

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received FEB 19 1987  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic N/A

and/or common FIRST WARD TRIANGLE HISTORIC DISTRICT

2. Location

street & number See Inventory

not for publication

city, town Milwaukee

vicinity of

state Wisconsin

code 55

county Milwaukee

code 079

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name N/A

street & number N/A

city, town N/A

vicinity of

state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Milwaukee County Courthouse

street & number 901 North 9th Street

city, town Milwaukee

state WI 53233

6. Representation in Existing Surveys

title Comprehensive Milwaukee Survey has this property been determined eligible?  yes  no

date 1979/1985  federal  state  county  local

depository for survey records Department of City Development, 809 North Broadway

city, town Milwaukee

state WI 53202

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

**Describe the present and original (if known) physical appearance**

## Description

The First Ward Triangle Historic District is a collection of eleven buildings which exemplify the broad range of domestic architectural styles popular between 1855 and 1896. These structures represent one of the last intact groupings of high style Victorian residential architecture in the downtown area. Originally part of Rogers' Addition, the district is located at the junction of the Yankee Hill neighborhood to the south and the Prospect Avenue area to the north. The former was developed before the Civil War as the city's first neighborhood for the wealthy and social elite. Prospect Avenue was developed in the late nineteenth and early twentieth century as a "Gold Coast" of opulent mansions. The First Ward Triangle area was the transition zone between these two areas, both of which have been so extensively redeveloped that they no longer retain their historic character.

The district derives its name from the small park contained within its boundaries. It is triangular in shape and was originally a single parcel, but is now divided by East Knapp Street. When James H. Rogers platted this area in 1847 he set aside this land as the First Ward Triangle making it one of the city's oldest public spaces. It was renamed Burns Triangle after the Scottish poet Robert Burns when a statue was erected in his honor on the park grounds in 1909.

The houses are set back from the street behind narrow lawns with mature foundation plantings, except for the houses on East Knapp Street, which are built virtually at the edge of the sidewalk. Many of the houses have small, landscaped sideyards that contribute to the impression of spaciousness and abundant greenery. This impression is reinforced by the towering trees that loom over the houses from their backyards.

Most of the buildings in the district are clad in brick, both Milwaukee's distinctive cream brick and various types of pressed brick. Stone is used extensively for trim on the later houses, while those built in the 1870s are decorated with elaborate wooden millwork. In contrast to their neighbors, the Forsythe and Friedberg houses are built entirely of wood and are abundantly ornamented with a wide variety of fanciful wood trim.

The buildings in the district were all originally built as residences, but eight are now occupied as offices. With the exception of the Diederich's House at 1241 North Franklin Place, which underwent extensive alterations in the late nineteenth century, all have remained fairly close in appearance to their original designs. The architectural styles represented in the district include the Classical Revival, Italianate, Victorian Gothic, Queen Anne, Romanesque and Chateausque styles. A detailed inventory entry on each building follows, including construction date, known alterations, a brief description and history. All eleven buildings in the district are contributing buildings.

Nomination includes: 11 Contributing Buildings and 1 Contributing site Total: 12

Resources,

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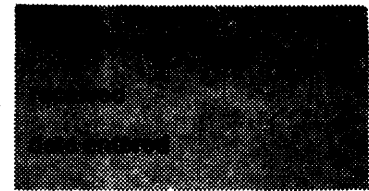
Page 1

The following summary inventory indicates the map no., street address, name of the architect, name of the original and later occupants (if known), construction date (if known), and classification code of each building in the district. (C-contributing; NC-non-contributing). Dates of construction were determined from building permits, newspaper articles, date stones, fire insurance records and tax records. Historic names were derived from newspaper articles, social, business and commercial histories, city directories, fire insurance records and fire insurance maps.

INVENTORY

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class</u>
1	1060 E. Juneau Avenue	George P. Miller House architect: August Fiedler George P. and Laura Chapman Miller (1887-1960) Miss Laura Isabelle Miller (1960-1982)	1887 <sup>1</sup>	C
2	1201 N. Prospect Avenue	Judge Jason Downer House Architect: Edward T. Mix Jason Downer (1874-1883) Mrs. Jason Downer (1883-1888) Immanuel Presbyterian Church (rest home & guest house, 1888-1966)	1874 <sup>2</sup>	C
3	1223 N. Prospect Avenue	Horace Rublee House Architect: Unknown Horace Rublee (1885-1896)	c.1883-84 <sup>3</sup>	C
4	1229-31 N. Prospect Avenue	Francis Hinton Townhouses Architect: Unknown 1231-William Bigelow (1882-1900) 1229-George Bowman Ferry (1906--)	c.1879 <sup>4</sup>	C
5	1241 N. Franklin Place	Edward Diedrichs House Architect: George W. Mygatt & Leonard A. Schmidtner Edward Diedrichs (c.1855 1863). Henry Mann (1864-1895) John Johnston 1895-1936 rooming house Eliot Fitch (1943-1982)	c.1855/1860/ 1895/1984-85 <sup>5</sup>	C

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6	1249 N. Franklin Place	Mary B. Hawley House Architect: Howland Russel	1896 <sup>6</sup>	C
7	1135 E. Knapp St.	Francis Bloodgood, Jr. House Architect: Howland Russel	1896 <sup>7</sup>	C
8	1119 E. Knapp St.	Charles S. Forsyth House Architect: Unknown Charles Forsythe (1893-94) A.D. Allibone (1895-1899) Walter F. Brown (1903-1921) James Wood (1903-1921)	c.1886 <sup>8</sup>	C
9	1115 E. Knapp St.	Joseph Friedberg House Architect: Unknown Joseph Friedberg (1887-1894) G.W. Shepard (1895-1899) C.A. Maynard (1900-1902) E.N. Dickson (1903-1907) Ellis B. Usher (1908- ) William A Chester (1920-1940)	c.1886 <sup>9</sup>	C
10	1216 N. Prospect Avenue	Stephen A. Harrison House Architect: Stephen A. Harrison Stephen A. Harrison (1866-1872) Capt. Irving M. Bean (1872-1910) Gertrude Sax Bean (1911-44)	1866 <sup>10</sup>	C
11	1234 N. Prospect Avenue	William A. Prentiss House Architect: Unknown	1874-75 <sup>11</sup>	C
12	1300 N. Franklin Place	Burns Triangle First Ward Park (1847-1909) Burns Triangle (1909-present)	est. 1847	

DESCRIPTION OF DISTRICT BUILDINGS

<u>Map No.</u>	<u>Address</u>	<u>Historic Name</u>	<u>Date of Construction</u>
12	1300 N. Franklin Pl.	First Ward Park	est. 1847

Burns Triangle is a grassy triangular shaped parcel that is devoid of major landscape elements and is approximately 1/2 acre in size. The park is divided into two parts by East Knapp Street. It was donated to the city in 1847 by James H. Rogers, a pioneer land developer who set aside this small parcel of land for public use. The triangle was originally called First Ward

