



Historic
Concordia
Neighbors

presents

The 34th Annual

HISTORIC HOME TOUR

Sunday,
June 17th

special
presentation by
Bobby Tanzilo

STEWARDS OF HISTORY

PLACES ♦ STORIES ♦ COMMUNITY

hcni.org



HISTORIC
CONCORDIA
NEIGHBORS INC



FOREST COUNTY
POTAWATOMI
Keeper of the Fire

WELCOME TO OUR 34TH ANNUAL TOUR OF HOMES

We love opening our doors to the public each year and talking about our historic homes and our community. As you talk with our homeowners, you'll hear about many of the reasons that attract people to Concordia including our diverse community, variety in housing size and architecture, attractive real estate prices, and proximity to the interstate and downtown. You will also hear about the desire to preserve and enhance this wonderful, eclectic mix of historic homes. A homeowner may not start out this way but most end up understanding that we are "Stewards of History" as we work to protect these historic homes and the wonderful mix of people who call Concordia home.

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 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 being "Stewards of History."



HCNI

PO Box 080096
Milwaukee, WI
53208-8000

HCNI.org

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

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EVENT PARTNER



EX FABULA SPONSOR



SCHEDULE OF EVENTS

At the Greater Utopian Church

- 9:30 am Ticket Sales Begin / Doors Open
- 10:00 am Presentation by Bobby Tanzilo,
Urban Spelunking
- 10:00 am – Silent Auction
Bidding ends 4:00 pm
Pick up until 5:00 pm
- 11:00 am – 4:00 pm Cake & Pie Social
(beverages & home baked goods for
sale)
- 5:00 pm Tour ends

Around the Neighborhood

- 10:00 am Homes Open
- 10:00 am – 5:00 pm Musical entertainment and art exhibit at
The New State :2612 West State Street
(#11 on the map)
- 11:00 am – 5:00 pm Caribbean Taste food truck located in
front of Greater Utopian Church at 2925
West State Street (tables and seating
available)
- 11:00 am – 5:00 pm Beer tasting in the garden at
3112 West Kilbourn Avenue
- 5:00 pm Tour ends

* * * * *

**Save the Date
for Next Year's Tour
Saturday, June 16, 2024**

GUEST SPEAKER & ARTIST SPONSORS



ADVERTISING SPONSORS



A new life awaits!

For Details Scan the QR Code:



Listed By: Tina Ferlindes 414-881-8349



START

2925 WEST STATE STREET GREATER UTOPIAN CHURCH

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 Pastor Craig and his congregation for opening their doors and hosting our tour activities.

Presentation by Bobby Tanzilo
onmilwaukee.com



1 | 3011 WEST STATE STREET
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 two acres of land, this is the oldest house in the neighborhood (and probably the first one), and also one of the oldest houses in the city of Milwaukee. From 1850-1854 it was the residence of Dr. Robert Fairies, the first dentist to open a practice in Milwaukee as well as an amateur astronomer. Some historians believe that the original structure may have been a farmhouse which Dr. Fairies remodeled into this structure. Contrary to what many imagine, Fairies' house appears to have had a peaked roof. 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 added many of the house's existing features, including the tower (and all the rooms directly south of it), the Mansard-like roof, dormers, and the current woodwork downstairs. There was also a south wing, of approximately 2400 square feet, which was demolished sometime in the late 1920s by Yale's descendants, with the two-story bay being added on at the same time.

The home has undergone several incarnations 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 house still has a number of internal features from its years as a set of offices.

The current owners acquired this neighborhood landmark in 2016. They completed a major renovation in 2022 with the installation of a new historically compliant slate roof. They intend to begin landscaping the garden beds around the house in the coming year.

