



2017 HISTORIC TOUR OF HOMES

BRINGING THE PAST TO LIFE

Presented by Historic Concordia Neighbors

Welcome to Our 27th Tour of Homes

When you live in a 100+ year old house, you live and breathe history daily but it often is subconscious. It's one of the reasons those of us who live in the Historic Concordia Neighborhood love opening our homes to the public once a year. We can share our neighborhood pride with hundreds of tour goers who love historic homes as much as we do. And it gives us the opportunity to shine a spotlight on our vibrant neighborhood and bring the past to life once again for all of us.

We have several activities planned this year that will reinforce our theme of "Bringing the Past to Life." Recognizing that the three oldest homes in our neighborhood are from the Civil War era and earlier, we have a group doing Civil War re-enactments in the yard of the oldest house. A Victorian dance group will also give us a taste of entertainment from when our neighborhood was young.

The primary focus of Historic Concordia Neighbors, Inc. is promoting the neighborhood through historic preservation. Since the early 1990s, Historic Concordia Neighbors has played an integral part in the area's ongoing revival. We are a nonprofit, volunteer-driven group consisting of homeowners, renters, churches and other nonprofit groups with an interest in the long-term health and growth of the neighborhood.

Proceeds from our Home Tour support our mission to promote the Concordia neighborhood through historic preservation, community involvement and neighborhood pride. Tour proceeds are used in diverse ways including:

- Recognizing the many charitable needs within Milwaukee's near west side, we annually award the Historic Concordia Outreach Grant to a local nonprofit agency.
- Assisting in property restoration, we award grants to owner-occupied purchasers of blighted City-owned property.
- Enhancing the community through projects such as street signs and tulip plantings.
- Encouraging and supporting economic development of the surrounding business corridors.

As you tour the homes today and talk to our homeowners and volunteers, you'll soon understand why we are passionate about bringing the past to life in the Historic Concordia neighborhood.



Historic Concordia Neighbors, Inc.

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www.HCNI.org

Mission: Historic Concordia Neighbors, Inc. shall endeavor to promote the neighborhood through historic preservation, community involvement and neighborhood pride.

Schedule of Events

At the Greater Utopian Church:

9:30 am	Ticket Sales begin Silent Auction opens Cake & Pie Social opens (Beverages & home baked goodies for sale)
Noon – 3 pm	Michael Westcott, neighborhood artist, will be sketching
4:30 pm	Silent Auction closes (auction winners may pick up items or arrange for later pick up)
5 pm	Tour ends

Around the Neighborhood:

10 am	Homes open for Tour
10 am – 5 pm	Shuttle vans available on Tour route (as reflected on map) Brats for Sale & Beer Tasting: <ul style="list-style-type: none">• 3107 W. Kilbourn Ave. (#3 on map)• 2502 W. Highland Ave. (#10 on map)
11 am – 4 pm	Musical entertainment in various locations Events at 3011 W. State St. (#2 on map) <ul style="list-style-type: none">• Civil War Re-enactment: Company F, 29th Infantry U.S.C.T. and Company K, 2nd Wisconsin Infantry• Re-enactment by Marquette High School - History Dept.• Victorian Dance Troupe• Croquet on the Lawn
5 pm	Tour Ends

Save the Date for Next Year's Tour

Showcasing the Arts & Culture of Concordia
June 16, 2018

Silent Auction Donors

Be sure to stop, browse and bid on the great items in our Silent Auction held at the Greater Utopian Church. Winners will be announced at 4:30 pm today so stop in after you complete the tour to make sure you haven't been outbid on the items you want.

Our sincere gratitude to the businesses and organizations that have graciously donated items. Donations received after this booklet was printed will be acknowledged at the Silent Auction.

Advanced Automotive Services
Amaranth Bakery
Balistreri's Italian-American Ristorante
Betty Brinn Children's Museum
Café Lulu
Care-a-lotta | The Bartolotta Restaurants
Cedarburg Art Museum
ComedySportz
Crown Hardware & Plumbing Supply, Inc.
Ellipse Fitness
First Stage
German Fest
Harley-Davidson Foundation
Hector's
Historic Milwaukee
Irish Fest
Lela Boutique
Milwaukee Admirals
Milwaukee Brewers
Milwaukee Chamber Theater
Milwaukee Symphony Orchestra
Neighborhood House
Pabst Best Place
Pizza Shuttle
Present Music - Helene Zelazo Center for the
Performing Arts
Rocket Baby Bakery
Schlitz Audubon Center
Usingers
Wisconsin Athletic Club
Wisconsin State Fair Park