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Park and is one of the oldest parks in the city. In the 1870s the newspapers reported that it had been enclosed with a wrought-iron fence and that the landscaping and maintenance of the walks was at the expense of the city. In 1876, the surrounding neighbors decided to have a fountain installed to be paid for from private donations. It was 36 feet in diameter and located in the upper portion of the triangle. In 1909 the statue of Scottish poet, Robert Burns, was erected. It was a gift from native Scot, James A. Bryden.<sup>12</sup>

5 1241 N. Franklin Pl. Edward Diederichs House<sup>13</sup> c1855/1860/1895  
1984-85

The Edward Diederichs House is a two-story rectangular block which rests on a high brick foundation stuccoed and scored to resemble stone. The low-hipped roof has a large cupola at the center and is trimmed with palmette antifixae. The exterior is clad in cream brick with stone trim. The main facade is articulated by pilasters at the corners and between the bays on both levels. Between the two floors is a Doric order entablature and a boldly projecting cornice that was the cornice line of the original one-story house. The entry is sheltered by a classical portico with Tuscan columns supporting a full entablature and pediment. The windows are two over four, double-hung sash with elaborately molded hoods and enframements.

The design of the original house is attributed to pioneer Milwaukee architects George W. Mygatt and Leonard A. Schmidtner.<sup>14</sup> It was seriously damaged by fire at the end of 1859 and reportedly was rebuilt to its original appearance in 1860.<sup>15</sup> In 1895 the house was altered by adding the second floor, enlarging the portico and adding a bay window on the south elevation. The architect for this renovation was Howland Russel.<sup>16</sup> The house has retained its 1895 appearance to the present.

Beginning in 1984, the house underwent an extensive restoration and conversion to offices. On the exterior the paint was removed from the cream brick, the porch was reconstructed to its 1896 appearance by rebuilding the steps and the abutments, and the windows on the ground floor were restored.

10 1216 N. Prospect Ave. Stephen A. Harrison House<sup>17</sup> 1866

The Harrison House is 2-1/2 story, "T" plan, Italianate residence with an intersecting gabled roof with flared eaves. The exterior is clad in painted cream brick ornamented with brick quoins. The windows are double-hung, wooden sash with paired round-arched windows on the second floor. Surrounding the property is an elaborate wrought-iron fence. Harrison, a masterbuilder, is believed to have designed the house. The house was remodelled in the late 19th century to incorporate fashionable Queen Anne features such as the turret. The front porch has been removed as have the window canopies over the first

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floor windows facing Prospect Avenue. A new entry was added on the north elevation, in 1945, and in 1977, two fire escapes and a second floor exit were also added to the same elevation.<sup>18</sup>

11 1234 N. Prospect Ave. William A. Prentiss House<sup>19</sup> 1874-75

The Prentiss House is an Italianate, two-story, rectangular block with a low hipped roof. At the eaves, large carved wooden brackets and a pediment accent the cornice. The exterior is clad in painted cream brick. The round-arched windows have stone sills, stone keystones and projecting brick surrounds. The house has been little altered. According to fire insurance maps there have been a variety of porches on the front. The current porch was added about 1910 and is probably similar in scale and size to the original. A full rear porch was added in 1905.<sup>20</sup>

2 1201 N. Prospect Ave. Judge Jason Downer House<sup>21</sup> 1874

The Downer House is a high style Victorian Gothic residence designed by Milwaukee architect, Edward Townsend Mix.<sup>22</sup> It is a 2-1/2 story, elongated, assymmetrically massed rectangle. The steeply pitched hip roof with intersecting gables is now covered with asphalt shingles. The exterior is cream brick, painted green, with limestone belt courses and trim. Elaborate wooden carved bargeboards, brackets and cornice details embellish the eaves. The windows are mostly segmentally arched openings with stone sills and brick hood moulds with incised keystones. Above the second floor bay windows on the south and east elevations is decorative wrought iron cresting. The house has been little altered, except for the removal of the porch at the main entry on the east elevation.<sup>23</sup>

4 1229-31 N. Prospect Ave. Francis Hinton Townhouses<sup>24</sup> c.1879

The Hinton Townhouses are a pair of three story, rectangular, attached rowhouses with an assymetrical facade. The roof is a steep, patterned slate covered mansard that is broken by a corbelled stepped gable and three dormers. The exterior is clad in painted cream brick trimmed with carved limestone lintels, sills and gable details. The fenestration has been altered. The most obvious changes have been the removal of the original porches and the addition of second floor balconies over the first floor front bay windows.

3 1223 N. Prospect Ave. Horace Rublee House<sup>25</sup> c. 1883-84

This structure is a 2-1/2-story Queen Anne style residence with a hipped roof with many intersecting gables. The exterior of cream brick and stone, is articulated with numerous oriels and dormers. On the main elevation is a two story bay window topped with a third story loggia. Above the recessed main entry is a decorated Queen Anne style oriel. The windows are single-light

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double-hung sash. The house has been little altered. By 1910 the rear porch that had been added to the south elevation had been removed and the balcony above this was enclosed to make an oriel in 1922.<sup>26</sup>

8 1119 E. Knapp St. Charles S. Forsythe House<sup>27</sup> c.1886

The Forsythe House is a 2-1/2 story frame residence on a raised foundation faced in limestone. The assymetrically massed, hip-roofed block with intersecting gables is finished with clapboarding articulated with elaborate stickwork, sawn and incised ornament and shingling on the front. The windows are large, one-over-one, double-hung sash. This structure appears to have been little altered from its original appearance.

9 1115 E. Knapp St. Joseph Friedberg House<sup>28</sup> c.1886

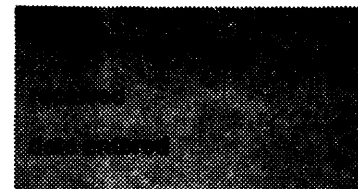
The Friedberg House is similar in height, massing, and materials to 1119 East Knapp, but the facade ornamentation has been removed. The house is otherwise almost a twin to 1119 East Knapp, although the porch is somewhat different in design. To the rear a large two-story addition with a gambrel roof was built in 1919 and designed by architect, Alexander Eschweiler.<sup>29</sup>

1 1060 E. Juneau Ave. George P. Miller House<sup>30</sup> c.1887

The Miller House is one of Milwaukee's finest Victorian residences. It incorporates Queen Anne and Romanesque motifs in the design. The design of the house is attributed to August Fiedler of Chicago.<sup>31</sup> It is a 2-1/2 story assymetrical block with a steeply pitched slate hip roof. At the southeast corner is a two story engaged round tower with a bell cast roof covered with slate. The exterior finish is a combination of pink rock-faced Abelman quartzite on the first floor, Milwaukee pressed brick on the second floor and an elaborate cornice of carved stone, tile inserts and stamped copper sheet metal. The structure has numerous fine stained glass windows, abundant iron and brass grillwork and highly decorated Queen Anne style chimneys. The windows are mostly single-light, double-hung sash with transoms. Of particular note is the Tiffany style glasswork in the interior which includes a magnolia window over the fireplace in the library and floral windows on the stair landings. This glasswork was probably installed sometime between 1895 and 1900. The house has been little altered. Fire insurance maps indicate that a first floor side porch on the east elevation between the tower and the bay was removed about 1890 although the second floor balcony above it remains today. A comparison of the present structure with an 1891 lithograph revealed no major alterations. A small garage was added to the west elevation in 1964.<sup>32</sup>