2 | 2928 WEST STATE STREET ALYSON NEMEC

The prominent and prolific architect, Herman W. Buemming, designed this home in 1907 for the Closterman family. City records indicate the house was completed in 1910, but it is unclear whether the Closterman family ever occupied the residence. Buemming, who graduated from Columbia University Architectural School in New York City, met his future business partner, Gustave Dick, when they both worked for architect George C. Post. Starting their own practice in Milwaukee in 1896, Buemming and Dick's designs over the next 11 years include the former Century Hall on Farwell near North Avenue and the Otto Pietsch Building at 826 N. Plankinton. This home, a Prairie four-square design, is a variation on a plan and massing used by the architects in similar homes on the east and near west sides of Milwaukee. After breaking up the partnership, Buemming continued to design in two more partnerships and independently until his eventual retirement in 1943.

The house was turned into a fraternity house in the 1970s. The house became a single family home again in 2003 when it was purchased from the Marquette Dental Fraternity's national organization. Thankfully the craftsman detailing of the open stairs, the stained glass windows and the fireplaces survived the fraternal years. The home has been extensively renovated, featuring new bathrooms, a modern Craftsman-inspired kitchen, and restoration of the dining room wainscot. One of the owner's favorite features of the home are the two large fireplaces where the family likes to read, listen to music, and hang out.

Allyson is able to walk to her business, Quorum Architects, located at 3112 West Highland Avenue.



3 | 930 NORTH 31ST STREET DOUGLAS RUSCHHAUPT

Designed by Crane & Barkhausen, this Queen Anne was built in 1894 for Horace P. Yale and his wife, Blanche. Yale was a machinist and son of Philetus Yale, of the Tower House (3011 W State St). A. Van Roo Corp was the builder and F. Werner was the mason.

Crane & Barkhausen was a prominent force in Milwaukee's architecture into the early parts of the 20th century. In addition to their work throughout the city, they designed several significant homes in the Historic Concordia Neighborhood including the Schuster Mansion (3209 W Wells St) and the Abram Esbenshade home (3119 W Wells St).

Although this house was built for Yale, census records indicate that he and his wife never lived here. It was likely built as a rooming house; old classified ads from the Journal and Sentinel describe a three-room owner's suite on the first floor and seven rental rooms on the second and third floors.

The home was among those purchased by the Concordia College of Milwaukee and slated for demolition in the 1980s. The previous owner purchased it in 1985 from the Westside Conservation Corporation and lived here until 2021. The carpet and tiles installed during the Westside Conservation Corp's rehab are still visible on the stairway and in the bathrooms.

Past residents of this home include coachmen, stenographers, and salesladies, as well as Alice Jane Cowper, spinster and sister of a famous boxing promoter (1930s); Armin Rosenberg, founder of Reliable Knitting Works and inventor of the Aero-Cap, and Mrs. Rosenberg, who hosted the Blind Jewish Ladies Society on the first floor (1940s); and Eugene Weber, a bartender who made local news after being arrested at the Tomahawk Club for violating the city's dancing ban (1950s).





4 | 933-935 NORTH 31ST STREET
MARTHA BROWN & TONY LAM

This duplex was built by Frank Hunholz in 1901 at a cost of \$5,000 (the name of the architect on the building permit appears to be F. W. Audier). Between 1894 through at least 1904, Hunholz is listed as the architect/carpenter/builder of many duplexes and single family homes in adjacent areas.

By 1920, ownership had passed to Mrs. Ulricka Laatsch, who sought a permit to convert the duplex into four apartments. Her request was denied because, under the city's new zoning ordinance, a larger lot size was required for this housing density.

In 1940, Mrs. Laatsch renewed her efforts to subdivide the duplex. In a petition filed with the Board of Zoning Appeals, Mrs. Laatsch said the duplex was "obsolete in size and style. It is too large to rent to one family [causing] too much work to care for one family." The petition, which referenced smaller families and economic conditions and indicated the presence of several rooming houses on the block, stated "These proposed changes will prevent the depreciation of this and adjacent property because it will beget better tenants and less in number than would come if this house became a rooming house." The Board accepted these arguments, and issued a permit to convert to four units; the work was completed in January 1941.