#1

2925 West State St

Tour Start -- Greater Utopian Pentecostal

Built in 1950 in the Neogothic Revival style, the church was designed by M. D. Hetherington (possibly an architect from Chicago). The Greater Utopian congregation dedicated the building as its new home in 1978. In 2012 the congregation celebrated 60 years in ministry. Its founders were Drs. Joe L. and Lucy B. Hughes. The church community, in heartfelt gratitude, recognized the Hughes with honorary street signs on State Street at 31st for Dr. Lucy Hughes and at 29th for Dr. Joe L. Hughes.

This is a vital congregation that is making a difference in the community as part of their faith ministry. Historic Concordia Neighbors thanks the church for opening their doors and hosting our tour activities including the bake sale and silent auction.



#2

3011 West State St

Andrew Larsen & Jason Tetzlaff

Within the neighborhood, we call this the Tower House, and an image of this distinctive home has been the logo for Historic Concordia Neighbors for years.

Built of cream city brick on an acre of land, this is believed to be the oldest house in the neighborhood, and one of the oldest houses in the city of Milwaukee. It was the residence of Dr. Robert Fairies, the first dentist to open a practice in Milwaukee, from 1850-1854. Some historians believe that the original structure may have been a farmhouse which Dr. Fairies remodeled into this structure. During that remodeling, he may have added the flat roof to use as an observation deck to pursue his interest in astronomy (he constructed the first telescope in the state). The house was sold to Sidney Rood, a bookstore and bindery owner, sometime around 1854. Rood sold in 1863 to Philetus Yale, a tailor and clothier. Yale may have been responsible for the changes to the house which resulted in its current distinctive exterior including the tower, Mansard-like roof, dormers, and the west wing. There was also a south wing, of approximately 2400 square feet, which was demolished sometime in the late 1920s by Yale's descendants.

The home has undergone several reincarnations in its lifetime. From a family home until 1947, to offices for the Milwaukee Bible Institute (1947 to 1960), then offices of Concordia College (1960 to 1987), and then law offices. It became a single-family dwelling again in the 1990s.

The current owners acquired this neighborhood landmark in 2016 and are in the midst of exterior renovations, which include plans to improve the landscaping, remove the raised bed from the north and east sides of the house, and put in vegetable gardens in the rear of the property.



#3

3107 West Kilbourn Ave

Brian & Barb Scotty

This Arts & Crafts home was designed by Robert A. Messmer and built for Henry Vogt in 1910 for \$9,000. Vogt was the treasurer for the Richardson Phoenix Company, a lubricating appliance manufacturer.

Messmer, born in Madison, Wisconsin in 1870, moved to Milwaukee with his family in 1871. He graduated from Milwaukee's East Division High School in 1887 and joined his father's architectural firm, H. Messmer and Son, as an apprentice. After his father died in 1899, Messmer was joined in the business by his brother, Henry Jr., but maintained the firm name until 1911 when the name was changed to R. A. Messmer and Brother. The firm specialized in churches and institutional buildings but also designed many residences. Some notable examples of their work include the Neoclassical Helen Zelazo Center for the Performing Arts on the UW-Milwaukee campus (used as a synagogue until 1924) and several Arts & Crafts residences at 2140, 2351 and 2658 N. Sherman Blvd.

Interior details of the home include:

- Fireplace with a large "Grebe" tile surround;
- Quarter sawn oak floors and trim;
- Stained glass pocket doors separating the living and dining rooms;
- Stained glass in the foyer and dining rooms; and
- Third floor maid's quarters.

Recent upgrades include renovations to the third floor bathroom (seen under construction when last on the Tour in 2013) and transformation of a bedroom into a dressing/sitting room off the master bedroom.



#4

3008-3010 West Kilbourn

Amy Lamb

Designed by Crane and Barkhausen, this Queen Anne style duplex was built in 1903 by J. Quin & Co. Charles Crane and Carl Barkhausen formed their partnership in 1888 and were responsible for many fine residences and commercial buildings throughout southeastern Wisconsin. The Concordia neighborhood is graced with other Crane and Barkhausen homes including 3209 W. Wells and the Schuster Mansion at 3110 W. Wells.