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6      1249 N. Franklin Pl.      Mary B. Hawley House<sup>33</sup>      1896

The Hawley House is a 2-1/2 story residence on a high dressed limestone foundation with assymetrical massing and a steeply pitched intersecting gabled roof. The walls are finished in pressed brick and are trimmed with stone and terra cotta. The wall planes rise above the roof lines in steep gables topped with crocketed coping. The house abuts the Bloodgood House on Knapp Street. The entry is recessed within a Tudor arch surfaced with smooth coursed, limestone. The windows are double-hung, single light sash with stone sills and lintels. It was designed by Milwaukee architect, Howland Russel.<sup>34</sup> The major alteration was the removal of the oriel above the entry in 1960.

7      1135 E. Knapp St.      Francis Bloodgood, Jr. House<sup>35</sup>      1896

The Bloodgood House is a Chateausque style residence also designed by Howland Russel. It is a 2-1/2 story, rectangular block on a raised foundation of cut limestone. The roof is a steeply pitched hip covered with asphalt shingles. The roof is pierced by seven steeply gabled dormers decorated with pinnacles and crockets. The exterior is clad in pressed brick trimmed with stone and sheet metal. Heavy brick corbelling below the eaves girds the end pavilions. The main entry is recessed behind two elliptical arches outlined with pressed brick moldings and supported by a carved limestone column with a stylized Gothic capital. The windows are double-hung sash with multiple lights on the first story and single lights with transoms on the upper stories. This house has been little altered. The major alteration was the removal of the red tile roof in 1960.<sup>36</sup>



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FOOTNOTES #7

- <sup>1</sup> Milwaukee Sentinel, 29 September 1887, p. 4 Col. 4.
- <sup>2</sup> Sentinel, 31 December 1874.
- <sup>3</sup> Milwaukee, Wisconsin, City Tax Records, 1875-1883. This parcel was originally part of the Downer House lot (1201 North Prospect) and the improvements (buildings) on this site were combined with the value of the Downer House in the tax rolls. The assessed value for all of the improvements on the Downer lot including the Downer House were \$10,000 for the years 1875 to 1882. In 1883 the assessed value rose to \$12,000. This suggests that the Rublee house may have been built or that construction was started that year. The first known occupant, Horace Rublee, was first listed at this address in Milwaukee City Directories and Society Blue Books, which were published early in 1885. Rublee probably moved into the house in 1884. The Rublee House remained a rental property of the Downer's for some years.
- <sup>4</sup> Milwaukee, Wisconsin, City Tax Records, 1875-1879. According to the tax rolls, Francis Hinton is first recorded as owner of this property in 1875; land was assessed at \$2,000 and the improvements at \$700. In 1879 the value of the land remained the same, but the value of the improvements rose to \$5,000. This indicates that Hinton had his townhouses built in this year.
- <sup>5</sup> H. Russel Zimmerman, "Lion House Tale Untangled", Milwaukee Journal, 29 August 1971, Sec. 7, pp. 1, 14; Sentinel, 5 December 1859, p. 1 col. 3; Milwaukee City Building Permit, Journal, 14 October 1984, Home Section, p. 3.
- <sup>6</sup> Milwaukee City Building Permit.
- <sup>7</sup> Ibid.
- <sup>8</sup> This residence first appears on the 1888 Rascher's Fire Insurance Maps. Charles Forsythe is first listed at this address in the 1893 Milwaukee City Directory. It is presumed to have been built at the same time as its twin at 1115 in 1886.
- <sup>9</sup> The house first appears in the 1888 Rascher's Fire Insurance Maps. The first known occupant was Joseph Friedberg, who was listed at this address in the 1887 city directory. The house is presumed to have been built in 1886.
- <sup>10</sup> Sentinel, 4 August 1866, p 1 col. 6.

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<sup>11</sup>Sentinel, 31 December 1874, p. 2.

<sup>12</sup>Statues and Monuments in Milwaukee County Parks (Milwaukee: Milwaukee County Park Commission, n.d.), p. 3.

<sup>13</sup>Zimmerman, "Lion House Tale Untangled", Journal, pp. 1, 14.

<sup>14</sup>Ibid.

<sup>15</sup>"Destructive Fire", Sentinel, 16 April 1860, p. 1.

<sup>16</sup>Building Permit

<sup>17</sup>Sentinel, 4 August 1866, p. 1, col. 6.

<sup>18</sup>Building Permits

<sup>19</sup>Sentinel, 31 December 1874, p. 2.

<sup>20</sup>Building Permits; Insurance Maps of Milwaukee, Wisconsin 8 vols. (Sanborn Map Company: New York, 1910), 1:45.

<sup>21</sup>Sentinel, 31 December 1874.

<sup>22</sup>Ibid.

<sup>23</sup>Insurance Maps, 4 vols. (1894)1:29; 8 vols. (1910)1:43.

<sup>24</sup>Tax Records

<sup>25</sup>Horace Rublee was the first known occupant of this building. He was first listed at this address in the 1885 Milwaukee City Directory. If the building was finished in 1884 he probably moved in sometime during that year, but he would not have appeared in the city directory at that address until the 1885 edition.

<sup>26</sup>Insurance Maps, 4 vols. (1894)1:29; 8 vols. (1910)1:43; Building Permit.

<sup>27</sup>This house is presumed to have been built at the same time as its originally identical twin next door, No. 1115, in 1886. Charles Forsythe was the first known occupant. He occupied the house in 1893.

<sup>28</sup>Joseph Friedberg was the first known occupant of this building; first listed at this address in the 1887 Milwaukee City Directory. The house was probably built in 1886.

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29

Building Permit

30

Sentinel, 29 September 1887, p. 4, col. 4.

31

Richard W.E. Perrin, Milwaukee Landmarks, Milwaukee Public Museum publication in History, No. 9, 2nd ed. (Milwaukee: Milwaukee Public Museum, 1979), p. 101.

32

Building Permit

33

Ibid.

34

Ibid.

35

Ibid.

36

Ibid.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
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<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Period of significance:

Specific dates 1855-1896 Builder/Architect Multiple (see text)

## Statement of Significance (in one paragraph)

### Significance

The First Ward Triangle Historic District is architecturally significant as one of the finest assemblages of high style Victorian domestic architecture in Milwaukee. It exemplifies the broad range of styles popular between 1855 and 1896 for upper class residences. Represented is some of the best work of the city's leading architects including the firm of George Mygatt and Leonard Schmidtner, Edward Townsend Mix, Howland Russel as well as a fine house by August Fiedler of Chicago. The district is historically significant as the residence of many prominent Milwaukeeans who made important contributions to the development of the city.

