

Cream of the Cream City Awards



LINDSAY NSP LLC, MAURES GROUP LLC,
BRINSHORE DEVELOPMENT GROUP LLC



DOCTOR EUGENE W. BEEBE DUPLEX (1906)

2601-2603 WEST WELLS STREET

RESIDENTIAL REHAB MISTAKE
MADE RIGHT

Doctor Eugene W. Beebe had this duplex constructed to house himself and his son Claude. Both were specialists in the field of eye, ear, nose and throat medicine and

Eugene was widely recognized for his skills and publications. The two shared an office and living quarters downtown on today's East Wisconsin Avenue. Eugene moved into the duplex (2601) upon its completion in 1906 and Claude moved in upstairs (2603). Son Claude Beebe later moved to Shorewood in 1913 but Dr. Eugene Beebe remained on Wells Street until he died in 1915 at the age of 75. The duplex was subsequently owned by the Pethericks into the 1960s and occupied as a rooming house. It was maintained in reasonably good condition over the decades but was vacant in recent years.



former glory

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 the 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, taken from the Preservation Portfolio, which was substituted for a more utilitarian-looking 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. The building once again anchors its corner in the venerable old neighborhood just east of Concordia and is a tribute to the memory of Dr. Eugene Winfield Beebe.



all-time low



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