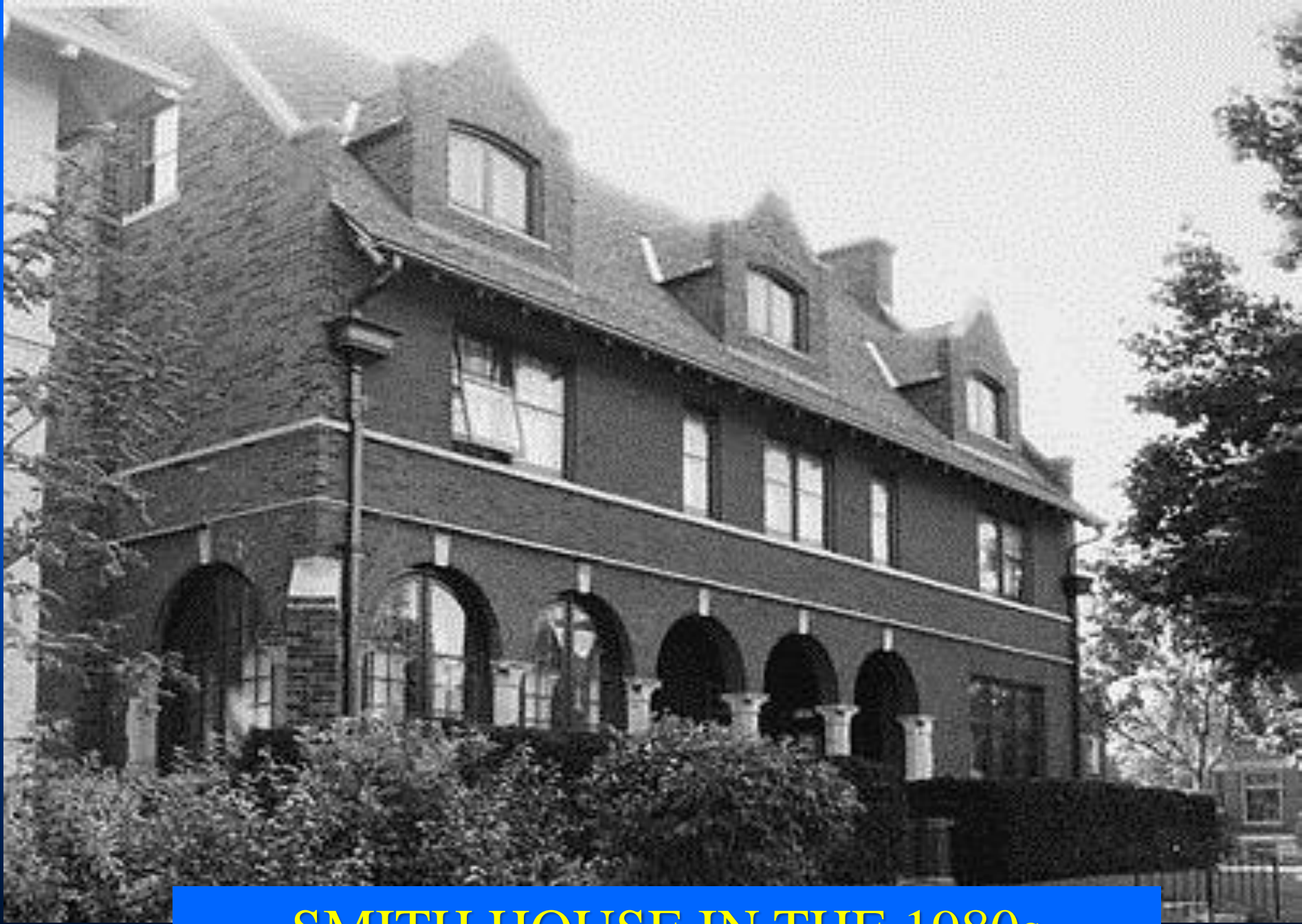


2252 NORTH SUMMIT AVENUE GABLE DETAIL

FRANK WARD SMITH HOUSE

2405 EAST WYOMING PLACE

CATEGORY:
SENSITIVE ADDITION TO
HISTORIC HOUSE



SMITH HOUSE IN THE 1980s



SMITH HOUSE APRIL 2014



SMITH HOUSE
SOUTHWEST CORNER
BEFORE
ADDITION



SMITH HOUSE SOUTHWEST CORNER AFTER ADDITION



SMITH HOUSE FROM LAKE DRIVE

NEACY READ
INVESTMENT COMPANY BUILDING

2591-2597 NORTH DOWNER AVENUE
AND
2521-2525 EAST BELLEVIEW PLACE

CATEGORY:
SENSITIVE ALTERATIONS FOR PIZZA MAN



2591-2597 NORTH DOWNER AVENUE
2521-2525 EAST BELLEVIEW PLACE
BEFORE ALTERATIONS



NEACY READ BUILDING AFTER ALTERATIONS



NEACY READ BUILDING AFTER ALTERATIONS



PIZZA MAN INTERIOR 2nd FLOOR



Pizza Man Interior 1st floor



PIZZA MAN STAIRS

PRYOR AVENUE
IRON WELL
1710 EAST PRYOR AVENUE

CATEGORY:
NEIGHBORHOOD
FUNDRAISING
LEADS TO RESTORATION



PRYOR
AVENUE
IRON
WELL
1990s



PRYOR AVENUE
IRON WELL
BEFORE
RESTORATION



PRYOR AVENUE IRON WELL BEFORE RESTORATION



PRYOR AVENUE IRON WELL AFTER RESTORATION



**MATCHING AGGREGATE
WAS IMPORTANT PART
OF THE REHABILITATION**



PRYOR AVENUE IRON WELL AFTER RESTORATION

JOSEPH P. AND ELSIE CONRAD HOUSE

2564 NORTH 47TH STREET

CATEGORY:
RESIDENTIAL RESTORATION