As part of a resurgence in the neighborhood in the mid 1980s, Westside Conservation Corporation returned the home to its original 2-family configuration. The current owners first viewed the house during renovations. The spaciousness of the house attracted them along with its abundant natural light, and the large green space immediately south. The ability to collect rent to reduce their monthly mortgage was also appealing (you may recall that the mid 1980s saw double digit interest rates).




The home is a wonderful example of how a century-old property can meet the needs of a 21st-century family. In their 30+ years in the home, Martha and Tony have renovated the kitchens in both units. They've installed a brick patio and raised beds in the back, and replaced failing grass in the front with Wisconsin native plants. The home displays the couple's collection of Asian art and Chinese furniture.

The unoccupied, but fully furnished, first floor flat is also open today.

34TH TOUR OF HOMES MAP



LEGEND

-  START OF WALKING TOUR - GREATER UTOPIAN CHURCH
-  TOUR TICKETS / TOUR BOOKS
-  SILENT AUCTION
-  CAKE AND PIE SOCIAL
-  HOUSE / VENUE ON TOUR
-  THE NEW STATE
 -  STATE THEATER VIEWING
 -  ART EXHIBIT
 -  MUSICAL ENTERTAINMENT
 -  EX FABULA STORYTELLERS
-  BEER TASTING GARDEN
-  FOOD TRUCK
 -  CARIBBEAN TASTE
-  RESTROOMS
-  PARKING

HOMES AND VENUES ON TOUR

- START 2925 WEST STATE STREET
1. 3011 WEST STATE STREET
 2. 2928 WEST STATE STREET
 3. 930 NORTH 31ST STREET
 4. 935 NORTH 31ST STREET
 5. 3107 WEST KILBOURN AVENUE
 6. 3033 WEST KILBOURN AVENUE
 7. 2915 WEST HIGHLAND BOULEVARD
 8. 2836 WEST STATE STREET
 9. 2742 WEST STATE STREET
 10. 2710 WEST STATE STREET
 11. THE NEW STATE

BEER TASTING GARDEN
3112 WEST KILBOURN AVENUE

FOOD TRUCK
2925 WEST STATE STREET

PARKING
WEST KILBOURN AVENUE &
NORTH 31ST STREET





5 | 3107 WEST KILBOURN AVENUE
BARB & BRIAN 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.

As a reaction to the manufactured and ornate styles of the Victorian age, Arts and Crafts-style homes embraced handcrafted design and approachable materials. The style originated in England in the mid-19th century and came to America around the beginning of the 20th century.

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; and
- Stained glass in the foyer and dining rooms.

This striking Arts & Crafts home was last on tour in 2017. In 2021, the owners completed a much anticipated kitchen remodel. The first floor is open for tour today.

**Beer Tasting Garden across the street at
3112 West Kilbourn**



6 | 3033 WEST KILBOURN AVENUE
REBEKAH & JAMES NICHOLAS

This distinctive home was built in 1895 for Ernst and Marie Pommer. The architects, Herman P. Schnetzky and Eugene Leibert, produced many notable commercial and residential buildings during their five-year partnership from 1891 to 1896. The Germania Building, at 135 West Wells Street, is their best-known building today.

Although many homes on Milwaukee's west side were designed in the German Renaissance style of the 15th and 16th centuries, Schnetzky and Liebert incorporated the light, curving lines of the 18th century German mansions and castles into their designs. This style is usually referred to as Baroque Revival.

Ernst Pommer was a prosperous German-American who ran a wholesale wine business from a shop on what is now Plankinton Avenue. Although prohibition brought an end to his business, he and his family lived in the home until 1922. After 1922, the structure went through several incarnations including a rooming house, a social service agency, a convent, and then divided into eleven small apartments and single room dwellings. During the mid-1980s, Concordia College purchased the Pommer House along with many other properties on the near west side with the intent to expand their campus. Instead, the College vacated the area and the structure was left vacant until it was eventually sold to the Westside Conservation Corp. who restored this home and several others in the neighborhood.