The district was determined eligible for listing in the National Register of Historic Places as a result of becoming a certified local historic district on August 21, 1984.

### **ARCHITECTURE**

The buildings in the First Ward Triangle Historic District constitute probably the best single collection of high-style, nineteenth century houses in Milwaukee. Built between 1855 and 1896, these residences illustrate the range of architectural styles that were popular during the district's period of significance. Represented are examples of Classical Revival, Italianate, Victorian Gothic, Queen Anne, Romanesque Revival, and Chateausque architecture. Nowhere else in Milwaukee can such outstanding examples of such a wide variety of architectural expressions be found in such close proximity.

The oldest residence in the district, the Diederichs House (No. 5) (1855/1896), illustrates the sophistication of Milwaukee's pioneer architects. Edward Diederichs, a German immigrant, commissioned the architectural firm of George W. Mygatt and Leonard A. Schmidtner to design his new house in 1855.<sup>1</sup> The classically inspired villa is a testament to the architects expertise in producing highly sophisticated designs. The firm's other known works of the period, such as the Italian Renaissance Revival Style State Bank of Wisconsin (1857), 210 East Michigan Street (NRHP - 1984), and the George Peckham House (1855) 1029 North Marsdhal Street illustrate that they were capable of designing buildings with elegant proportions and ornate details in what was little more than a frontier village at the time. The main facade was articulated with pilasters, carved window surrounds and an elaborate frieze all in wood that was finished to resemble stone. The raised entry was sheltered by a pedimented Tuscan order portico that was decorated with

# 9. Major Bibliographical References

See Item 9, Continuation Page 1

# 10. Geographical Data

Acreeage of nominated property 4  
Quadrangle name SW/4 Milwaukee 7.5 series  
(See Continuation Sheet)

Quadrangle scale 1:24,000

A	<u>1</u> <u>6</u>	<u>4</u> <u>2</u> <u>6</u> <u>8</u> <u>2</u> <u>0</u>	<u>4</u> <u>7</u> <u>6</u> <u>6</u> <u>2</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing
C	<u>1</u> <u>6</u>	<u>4</u> <u>2</u> <u>6</u> <u>9</u> <u>7</u> <u>0</u>	<u>4</u> <u>7</u> <u>6</u> <u>6</u> <u>0</u> <u>6</u> <u>0</u>
E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>

B	<u>1</u> <u>6</u>	<u>4</u> <u>2</u> <u>7</u> <u>0</u> <u>3</u> <u>0</u>	<u>4</u> <u>7</u> <u>6</u> <u>6</u> <u>2</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing
D	<u>1</u> <u>6</u>	<u>4</u> <u>2</u> <u>6</u> <u>8</u> <u>2</u> <u>0</u>	<u>4</u> <u>7</u> <u>6</u> <u>6</u> <u>0</u> <u>7</u> <u>0</u>
F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>

### Verbal boundary description and justification

See Item, 8 Page

### List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Les Vollmert, Sr. Planner, Robin Wenger, Assoc. Planner, Carlen Hatala, Consultant

organization Department of City Development date \_\_\_\_\_

street & number 809 North Broadway telephone 414/223-5705

city or town Milwaukee state WI 53202

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *[Signature]* date 2/12/87

title \_\_\_\_\_

### For NPS use only

I hereby certify that this property is included in the National Register

*[Signature]* Entered in the date 3-19-87  
Keeper of the National Register National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
Chief of Registration

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foliated wood carvings in the frieze and tympanum. In 1860 the residence was seriously damaged by fire, but rebuilt to its original appearance.

The second floor and the bay window on the south elevation, were added in 1896. This was the work of Milwaukee architect, Howland Russel. These alterations blend so well with the original building in terms of materials, proportions and craftsmanship that it is hard to distinguish them from the original construction.

The firm of Mygatt and Schmidtner, was one of the first architecture firms to be established in Milwaukee. They provided the plans for numerous residences and commercial buildings in Milwaukee during the ante-bellum period. Both men came to Milwaukee in the 1840s with Mygatt receiving his training in Connecticut and Schmidtner in his native Warsaw, Poland.<sup>2</sup> The firm's tendency toward classical and Renaissance Revival forms seems to have stemmed from Schmidtner's influence as his later independent works were also in the style, such as the steeple for Holy Trinity Church (1862) (NRHP 1972) and his most accomplished work, the non-extant second Milwaukee County Courthouse (1874). Their office also served as the training ground for a later generation of Milwaukee architects, including Henry C. Koch.<sup>3</sup> The Diederichs House is the most architecturally significant extant residence designed by this pioneer firm.

The classically-inspired Diederichs House was something of an exception to the general architectural tastes of Milwaukee's more prosperous residents of the 1850s and 1860s, who generally preferred the more picturesque Italianate Style for their houses. The Harrison House (No. 10) (1866) and the Prentiss House (No. 11) 1874 are much more reflective of the prevailing residential architecture of post-Civil War Milwaukee. Both are cream brick (now painted), two-story houses with arched windows, but the Harrison House with its flaring eaves, pierced bargeboards, thin hood moulds, and quoined corners accenting its 'T' shaped, cross gabled massing illustrates the tendency toward informal picturesqueness characteristic of Italianate villa style houses in the 1860s. The Prentiss House, on the other hand, is typical of the compact, formal, hip-roofed, cube-form, bracketed, Italianate houses most commonly built in Milwaukee in the 1870s. Although once quite plentiful, the Prentiss house is one of the few such houses remaining in Milwaukee today.

Although the Italianate style was by far the most prevalent domestic architectural style in Milwaukee in the 1870s, other styles did find expression. The Jason Downer House (No. 2) (1874) is one of the city's best examples of a Victorian Gothic influenced house. The rambling, assymmetrical, gabled-and-hip-roofed, cream brick house with its panelled brick walls, elaborate barge-boards and wealth of Gothic-inspired ornament is an interesting essay in what was known at the time as the 'Modern Gothic' style, designed by leading Milwaukee architect Edward T. Mix. Mix had apprenticed

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with an architect named Stone in New Haven, Connecticut before coming to the midwest in the 1850s. After a brief partnership with W.W. Boyington in Chicago, he moved to Milwaukee in 1856 and soon became a leading architect.<sup>4</sup> Prior to the Downer House, Mix had designed the Main Administration Buildings at the Wood National Home for Soldiers (1868) (NRHP-1980), All Saints Episcopal Cathedral (1868) (NRHP-1974) and Immanuel Presbyterian Church (1873) (NRHP-1978), all structures with Gothic detailing. Mix continued to be a leading Milwaukee architect into the late 1880s and designed some of the city's finest structures.