As of the 1910 census, three brothers were recorded living side-by-side on Kilbourn. Marshel, the eldest, was the President of Rockwell Manufactory of Doors, Blinds and Sashes. He lived immediately to the west at 3016 (no longer standing). John, the youngest, was the V.P. of Finance/Treasure. He lived in this house with his wife, Jane, and mother, Cordelia, and Christine Johnson, their servant. Brian, the middle brother, lived with his wife, Mary, and daughter, Jamie, adjacent to the east at 3002.

The current owner purchased the home in 2015 after it sat vacant for several years. This is a work in progress as the home is being reclaimed after extensive water damage occurred the winter of 2015-2016 when pipes burst in the upper duplex.



#5

753 North 27th St

Mobile Design Box

The Mobile Design Box is a UWM School of Architecture & Urban Planning initiative aimed at building community while boosting awareness and showcasing the work of SARUP research and design work alongside creative local artists and entrepreneurs via pop-up galleries. This pop-up gallery is currently located in the Historic Concordia neighborhood.

Past installations in the gallery featured design work from the studio, Towards a Cinematic Architecture, led by UWM SARUP Assistant Professor Jasmine Benyamin and an exhibition by Avenues West Community Art Project: "Together we can" Connect a Neighborhood in collaboration with Future Milwaukee. The architecture studio asks the question how do architectural and film space collide while "Together we can" created artwork as a means of bringing people together.

Future exhibits this spring at the Mobile Design Box center around the recent studio work investigating reuse of existing building fabric with Professor Matt Jarosz's Historic Preservation Studio at UWM. Professor Jarosz will also be exhibiting his posters of the Most Endangered Buildings. WasteCap WI will be exhibiting their "upcycled" reclaimed building components, in conjunction with Fresh Perspectives Artist Group that utilize their reclaimed components in their art.



#6

3046 West Wisconsin Ave

The Brumder Mansion B&B, Tom & Julie Carr

George Brumder, a prominent Milwaukee business leader, built this majestic brick home in 1910 on Milwaukee's then Grand Avenue, for his son and daughter-in-law George and Thekla Brumder. Among the Brumder family interests were the Germania Publishing Company, founded to accommodate the needs of Milwaukee's large German population for books, magazines and newspapers in their own language. The copper-clad domes of his Germania building (152 W. Wells St.), were dubbed "Kaiser's helmets."

Brumder's mansion, designed in the English Arts & Crafts style by architect H.P. Schnetzky & Sons, also blends Victorian and Gothic elements. All common rooms are graced with massive oak fireplaces, exquisite woodwork and beautiful antiques. The formality of the interior contrasts with the home's relaxed, friendly atmosphere, making it a very pleasant bed & breakfast setting (named 1 of the 10 most romantic inns in America). The bed & breakfast features six beautiful rooms and suites, most with whirlpools, marble showers, and fireplaces.

Mr. Brumder chose to put his ballroom in the basement instead of the third floor. Over the years, this area has had multiple incarnations as a billiards room, a speakeasy during Prohibition, a recreation room, and a Christian music club. It is now an intimate licensed theater with events scheduled throughout the year.

