**2025 Cream of the Cream City Awards winners to be honored at the ceremony**

*On May 5th, the City of Milwaukee Historic Preservation Commission selected winners for the 2025 Cream of the Cream City Awards. The awards, sponsored by the city’s Historic Preservation Commission and the Common Council, recognize individuals and organizations that have made outstanding contributions in the field of historic preservation and heritage education/advocacy in the City of Milwaukee.*

**List of 2025 winners:**

**Dubbel Dutch Hotel**

817-819 N. Marshall St.

Category: Commercial Rehabilitation

*Originally built in 1898 as a side-by-side mansion, the Koeffler-Baumgarten Double House now serves as the Dubbel Dutch Hotel, a 17-room hotel within the heart of downtown Milwaukee. The German Renaissance Revival building was designed by noted Milwaukee architects George Bowman Ferry and Alfred C. Clas, known for other notable projects such as the Pabst Mansion and Milwaukee Central Library. From hand-spun balusters on the staircase to intricate brass door knobs, the detail of each square inch was deliberately gathered and strategically executed for this mansion to intrigue guests for hundreds of years.*

**Oriental Theater**

2230 N. Farwell Ave.

Category: Commercial Rehabilitation

*The Oriental Theater, an elaborately decorated Moorish Revival theater built by Saxe Brothers Amusement Enterprises and designed by architects Gustave Dick and Alex Bauer in 1927, has entertained Milwaukeeans for nearly a century. By the 2010s, the grand theater had seen numerous modifications and needed an interior restoration. Starting in 2020, Milwaukee Film began a five-phase, twenty-nine month long restoration project that included renovation and expansion of bathrooms, a new storefront, improved projection and sound equipment, new seating, restoration of the balcony, and restoration and painting of the beautifully detailed ceiling plasterwork.*

**ThriveOn Collaboration**

2153 N. Dr. Martin Luther King Jr. Dr.

Category: Commercial Rehabilitation

*The ThriveOn Collaboration is the adaptive reuse of the flagship Schuster’s Department Store. The core 1907 building was designed by Charles Kirchoff and Thomas L. Rose, with a series of later additions, expansions, and remodels during its operation as Schuster’s. Now as home to the Greater Milwaukee Foundation, the Medical College of Wisconsin’s community engagement programs, nonprofit partners, and mixed-income apartments, ThriveOn King is a model for place-based and community-centered change.*

**Concordia 27**

801 N. 27th St

Category: Back from the Brink

*Near West Side Partners (NWSP) joined with Wiegand Enterprises to develop and construct the Concordia 27 project, which aims to address economic, health and social inequalities within the Near West Side community. After nearly a decade of collaboration, Concordia 27 provides a lively and inclusive place for members of the community to gather and access critical resources. The catalytic project utilized three vacant historic buildings renovated to house a wide variety of tenants, including Near West Side Partners, Center for Independence commercial kitchen, Fruition MKE, Scaling Wellness in Milwaukee, and thirty-three affordable workforce apartments.*

**Tannery Boutique Apartments**

605-609 W. Virginia St.

Category: Back From the Brink

*The project undertook the stabilization and preservation of two historic structures at the corner of 6th & Virginia in Walker’s Point. The tavern building, constructed in 1900, is a two-story structure that anchors the street corner, while a pair of rowhouses constructed in 1850 are located just to the west of the tavern. These buildings are among the oldest in Milwaukee and were in a state of partial demolition. In 2021, Braden Just saw potential in restoring these spaces to their original use and purchased the buildings. Utilizing historic tax credits as part of the successful rehabilitation and preservation effort, the buildings were rehabilitated into 2,000 square feet of commercial space and five apartment units.*

**The Malt House (at Pabst Brewery)**

1009 W. Juneau Ave.

Category: Back From the Brink

*Renovation of the former Pabst Brewing Company Malt House has made it an asset to the surrounding Brewery Complex neighborhood; taking a formerly abandoned Italianate-style Cream City brick building, and turning it into a thriving and beautiful benefit to the community. The transformative, complex project was able to save a historically significant building from the wrecking ball and return it to a beautiful and active multi-family apartment building.*

**Fitz Apartments**

2630 N. Hackett Ave.

Category: Sensitive Infill in a Historic District

*The Fitz Apartments exemplify how thoughtful development can preserve a community’s sense of place while embracing the future. When St. Mark’s Church sought to rebuild a new parish hall, they turned to Three Leaf Partners and DeMichele Company to unlock the value of their East Side property. Completed in summer 2024, The Fitz seamlessly blends historic preservation with modern urban living. By utilizing underutilized church property, the project maintained the character of the neighborhood while introducing a sustainable, high-quality housing option to Downtown Milwaukee.*