The Francis Hinton Townhouses (No. 4) (1879) represent the growing eclecticism in residential design in the later 1870s that presaged the emergence of the Queen Anne style of the 1880s. Combining Victorian Gothic and Renaissance Revival features with the fancy masonry characteristic of the panelled brick commercial style of the 1870s, the Hinton Houses constitute a unique architectural creation. There is simply nothing else like them in Milwaukee. They are unusual not only for their architectural treatment, but also for being rowhouses in a city where rowhouses were never common. They are different from the few other rowhouses built in the city, which were planned as completed compositions with fully articulated front and side elevations, in that the Hinton Houses appear to be two central units of what was intended to be a much longer row. They originally presented ugly, blank, windowless, common-brick, side walls to the older neighboring houses as if they were intended as partywalls waiting for the next rowhouse to be built to either side. We will probably never know why Hinton, scion of a wealthy Milwaukee family, built these uncharacteristic houses, which are typical of the units in the blocklong speculative rows being built in Washington, DC and other Eastern cities at the time, knowing full well that he would probably never own the adjacent properties with their costly residences, to complete a row of townhouses. Hinton committed suicide in Europe some years later.

Tradition has it that the construction of the Hinton Houses was directly responsible for the erection of the Horace Rublee House (No. 3) (c.1883-84). The legend is that Downer's widow built the Rublee House to hide the ugly blank sidewall of the Hinton Houses that faced her property. Although that may not have been the real reason, it is known that the Downer Estate (Jason Downer had died in 1883) built the present house in 1883-84 and apparently rented it to Rublee, who lived there until 1896.

The Rublee House is a masterfully complex cream brick Queen Anne composition of projecting bays and oriels unified by a sheltering, dormered roof with wide overhanging eaves. The basically small, rectangular house is thus made to appear much larger and grander than it actually is. An essential feature of the design is the way the receding planes and projecting fenestral elements are used to unify the east and south elevations into one continuous, undulating facade to address the curve in the street and to enhance the visual

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stature of what is actually a rather modest house. The Rublee House is probably the finest Queen Anne townhouse in the city. The architect is unknown.

More typical expressions of the Queen Anne style are the Forsythe (No. 8) (c.1886) and Friedberg (No. 9) (c.1886) houses. These picturesque frame residences, which apparently were originally nearly identical in appearance, display the typical asymmetrical massing, complex roof lines, abundant free-style ornament and rich surface articulation characteristic of mid-1880s Queen Anne domestic architecture. The Forsythe House is the most intact of the two, since much of the exterior ornamentation of the Friedberg House has been removed.

Virtually in a class by itself is the costly and incredibly ornate George Peckham Miller House (No. 1) (c.1887). This imposing brick and stone mansion outshines its neighbors in its conspicuous display of exterior ornamentation and rich materials. The Romanesque-influenced house was consciously design to show off as many of the architectural status symbols of the period as possible on its exterior including polished granite, rock-faced imported stone (Abelman Quartzite) pressed brick, abundant carved stone ornament, terra-cotta, embossed copper, intricate wrought-iron, rich stained glass, slate roofing, large plate glass windows, a round tower with a bellcast roof and a stately portico. All of these elements are used to give architectural stature to a basically rectangular house with a high hipped roof. The house is believed to have been designed by August Fiedler of Chicago, although no concrete evidence has been found to document the attribution.<sup>5</sup> It was built by Timothy Chapman, a department store owner, as a wedding present for his daughter, Laura, upon her marriage to George Miller. The house has been little altered on either the exterior or the interior since the 1890s and is still owned by descendants of the original owners. It is one of the finest, and most opulent Victorian houses in Milwaukee.

During the ten year lapse in construction activity in the district between the completion of the Miller House and construction of the Hawley-Bloodgood Houses, architectural tastes became more refined and more closely patterned after past architectural styles. The adjacent Hawley-Bloodgood Houses, which can be considered as a unit since they were designed at the same time, by the same architect, for members of the same family as a unified composition, illustrate the preference of Milwaukee's wealthier homeowners for houses based on late medieval or early Renaissance design precedents. In this case, the inspiration was drawn from the early Renaissance townhouses of France. The austere Bloodgood House (No. 6) (1896) derives its design impact from the bold use of contrasting materials such as the juxtaposition of the expansive planes of the pressed brick walls with the prominent limestone clad high basement, the concentration of ornament at key visual focal points including the entrance and the soaring dormers, and the broad horizontal emphasis of the



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rambling structure with its prominent belt courses, bold lintels, corbelled frieze, and projecting cornice.

The Hawley House (No. 7) (1896), on the otherhand, was designed with a consciously vertical emphasis to accentuate its presence on its narrow lot. Different colored brick and a much simpler design vocabulary derived from the same antecedents as its neighbor were used to give the tall gabled facade a dignified stature and to distinguish it from the abutting Bloodgood House. The limestone clad entrance bay of the Hawley House was used to create an unmistakable demarcation between the two structures.

Both of these houses were designed by Milwaukee architect Howland Russel. Russel, one of Milwaukee's first formally trained architects, received his degree from Cornell University in 1876 and four years later established his office in Milwaukee.<sup>6</sup> His earliest known major commissions, like the Hathaway-Brumder House (1887) (NRHP-1979), Abbot Row (1889) (NRHP-1983) and the Norman Flats (1888) were Queen Anne in style, but in the 1890s he worked increasingly in historical revival styles. The Hawley-Bloodgood houses are his only known buildings in the then fashionable Chateausque mode.

Commerce / Law - Association with significant individuals

From its earliest days, the First Ward Triangle area was home to some of Milwaukee's most prominent businessmen. The upper class residential tone of the plat was set at an early date by the construction of one of pioneer Milwaukee's most imposing residences, the Diederichs House at 1241 North Franklin Place in 1855. Gradually other prominent Milwaukeeans constructed their residences nearby establishing a fashionable enclave of fine homes populated by the city's business and professional elite.

The First Ward Triangle Historic District was part of Roger's Addition, platted in 1847.<sup>7</sup> This tract of land, which consisted of 100 acres along Prospect Avenue between Juneau Avenue and Brady Street, was purchased by James H. Rogers, a New York businessman, at the federal land sale at Green Bay in 1835.<sup>8</sup> Rogers settled in Milwaukee in 1836 and became identified with many significant business enterprises during the first decade of the city's growth.<sup>9</sup> At the land sale he also purchased extensive acreage south of West Wisconsin Avenue and west of the present central business district where the campus of Marquette University is now located. In 1857, Rogers built his own residence on a six acre estate on the southside of West Wisconsin Avenue between today's North 15th and North 16th Streets where he died in 1863.<sup>10</sup>

From his east side tract, Rogers donated a small parcel of land to the city for public use that was named the First Ward Park. In the 1870s the newspapers reported that the park had been enclosed with a wrought-iron fence and that the landscaping and maintenance of the walks was undertaken at city

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expense. In 1876, the surrounding neighbors decided to build a fountain from private donations. It was 36 feet in diameter and located in the upper portion of the triangle. It was privately-owned until it was donated to the city in 1878.<sup>11</sup> In 1909 the statue of Scottish poet, Robert Burns, was erected as a gift from native Scot, James A. Bryden. The triangle was renamed in honor of Burns.<sup>12</sup> Rogers' Addition, as his tract was known, was not immediately developed as a result of its remote location far from the village center. Around the time of the Civil War the area became attractive to affluent homeowners because of its close proximity to Lake Michigan, the 7th Ward Park (now Juneau Park) and the adjacent Yankee Hill area. Yankee Hill, located to the south, was Milwaukee's first prestige neighborhood of native settlers and Anglo-Americans. Rogers' Addition became an extension of Yankee Hill and was favored as a place of residence for families of wealth and high social standing between 1860 and 1900. The park provided a natural focal point for residential development and was soon ringed with residences of above average quality.