Many of the home's original features remain. The first floor of the home was open for tour in 2019 for the very first time. The new owners purchased the home late in 2019 and have subsequently put their distinctive mark on the house and landscaping. The first floor will be open, showing the beautiful woodwork, as well as the basement which has been converted into a pottery studio. Visitors can see the process of how Rebekah makes her pottery and the finished bowls, pitchers, and mugs.

Source: Historical information about the Pommer House is from Milwaukee: Ethnic Houses Tour, published by the City of Milwaukee Department of City Development.

7 | 2915 WEST HIGHLAND BLVD. TOM & JANE EDDINGER

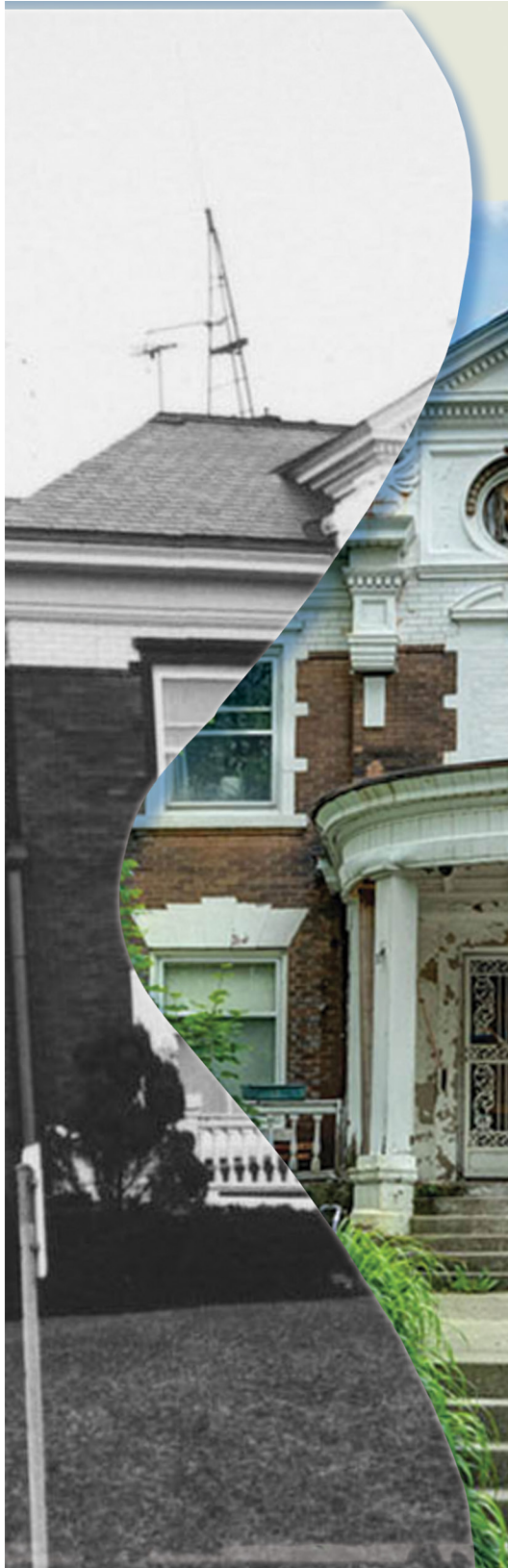
This striking home, which is almost 4,000 sq. feet, would be referred to as Georgian Revival style of architecture. It was built circa 1900-1904 for Lorenz Maschauer, who was a hardware icon. He owned and managed Frankfurth Hardware Company, a hardware wholesaler with a large building on Water Street (torn down in 1980). Maschauer held a patent for a new type of door hinge.