www.brumdermansion.com

Historic Concordia Tour Map



Food and Beer Tasting



Tour Start



Shuttle Stop



Shuttle Route



Walking Route



Web App Tour House



Restrooms

1

Tour Start
Greater Utopian Pentecostal
2925 West State St

4

3008-3010 West Kilbourn Ave

7

3320 West Kilbourn Ave

10

2502 West Highland Ave

2

3011 West State St

5

Mobile Design Box
753 North 27th St

8

Hope Lutheran Church &
Parish Center
1115 North 35th St

11

2710 West State St

3

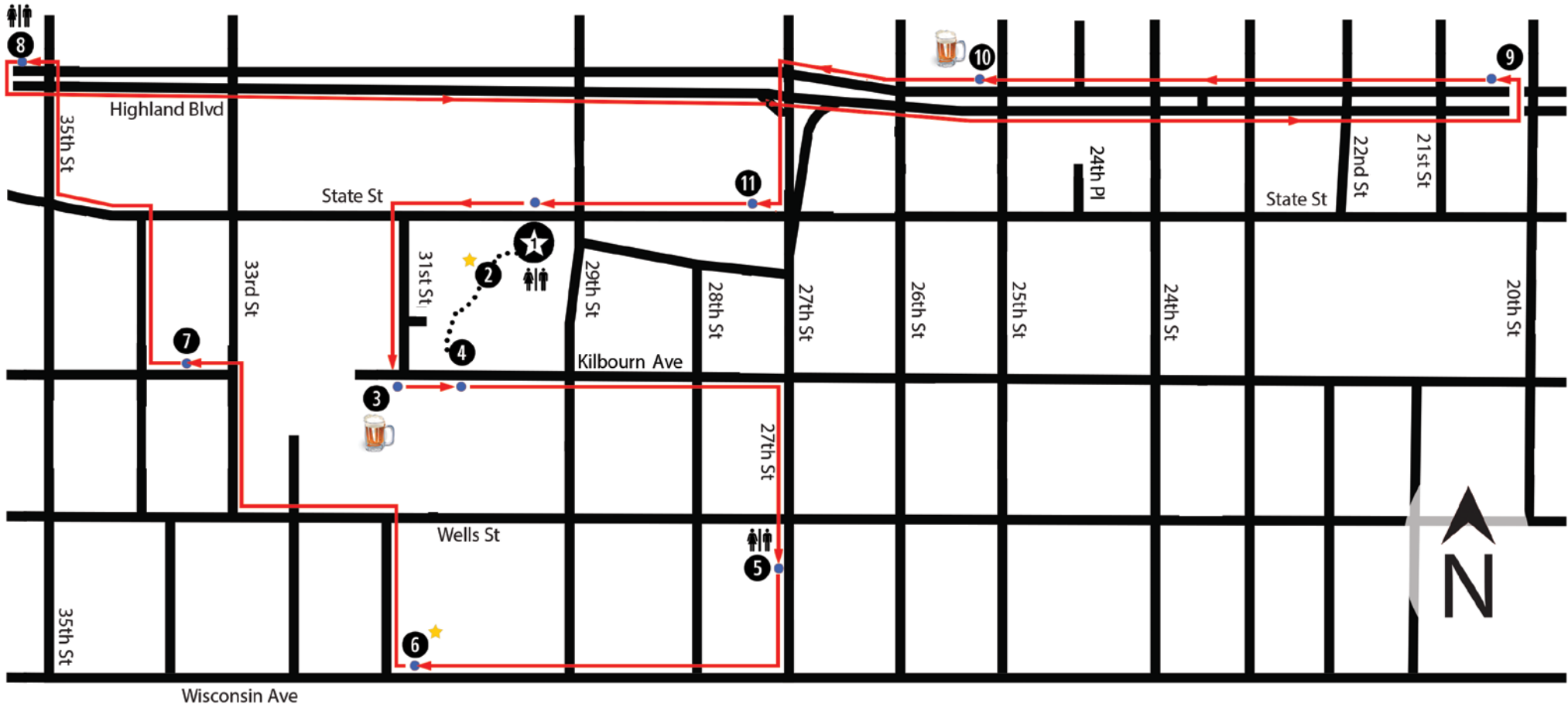
3107 West Kilbourn Ave

6

The Brumder Mansion B&B
3046 West Wisconsin Ave

9

2004 West Highland Ave





#7

3320 West Kilbourn Ave

Karen Levy & Peter Lee

This graceful Queen Anne Victorian was built in 1896 by Milwaukee architect, Henry J. Rotier. Rotier began his architectural career in 1883 as an apprentice at the firm of Andrew Elleeson. Rotier worked his way up to draftsman by 1886 and circa 1888, he joined the firm of James Douglas. Rotier left Douglas to start his own practice in 1893. Most of the known works by Rotier span the period from 1894 through 1910 during which time he designed in the Queen Anne, Classical Revival and Georgian Revival styles. Rotier also designed the Mayor Hoan house (immediately to the west at 3328 W. Kilbourn).

Built at an original cost of \$3,000 for commercial traveler, William Martin Rodee, this late-style Queen Anne incorporates elements of Classic Revival in its use of Doric columns on the wide front porch. As you tour the home, notice the beautiful woodwork which includes an oak-paneled staircase, stick and ball spindle work, a carved maple fireplace, and a built-in oak china cabinet.

The home, converted into a five-unit rooming house in the early 1950s, was returned to a single family residence in 1983. In recent years the owners have renovated the kitchen, created built-in his & her closets in the master bedroom, and created his & her office space in the attic. After 34 years, the owners are ready to downsize, and this gracious home is for sale. Can you picture yourself in this lovingly restored home?