The first major residence to be built in the district was the Edward Diederichs House (No. 5). Diederichs was a German immigrant who came to Milwaukee in 1849. His primary business was real estate, but it was reported that he was involved with numerous unsound investment schemes. Diederichs assembled three small strips of land on Franklin Place beginning in 1852. When he purchased the third parcel in December of 1855, he was able to build his house.<sup>13</sup> According to architectural historian, H. Russell Zimmermann, the plans for the house were provided by the pioneer architectural firm of Mygatt and Schmidtner. This attribution is based on an 1899 interview with master architect, Henry C. Koch. Koch had begun his career as a draftsman with the firm and was given the task of formalizing the plans from sketches provided by Diederichs. The design of the house included two carved white pine lion statues that flanked the front porch and it was thereafter known as the "Lion House" for nearly a century.<sup>14</sup> Because of rot, the lions were removed in 1944. The house was badly damaged by a fire in 1859, but was rebuilt to its original condition by Diederichs the following year. The rebuilding was undertaken at considerable expense and, with the burden of his other bad investments,<sup>15</sup> Diederichs went bankrupt in 1861 and lost his house to the bank.

Subsequent owners of the house, which was always much admired, included a series of prominent Milwaukee businessmen. The first was Henry Mann who lived there from 1864-1895. He was a businessman who served as the president of the German-English Academy, as the director of several state railroads and the president of Wilkens Manufacturing and Kinnickinnic Realty Companies.<sup>16</sup> In 1895, the residence was purchased by John Johnston. He was a native of Scotland who had come to Milwaukee in 1856 to work in the bank of his uncle, Alexander Mitchell. He commissioned architect Howland Russel in 1895 to enlarge the house, including the addition of the second floor, the widening of the portico and the addition of the bay window on the south elevation.

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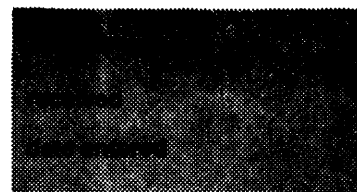
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Russel's designs were so true in spirit to the original house that it is difficult to distinguish them from the original fabric. Johnston was an officer in Mitchell's Wisconsin Marine and Fire Insurance Company Bank, now the Marine National Exchange Bank, and when he died in 1904, he was vice-president. His widow, Ethelinda, lived in the house until 1936.<sup>17</sup> The last significant owner was Eliot Fitch who purchased the house about 1944 after it had briefly been a rooming house. Fitch, the president of the Marine Bank, restored and refurbished it for his own residence and resided there until a few years ago when it was sold and restored for office use.

When Diederichs built his residence, he was located near the northern edge of the city limits. Residential development was concentrated to the south in neighborhoods that were within easier walking distance to the main job centers in the central business district, and the warehouses, processing plants and factories along the Milwaukee River and lake front. The Diederichs house was one of the few houses in the district until 1866 when Stephen Harrison built his house across the street. Harrison came to Milwaukee in 1854 from England and became a well-known masterbuilder and railroad contractor. It is believed that he designed and built his own house. Harrison constructed the first buildings at the Soldiers' Home at Wood and laid over 2,100 miles of railroad track for six railroad companies.<sup>18</sup> The house was sold in 1872 to Captain Irving M. Bean, a Civil War hero who had commanded Company F, 5th Regiment of the Wisconsin Volunteers. Prior to the war he had been an attorney and was the senior partner in the firm of Bean and Totten. When he returned to Milwaukee in 1865 he became the manager of the Northwestern Iron Company and its president in 1867. He resigned this post in 1875 upon his appointment by the US Senate as the head of the Milwaukee Internal Revenue Service.<sup>19</sup> The house remained in the Bean family until 1944 when it briefly became a rooming house. A year later it was returned to use as a single-family residence, but was remodelled in 1949 for the first of a succession of office uses that have occupied it to the present.

In the decade after the Civil War, the city significantly extended its boundaries to accommodate the expanding population. Wealthy residents continued to reside in the established neighborhoods of Yankee Hill on the lower eastside, Kilbourn Avenue on the near west side and Hanover Street (now South 3rd Street) in Walker's Point, while newly arrived immigrants settled the fringe areas to the west and south. Even with the construction of streetcar lines to the fringe areas in the 1870s, Milwaukee remained essentially a pedestrian city with 90% of the population living within a two mile walk of the primary job centers.<sup>20</sup> The First Ward Triangle was still somewhat isolated from the main part of the Yankee Hill neighborhood, but, increasingly, prominent citizens found its hilltop location near the lake and adjacent to the city's most elegant park, now Juneau Park, desirable.

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Judge Jason Downer was typical of the prominent Milwaukeeans who moved into the district during the 1870s. Prior to building his residence here, he had established himself as an important figure in Wisconsin judiciary, business and educational affairs. A Milwaukee resident since 1842, he lived at various locations throughout Yankee Hill before building his Victorian Gothic mansion in 1874. Downer was a native of Sharon, Vermont and was educated at the Kimball Union Academy at Plainfield, New Hampshire and at Dartmouth College where he received his law degree in 1838. He first practiced law at Louisville, Kentucky where he was admitted to the bar. When he came to Milwaukee in 1842, he established a law practice. During his early years in Milwaukee, Downer had the distinction of being the first editor of the Milwaukee Daily Sentinel, the first daily newspaper in the city. It is still published today. In 1864 he was appointed by the governor as an associate justice of the Wisconsin State Supreme Court. While serving on the bench, Downer distinguished himself in cases involving suffrage for blacks and draft evasion. In *Gillespe vs. Palmer* he upheld a decision previously ruled in 1849 that granted voting rights to blacks, and in *Druecker vs. Salomon*, he vindicated Governor Salomon for having a draft evader arrested and imprisoned. Downer ruled that draft evasion was the same as levying war against the United States. In 1867 he left his judiciary post and returned to private law practice in Milwaukee. Downer's other significant contribution was his support for the Wisconsin Female College at Fox Lake, acting as trustee of the institution and contributing generously to its maintenance and to the erection of additional buildings.<sup>21</sup> When he died in 1883, Downer left the school a portfolio of land, bonds and securities that were valued at more than \$65,000 in 1887. In honor of his generosity, the school was renamed Downer College in 1889.<sup>22</sup> This institution merged with Milwaukee Female College in 1895 as Milwaukee-Downer College. A new campus was built on the city's upper eastside at the intersection of North Downer and East Hartford Avenues beginning in 1899. In 1963 Downer College merged with Lawrence College in Appleton, Wisconsin to become Lawrence University. The campus was subsequently sold to the University of Wisconsin-Milwaukee and is still used by the University.<sup>23</sup> After his death, Downer's wife stayed on in the house until her death in 1888 when it became the property of Immanuel Presbyterian Church. It was used as a rest home and guest house for Protestant clergymen. Immanuel Church sold the house in 1966. It is presently used as an office building.

