



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

MARION CLENDENEN-ACOSTA, CHAIR

Patricia Keating Kahn, Vice Chair

Ald. Robert Bauman, Matt Jarosz, Anna-Marie Opgenorth,

Ann Pieper Eisenbrown, and Blair Williams

Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,

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HPC Planner: Carlen Hatala, 286-5722, chatal@milwaukee.gov

Monday, July 6, 2015

3:00 PM

City Hall, Room 301-B

Special

Meeting convened: 3:01 P.M.

Mr. Williams arrived at 3:25 P.M.

Present: 7 - Pieper Eisenbrown, Jarosz, Bauman, Williams, Opgenorth,
Clendenen-Acosta, Keating Kahn

1. [150350](#)

Resolution relating to the temporary historic designation of the Crain/Claflin/Eldred House at 1773 North Cambridge Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Ms. Hatala said that the property was acquired with the intent to demolish it to build an apartment building. The house is located on the lower east side, which used to be a prestigious neighborhood. Only two other houses survive from the early period of construction, both of which have historic designation. This property had long periods of ownership by owners who maintained the property. In 1954-1969, nine properties were razed to construct apartment houses, a trend which is beginning again. The house was part of the 1979 survey which showed that the house still retained its form and historic aspects, which has become increasingly rare through the years. In 1986 the house still retained its coach house, which mirrored the building aspects of the house and probably was constructed in 1903/04 when the house was remodeled. Under the Crain ownership, from 1880-1894 (Charles E. and Emma Marvin), the house was constructed by middle class home owners as their wedding home. The entry was off to the side with a porch with a projecting bay to illuminate the front parlor. There are very few houses from the 1880s that are still in existence. Mr. Crain was an insurance agent with his own office and is cited in many state reports dealing with the insurance industry and he was active in the community. He invited Frederick Douglas to Milwaukee (who declined), but that letter does exist at the Univ. of Chicago and is accessible online today. In the 1890s, the economy had problems and the life insurance industry suffered financially. Under the Claflin ownership, from 1899-1920 (Thomas M. and Fannie E. Cuddeback), Mr. Claflin operated a laundry plant a block away from his home. The Claflins were the ones that made over the house to how it looks today with the brick

foundation showing the 1903/1904 changes which also included a new porch and window pattern. He also added an oriole window and classical porch columns. Ms. Hatala doesn't know the style of the original house. The house was under the Eldred ownership, from 1917-1947 (Anson and Margaret). Mr. Eldred was a tool and die manufacturer. Anson abandoned Margaret and his daughter Jane and remarried twice.

The house is currently a rooming house and has apartment buildings on both sides. To the south, most of the buildings has fewer floors and retain the original scale while to the north the buildings are higher.

The designation does comply with e-1, e-5 and e-6 (Henry Betts and his use of the arts and crafts style).

Ald. Bauman moved, seconded by Mr. Jarosz, to open the public hearing.

Temporary designation is for 180 days, during which time the HPC must consider permanent designation.

Thomas Wong - 10509 N. Gazebo Hill, Mequon - owner

Kerry Yandell - architect

Joel Agacki --Agacki Studio

Mr. Agacki said that the owner owns the property immediately to the south and purchased this property because it was available and it was a nuisance property. It just wasn't economically feasible as a development property, which is why razing is being considered. The families are not those whose names you still hear today. He also has found other houses in Milwaukee that better embody the architecture. To him, it's just another east side house and he found another examples of the same details just driving home last night from Cafe Lulu to his home in Wauwatosa. The original house was modified to such a degree that the original house no longer exists. Henry Betts did a few houses here, but, according to other preservationists, he wasn't an Adler or an Eschweiler and a big name in Milwaukee preservation. Ms. Hatala said that the alterations to the house themselves are historically important.

Mr. Williams said that the Commission needs to reflect upon whether this house reflects a neighborhood that is disappearing. Mr. Agacki said that there are other houses that represent a former neighborhood better.

Mr. Williams would like to see more context of the house and the neighborhood.

Ald. Kovac would like to keep this house and not lose it. A lot of houses have been taken down and he is trying to avoid that.

Supports the designation:

Gail Fitch - a neighbor who lives down the block from this house.

Mr. Williams moved, seconded by Ms. Keating Kahn, to close the public hearing.

There were no objections.

A motion was made by Anna-Marie Opgenorth, seconded by Patricia Keating Kahn, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Meeting adjourned: 4:12 P.M.

Linda M. Elmer

Staff Assistant