#8

1115 North 35th St

Hope Lutheran Church & Parish Center

Two architects, E. R. Steuenbach and Guenther & Son, are listed for this Gothic Revival church. The congregation's original church was located at 1457 N. 35th St; that building now serves a Baptist congregation. Ground was broken in 1948 for the church building in the current location but funds were quickly depleted. For seven years, the congregation held services in the basement auditorium that had been completed and had to put up with jokes about the "Hopeless" Church. Construction began again in 1957 and by August 1958 the church was completed -- other than for the stained glass added later.

The Michael Carpenter mansion, attached to the church during construction, was purchased in 1945 and as of 1950 it began use as the parsonage. It is currently used for church-related functions. Built in 1890, and listed on the National Register in 1986, the Carpenter house has been described as one of the best-preserved Queen Anne residences in the city. The first two floors are sheathed in cream city brick and the brickwork has inset stone panels. Michael Carpenter, a native to Milwaukee, is listed in city directories as a baker going back to 1868. He opened his first bakery establishment in 1871. The partners in his bakery exited in the early 1880s, and the bakery was sold in 1895 to the National Biscuit Company (NABISCO). Carpenter stayed with NABISCO until 1900. He left to build, with his sons, a bakery production facility that at the time of his death in 1926 -- in his home on 35th St. -- was reported to be one of the largest independent bakery operations in the country. (Carpenter Source: Wisconsin Historical Society Architectural Inventory).

As a Christian congregation serving the Milwaukee community, Hope Lutheran seeks to engage and encourage others through a life-changing Christian journey.



#9

2004 West Highland Ave

John Sheaffer & Tim Baack

The Victor Schlitz mansion was completed in 1890 following two years of construction on two of the five city lots Victor purchased with money he inherited from his uncle, Joseph Schlitz, founder of the brewery. It was designed by Charles A. Gombert, best known as the architect of the North Point Water Tower on Milwaukee's east side and of the Val Blatz mansion, now demolished. The home is constructed of cream city brick and rock faced limestone and is listed on the National Registry of Historic Places where it is identified as Queen Anne style. However, it is more accurately a part of the Picturesque movement with Exotic Eclectic influences including touches of Moorish detail on the exterior. It is considerably less "fussy" than many Queen Anne's, having a more "muscular" appearance in both the exterior and interior finishing. This would be consistent with the German aesthetic of the Schlitz family who employed German craftsmen in the construction and finishing of the house. The most outstanding feature on the exterior -- facing 20th street -- is the terra cotta head of a young man.

The Schlitz family included Victor and his wife Augusta and six children who Victor raised with household help after Augusta's death in 1896. He died in 1928; both Victor and Augusta's funerals were held in the front parlor where a framed memorial card for Augusta now hangs. In 1929, the children sold the house to the St. Vincent De Paul Society. The coach house was sold in the 1930s and converted to a duplex. Twice in its history, the house came close to being demolished. From 1930 to 1975, a series of

Catholic organizations operated an orphanage with 20 girls and 4 nuns in residence. The house was sold in 1975 to Highland Community School which operated a Montessori school in the house until about 1998. It was reclaimed as a single-family home by Robert Upson who spent 15 years restoring it. John Sheaffer and Tim Baack bought the house in 2016. The house and owners were featured in the February issue of Milwaukee Magazine.

John and Tim have completed several projects to date including restoration of the west exterior and placement of pinnacles on the west, front and northeast turrets. Completed interior work includes restoring the original Lincrusta wall covering and the plaster ceiling of the Reception Hall, and the original tile floor in the Vestibule. Future projects include restoration of two bedrooms, eventual finishing of the third floor where there is one original finished servant's bedroom and remnants of a later apartment used by the nuns and the school.



#10

2502 West Highland Ave

Robert Kochanski & Maria Ferrusquia

Built circa 1895, this gracious Queen Anne is believed to have been originally owned by someone named Meyer. Unfortunately research efforts to date have failed to turn up more information though the owners are continuing to dig.

The current owner was introduced to the house in 2012 when he was flipping houses. He purchased it with two other properties, but this house proved to be different. The house's character spoke to him unlike others he had flipped. After two years of an inherited tenant, his wife convinced him that they should make it their own.