William A. Prentiss also moved to the First Ward Triangle in 1874, the same year as Downer. He was a well known public figure who was elected to a variety of political offices at both the state and local levels. A native of Northfield, Massachusetts, Prentiss had a distinguished political career in Vermont before coming to Milwaukee in 1836 to operate a general merchandise store with Lemuel M. Weeks on North Water Street. In 1837 he was appointed by Governor Dodge as Justice of the Peace which gave him criminal and civil jurisdiction over Milwaukee County, which at that time included all of present Milwaukee, Waukesha, Ozaukee, Washington, Jefferson and part of Dodge

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Counties. He served in this post until 1848. Also in 1837 he was elected to the County Board of Commissioners and served until 1840. In 1838 he was elected to a four year term to the upper house of the Territorial Legislature. He served as president of this body in 1840. He also served in the State Assembly in 1866 and 1867. Locally, Prentiss was the first member of the Board of Trustees to represent the "eastside" and was elected the tenth mayor of Milwaukee in 1858.<sup>24</sup> The house on Prospect Avenue remained in the Prentiss family until the early 1900s. It was purchased in the 1930s by Herbert Tullgren to house his architectural offices. The house has remained in use as an office building, and is currently occupied by the Ogden Company, a real estate firm.

By the end of the 1870s, the district was no longer an isolated neighborhood, but had become fully integrated into the fabric of Yankee Hill to the south and served as the transition zone to the emerging "Gold Coast" of opulent mansions that was developing along Prospect Avenue to the northeast. Typical of the people who built residences during this period were Francis Hinton. He was a traveling salesman for the Milwaukee Iron Company when he purchased the site for his townhouses in 1874. On the site was a two story frame residence that had been constructed for Ebenezer Arnold. Hinton had this house razed and built the present structure about 1879 as income property. The first recorded tenants were Mr. and Mrs. William Bigelow who lived in the north half. Subsequent occupants were prominent Milwaukee professionals including eminent architect, George Bowman Ferry. Hinton owned the property until his death in 1895. By that time he was manager of the Illinois Steel Company and had become a wealthy man. His death was reported as a suicide, since he shot himself in the head on the streets of Paris.<sup>25</sup> The townhouses were at times used as rooming houses and offices, until they were purchased in 1956 by the present owners and renovated into six apartments.

Adjacent to the Hinton Townhouses, the Downer Estate built a Queen Anne townhouse about 1883. The person most closely associated with this residence was Horace Rublee who lived here from at least 1885 until his death in 1896. Rublee was a noted Wisconsin newspaperman who had moved to the State in 1840 with his father and lived in Sheboygan. He attended the University of Wisconsin-Madison in 1849 but left to work as a legislative reporter for the Madison Argus. He also worked for the State Journal as an editorial writer and was temporary editor-in-chief for a time. Eventually he became part owner of the paper. His journalistic career was interrupted in 1869 when he was appointed Ambassador to Switzerland. Rublee was also involved with state politics and was the head of the Wisconsin Republican Party organization for many years. He returned to journalism in 1880 as the editor of the Boston Advertiser where he stayed for one year. Rublee came to Milwaukee in 1881 and was put in editorial charge of the new Republican newspaper, The Republican and News. The Milwaukee Sentinel, which was the city's leading Republican

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newspaper, was impressed by Rublee's journalistic expertise and the two papers were soon consolidated with Rublee as editor-in-chief.<sup>26</sup> After Rublee died, the house was rented to a succession of Milwaukee businessmen and then as a rooming house until it was converted into offices in 1958.

In 1887 Timothy A. Chapman had the elegant residence at 1060 East Juneau Avenue built as a wedding gift for his daughter Laura and son-in-law, George P. Miller. Chapman was a pioneer businessman and civic leader who founded the T.A. Chapman Co. in 1857.<sup>27</sup> It was Milwaukee's oldest full line department store until it closed in 1981. George Peckham Miller was a Milwaukee native born in 1858. His father was the prominent Milwaukee attorney Benjamin K. Miller and his mother was Isabelle Peckham whose father, George Peckham, was a noted educator and public school official. Miller's original intention was to become a banker with Alexander Mitchell's Wisconsin Marine and Fire Insurance Bank Company. But upon his graduation from Pennsylvania College in 1877, Mitchell's new bank building was still under construction and his services weren't immediately needed so Miller went to Europe to further his education. At the Universities of Goettinger and Breslau, Germany, he studied law. He returned to Milwaukee in 1881 and was admitted to the Wisconsin State Bar. In 1882, he joined his father's firm and became well known for his expertise in corporate litigation. He later founded his own firm, Miller, Mack & Fairchild and was the senior partner. This has descended to the present Milwaukee law firm of Foley and Lardner. In 1887 he married Laura Chapman and the couple moved into their lavish wedding gift home on Juneau Avenue. Miller further distinguished himself as a director of what is now First Wisconsin Bank, president of the T.A. Chapman Company from 1898 to 1931, a director of the Milwaukee Electric Railway and Light Company and chairman of the Milwaukee County Metropolitan Sewerage Commission.<sup>28</sup> The Miller's had two daughters, Alice and Laura Isabelle. The latter lived in the house until her recent death. The house now belongs to her estate.

Members of two other prominent families to erect houses in the district were Mary B. Hawley and Francis Bloodgood, Jr. There is little biographical information about Mary B. Hawley, who is believed to have been related by marriage to the neighboring Bloodgoods, except that she was a member of the pioneer Hawley family who owned extensive land holdings on the city's west side from North 24th Street and Wisconsin Avenue to today's Hawley Road. Mary Hawley owned this house for about five years, but was often abroad in Europe and never really spent much time there. It was rented to a succession of families and then sold to architect, William G. Herbst who remodelled it to house his firm's offices. He was succeeded in 1960 by his son, Roger Herbst, who maintained the architectural firm, Herbst, Jacoby & Jacoby, at this site until 1981. Francis Bloodgood, Jr. was a scion of a well known Milwaukee family whose homes were clustered on Knapp Street between Astor Street and Prospect Avenue. His house is the only one to survive. Bloodgood's father,

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Francis, Sr., was a U.S. Court Commissioner and a prominent attorney. Francis, Jr., also an attorney, distinguished himself as a specialist in corporate law handling the litigation for many Milwaukee companies. He was also one of the founders of St. John's Military Academy in Delafield, Wisconsin.

The leadership roles of the builders and residents of the First Ward Triangle District in commerce, law and business ranged well beyond the simple boundaries of the city of Milwaukee. The business firms associated with many of the residents carried on extensive operations at a regional and often statewide level. Efforts in association with state railroad development, regionally important banking firms and law firms, the Wisconsin state and county level judiciary, and various sizable commercial concerns noted in the text mark the residents as figures of statewide significance and the district as an important collection of associated residences.