The second owner was Charles A. Clark. He bought the house in 1916, and pulled a building permit in that same year to construct a garage. He was the owner of Clark and Host coffee roasters, and a national figure in the coffee industry. The owners have a sales add from 1923 showing the home selling for \$23,000. Adjusting for inflation, that is comparable to \$408,032 today.

Georgian architecture became one of the most common architectural styles in the first half of the 20th century. Georgian Revival homes are generally two stories, rectangular, and emphasized symmetry and order. In addition, chimneys and brick facades were typically prominent features but in this case, the house had no fireplaces or chimneys.

In the 1950s it served as a home for boys, and during those years, the wing on the east side of the house was added as a chapel. A fire in 1959 damaged the second floor and attic. In 1975 it was a rooming house. As of 1985, it's known to have been a private residence again. The City of Milwaukee took over the house for back taxes sometime in the last 10 years.

The current owners acquired the property from the City in 2018 and have undertaken a massive restoration project on a house that many would have said should be condemned. It's an extraordinary challenge to undertake. Our neighborhood, and the city of Milwaukee, owe the owners a huge thanks for working to save this historical property. This is an example of a project currently in progress. We look forward to showing the remarkable changes when they are finished.



8 | 2836 WEST STATE STREET
RAINER WOLTER & JOE BAKER

This beautiful Queen Anne has remained amazingly unchanged since it was designed by Crane & Barkhausen and built in 1890 for Henry Martin Ogden. C. F. W. Krause was the builder.

Ogden was the youngest son of John Ogden who arrived in Milwaukee in 1835 and started a carriage business at Third and Spring St. (now Wisconsin Ave.).

Henry Ogden and his wife Minnie lived in this house for about 20 years and had two children. In fact, pencil drawings from one of their children were discovered under wallpaper on the third floor! Henry and Minnie are buried in a family crypt in Forest Home Cemetery.

Unlike many of the large homes in the Historic Concordia Neighborhood, this house has always been a single-family home – it was never broken up into multiple units. At one time, however, it was used as a music conservatory by violinists Ludvig and Anna Wrangell who lived in the house from the 1930s through the 1950s. Ludvig patented his own version of a chin and shoulder rest for violins in 1908 and a copy of the patent drawing is on display in the home.

The current owners bought this beautiful home in 2021 (it was last on tour in 2009). They are grateful to the previous owners who restored some of the home's original woodwork and removed the aluminum siding that covered the gorgeous original siding and cedar shakes. Recent projects include a complete electrical rewire, a new roof and gutters, a rebuilt porch, and exterior painting to highlight the historical features of the home. In the future, the current owners hope to refresh and restore the kitchen which was remodeled (rather awkwardly!) in the 1990s or early 2000s, add a powder room to the first floor, and restore the bathroom on the second floor.





9 | 2742 WEST STATE STREET
KATIE ROSE & CHRIS BROOKS

This Queen Anne style home was built in 1892 for Charles Gezelschap by the architectural firm of Schnetzky & Liebert. Their partnership formed in 1892 and ended in 1897. Their best-known work was executed in the then-fashionable Romanesque Revival style*. The firm of Ferge & Keiper is also listed in the Architecture and History Inventory for this house on the Wisconsin Historical Society website, but it's not known to what extent this second architectural firm was involved in the house's design.

Gezelschap and his partner owned a lighting and plumbing fixtures establishment, called Grassler & Gezelschap, in a building on Third Street.

This gorgeous Victorian, which is over 4,000 square feet, has beautiful architectural details including several original fireplaces and a grand foyer and staircase. It's believed the carriage entry on the house's northeast corner was enclosed in 1910.

The current owners purchased the home in 2018 from the City of Milwaukee with a vision to restore its old world charm. You will have an opportunity to see what they've accomplished to date as they bring this house back from a semi-derelict state to a living home with a new story.