CONRAD HOUSE 1978 SURVEY PHOTO



CONRAD HOUSE 1999 AFTER PORCH ALTERED
AND SIDING APPLIED



CONRAD HOUSE APRIL 2014



CONRAD HOUSE PORCH RESTORED

AMERICAN SYSTEM BUILT
HOUSE MODEL TWO FLAT “C”

2732-2734 WEST BURNHAM
STREET

CATEGORY:

FULL DUPLEX RESTORATION



1978 PHOTO



BEFORE RESTORATION STARTED



FORENSIC
WORK
WAS
DONE
ON STUCCO



**ASBH MODEL TWO FLAT "C" NEARING
COMPLETION**



REOPENING OF REAR PORCHES



SHOWING RESTORED STUCCO, TRIM AND PORCH



FRANK LLOYD WRIGHT AMERICAN SYSTEM-BUILT HOMES

MODEL TWO FLAT "C" EXTERIOR RESTORATION

THIS ROW OF SIX HOMES IS ONE OF THE
FRANK LLOYD WRIGHT HOMES STILL STANDING AND
EXISTING IN HARMONY WITH EACH OTHER.

THE AMERICAN SYSTEM-BUILT HOMES ARE
ARCHITECTURALLY SIGNIFICANT AS AN IMPORTANT EARLY
EXPERIMENT IN LOW-COST STANDARDIZED CONSTRUCTION
BY MASTER ARCHITECT FRANK LLOYD WRIGHT

CONSTRUCTION OF THE MODEL TWO FLAT "C" EXTERIOR
RESTORATION IS BEING SUPPORTED IN PART BY A SAVE
AMERICA'S TREASURES GRANT ADMINISTERED BY THE
NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR

FRANK LLOYD WRIGHT WISCONSIN HERITAGE TOURISM
PROGRAM INC. - OWNER



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**SAVE AMERICA'S TREASURES GRANT HELPED
SPONSOR THE RESTORATION**