Unlike many larger homes in the area that suffered the indignity of being turned into duplexes or boarding houses in years past, it appears this house has always been maintained as a single-family home. After months of restoration work, they moved in July 2014. Work included new mechanicals and as much of the woodwork as possible has been restored. The owners have also expanded the property by purchasing the two adjacent lots from the city and fenced in the larger yard.



#11

2710 West State Street

Grayson Parker

Exterior of the home only

The historic Colonel Theodore Yates residence, built circa 1863, was one of the first homes in the area. Originally built as a country home on a parcel of land that was nearly 7 acres and just outside the then city limits of Milwaukee, the Gothic Revival Villa has undergone a wild life cycle. Its original owners were retired Colonel Yates (a highly decorated Civil War hero in the Battle of Vicksburg) and his wife, the daughter of one of the area's foremost land sub-dividers, Dousman. Several other long-term owners occupied it before it served a debilitating stint as a rooming house. The City of Milwaukee took possession of it in the early 1990s and struggled to find a buyer. During that time, there was a fire in the east parlor, various open access points and a series of non-paying tenants.

The house's decline has since been reversed, and it is now listed on the National Register of Historic Places. It is one of the few remaining residences in Milwaukee from this time period and features a steeply pitched multi-gabled roof, Gothic arched windows and moldings.

Renovations in the last decade removed a modern concrete stoop and aluminum awning over the front entryway thereby revealing the original charm of the acorn window over the front door and recreating the 40-foot long front porch.

The current owner acquired the house in 2016 and is working on interior renovations. We're hopeful the home's interior will once again grace our Home Tour in the near future.

Acknowledgments

Sponsors

Historic Concordia Neighbors, Inc. extends sincere gratitude to our 2017 Tour Sponsors

The Forest County Potawatomi Community Foundation, which personifies the rich history and beliefs of the Potawatomi tribe, exists to fight poverty, promote economic opportunities, strengthen communities and provide an example of responsible citizenship.

www.fcpotawatomifoundation.com

MillerCoors, located in the heart of the near west side on Highland Blvd. at 39th, is dedicated to their strong heritage of brewing the highest quality beer with a strong team of great people.

www.millercoors.com

Quorum Architects, an Historic Concordia business, is a small group of diverse professionals who apply their talents in planning, design, documentation and management to help clients build on their vision to create or renovate an ideal facility. The idea of a quorum, or the right people for the project, is a working mantra which delivers impacting architectural and building design service.

www.QuorumArchitects.com

Marquette University, a Catholic and Jesuit university in Milwaukee, offers more than 80 majors in its nationally and internationally recognized colleges and schools.

www.marquette.edu

Tour de Force 360VR, a Historic Concordia business, is a producer of virtual reality and virtual tour experiences.

www.tourdeforce360.com

Near West Side Partners, Inc. (NWSP) is a non-profit organization founded through the support of five anchor institutions: Aurora Health Care, Harley-Davidson, Marquette University, MillerCoors, and Potawatomi Business Development Corporation. NWSP's Board of Directors and Working Teams are comprised of institutional stakeholders, civic leaders, and residents. NWSP's mission to revitalize and sustain the Near West Side as a thriving business and residential corridor, through collaborative efforts to promote economic development, improved housing, unified neighborhood identity and branding, and greater safety for residents and businesses.

Forest County
Potawatomi
Foundation



Volunteers

Our Tour, the longest running home tour in Milwaukee, would not happen each year without hundreds of volunteer hours from many Concordia neighbors. Our thanks to all who invested their energy and commitment in this Tour and all year long.

Chair

Robin Muller

Homeowner Coordination

Sally Wiberg & Amy Lamb

Volunteer Coordination

Antonio Martell

Marketing & Media Coverage

Robert Kochanski & Robin Muller

Post-tour Party

Sally Maddick

Brochure, Mailings & Signs

Scott Witte

Cover Art, Postcard & Brochure Design

Kelsey Witte

Silent Auction

Robin Muller

Cake & Pie Social

Kristi Westcott

Transportation & Beer Tasting Tent

Barb Scotty

Website & Paypal

Scott Witte

Entertainment

Tammi Bansemer

Scavenger Hunt

Alena, Krysta & Rayanna Hix

Writer

Eileen Hanley



*The West Side's Community Center
for Seventy Years!*

nh-milw.org

Jeff Martinka,
Executive Director



Neighborhood House
OF MILWAUKEE



Forest County
Potawatomi
Foundation