* *Bobby Tanzillo, Urban Milwaukee column dated 4/16/2012*



10 | 2710 WEST STATE STREET
GRAYSON PARKER &
JESSICA SCHEID-TRAVERSE

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 owners acquired the house in 2016 and are working on interior renovations. Next on the list is to revamp the kitchen. Although it was updated by previous owners, they would like to redo the room and the butler's pantry to better utilize the space and add modern touches. After they finish their work on the inside, they will focus more on the exterior. Landscaping, new cement for the driveway, and possibly rebuilding the barn using antique photos of the house.



II | 2612 W STATE ST THE NEW STATE

The New State is a historical redevelopment project that will transform the old State Theater into a community music hub for all ages. The New State will uplift a city block, creating public space, cultural infrastructure, and economic opportunity, while empowering our youth through self-governance and self-expression.

On December 14, 2018, The New State team purchased the historic building on Milwaukee's Near West Side, which is in need of serious renovation after a fire in 2017. With your help, and once finished with renovation, The New State will become a hotbed for youth arts and will house a combination of non- and for-profit businesses, sharing and collaborating in the space.

This will include:

- 415-capacity all-ages music venue, hosting 150+ events per year, 180+ microbusinesses
- 2 rentable sound engineering studio
- Community music park with a stage
- Storefront for local artists to sell art, music, and merchandise
- Classes and workshops focusing on youth, modern music, performance skills and professional development as musicians.
- Retail Café

The New State theater has venerable musical roots in Milwaukee's arts history. First opened in 1915 as a silent film theater, then the 50s and 60s it became the Friendship Club, a squeaky-clean dance hall. In the late 70s, rock and roll took over as The Electric Ballroom and The Palms Music Club, a stop on the way to stardom for an amazing array of bands who played there. The Ramones, The Police, Dire Straits, Peter Tosh, The Pretenders, Joan Jett and the Blackhearts, The Psychedelic Furs, Tom Petty & the Heartbreakers, Cheap Trick, Meatloaf, and all played at 2616 W STATE - Even U2 (1981) and Metallica (1983).

After a brief period as Hoops, the State Theater sat empty for over 20 years and suffered a devastating fire in February of 2017.

With help from the Milwaukee community and beyond, The New State will breathe life back into this historic landmark, heralding a new generation of music and culture in the city.

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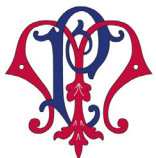
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TOUR PLANNING COMMITTEE

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.

Chairperson	Marcin Selm
Homeowners Coordinators	Cathy Friel-Dombeck & Marcin Selm
Volunteers Coordinator	Cathy Friel-Dombeck
Marketing Coordinator	Tracy Bredow-Santilli
Fundraising Coordinators	Tracy Bredow-Santilli & Marcin Selm
Mass Media Coverage Coordinators	Tracy Bredow-Santilli & Marcin Selm
Social Media Coordinators	Marie Parker & Tracy Bredow-Santilli
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Trolley Tour Coordinators	Marcin Selm & Deb Selm
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Silent Auction Coordinators	Martha Collins & Andrew Parker
Cake & Pie Social Coordinator	Kristi Westcott
Beer Tasting Tent Coordinators	Brian Scotty, Anne Devitt & Ned Hoffman
Website Coordinators	Scott Witte & Tracy Bredow-Santilli
Writer / Editor	Eileen Hanley
Flower Arrangements Coordinators	Deb Selm & Tracy Bredow-Santilli
Food Truck Coordinator	Marcin Selm
Ex Fabula Coordinator	Deb Selm
Musical Entertainment and Art Exhibition	The New State
Tour Day Response Crew	Evan Goyke & Jeff Waldorf



PRESENTING SPONSOR

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.



**FOREST COUNTY
POTAWATOMI**
Keeper of the Fire

EVENT SPONSORS



NEAR WEST SIDE

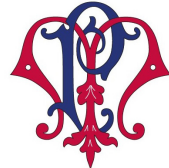
A Neighborhood of Neighborhoods

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