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**Boundaries**

The boundaries of the First Ward Triangle Historic District are described as follows: Beginning at the intersection of the west property line of 1115 East Knapp Street and the south curblineline of East Knapp Street; then east to the east curb line of North Franklin Place; then north to the north property line of Burns Triangle; then southeast to the east curblineline of North Prospect Avenue; then southwest to the north property line of 1234 North Prospect Avenue; then southeast along this line to the rear property line of same; then southwest to the south property line of same; then northwest to the east curb line of North Prospect; then southwest to the north property line of 1216 North Prospect; then southeast along this line to the rear property line of the same; then southwest to the north curb line of East Juneau Avenue; then west to the west property line of 1048 East Juneau; then north along this line to the rear property line of the same; then east to the west property line of 1123-25 and 1115 East Knapp; then north to the point of beginning in the City of Milwaukee, Milwaukee County, Wisconsin.

**Boundary Justification**

The First Ward Triangle Historic District is an enclave of intact Victorian era single-family residences surrounded by large scale later development. Specifically, the district is bordered on the west by a 1960s apartment building, a 1932 apartment building, and an eight-story hotel built in 1929. It is bordered on the north by a 1960s modern nursing home, land cleared for a freeway that was never built, and a 1938 highrise apartment building and its 1960s parking structure. On the south is a county park and a highrise modern apartment building. On the east are apartment buildings built in 1921 and 1930. There are no non-contributing buildings within the district. Although the neighborhood surrounding the district was extensively redeveloped with apartment blocks between the 1920s and the 1970s, a few isolated Late Victorian houses survive as a reminder that it was all once a fashionable upper class single family residential area.



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**Archeological Potential**

The subject area was not evaluated for archeological potential as part of the city's survey activities. It is not known to what extent the land was disturbed between 1835 and the 1850s when the earliest known photographs depict the terrain much as it is today.

**Preservation Activity**

The district has been the focus of significant restoration activities in recent years. The exterior rehabilitation of the Diederichs House at 1241 North Franklin Place and the Rublee House, 1223 North Prospect are the most notable recent efforts. The other houses have been well maintained and have mostly survived without extensive alteration. Because of its integrity and architectural quality the area was made a Milwaukee Landmark District in 1975 and was redesignated by the Historic Preservation Commission under Milwaukee's new and more protective ordinance in 1983. It became a Certified Local Historic District in 1984 when it was determined eligible for listing in the National Register of Historic Places. The Diederichs House, 1241 North Franklin Place, and the Downer House, 1201 North Prospect Avenue, were documented by the Historic American Buildings Survey.

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FOOTNOTES #8

- <sup>1</sup> H. Russel Zimmermann, "Lion House Tale Untangled," Milwaukee Journal, 29 August 1971, Sec. 7, pp. 1, 14.
- <sup>2</sup> Richard W.E Perrin, Milwaukee Landmarks, Milwaukee Public Museum Publication in History, No. 9, 2nd ed. (Milwaukee: Milwaukee Public Museum, 1979), p. 11; [Frank A. Flowers], A History of Milwaukee Wisconsin (Chicago: The Western Historical Co., 1881), p. 1500.
- <sup>3</sup> Landscape Research, Built in Milwaukee: An Architectural View of the City (Milwaukee: Department of City Development, 1981), pp. 140-41.
- <sup>4</sup> [Flowers], History of Milwaukee, pp. 1499-1500.
- <sup>5</sup> Perrin, Milwaukee Landmarks, p. 101
- <sup>6</sup> Milwaukee of To-Day, The Cream City of the Lakes (Milwaukee : Phoenix Publishing Co., 1893), p. 198.
- <sup>7</sup> Official Quarter-Sectional Atlas of the City of Milwaukee, 3rd ed. (Milwaukee: C.N. Casper Co., 1907), Plate No. 49. Recorded May 28, 1847 in Vol I of plats on page 40.
- <sup>8</sup> James Buck, Pioneer History of Milwaukee, 4 vols. (Milwaukee: Milwaukee News Co., 1876-1886), 1(1876):19.
- <sup>9</sup> Bayrd Still, Milwaukee: History of a City (Madison: State Historical Society of Wisconsin, 1948), p. 35.
- <sup>10</sup> Milwaukee Sentinel, 21 September 1844 p. 2 col. 3; [Flowers], History of Milwaukee, pp. 1569-70; Buck, Pioneer History, 2 (1881):221.
- <sup>11</sup> Sentinel, 9 April 1878, p. 2, col. 3.
- <sup>12</sup> Mark A. Latus and Mary Ellen Young, Downtown Milwaukee, Seven Walking Tours of Historic Buildings and Places (Milwaukee: Milwaukee Landmarks Commission, 1978), pp. 29-30.
- <sup>13</sup> Zimmermann, Journal, pp. 1, 14.
- <sup>14</sup> Ibid.
- <sup>15</sup> Ibid.

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- 16 References to Mann's presidency of German-English Academy Sentinel, 15 February 1871, p. 4 col. 1; 17 January 1872, p. 4, col. 3; 15 January 1873, p. 4, col. 3; 31 January 1887, p. 3, col. 2; References to Mann's railroad interests: Milwaukee, Manitowoc & Green Bay Railroad, director and vice-president; Sentinel, 6 May 1872, p. 4, col. 1; Milwaukee Lake Shore & West Railroad, director, Sentinel, 8 May 1874, p. 5, col. 1; Mann's business interests, Wilkens Mfg. Co, Sentinel, 28 November 1886, p. 6, col. 2; Kinnickinnic Realty Co., 26 April 1888, p. 3, col. 2.
- 17 [Flowers], History of Milwaukee, p. 1096.
- 18 Zimmermann, "Prospect's Oldest Mansion," Milwaukee Journal, 14 June 1970, Sec. 7, pp. 1, 10.
- 19 [Flowers], History of Milwaukee, pp. 801-02.
- 20 Landscape Research, Built in Milwaukee, p. 16.
- 21 Parker McCobb Reed, The Bench and Bar of Wisconsin (Milwaukee: P.M. Reed, publisher, 1882), pp. 72-73.
- 22 Sentinel, 17 December 1887, p. 1 col. 3; Gertrude B. Jupp, "The Heritage of Milwaukee-Downer College: A Reaffirmation," Milwaukee History 4 (Summer 1981):45
- 23 Jupp, "The Heritage of Milwaukee-Downer College," p. 47.
- 24 [Flowers], History of Milwaukee, pp. 1840-41.
- 25 Zimmermann, "House Irked Neighborhood," Milwaukee Journal, 21 January 1973, Part 7, pp. 1, 14.
- 26 Evening Wisconsin, 19 October 1896.
- 27 [Flowers], History of Milwaukee, p. 1236.
- 28 The Evening Wisconsin Newspaper Reference Book, Wisconsin and Milwaukee, Men and Events (Milwaukee: The Evening Wisconsin Co., 1914), p. 113; John Gregory, History of Milwaukee, Wisconsin, 4 vols. (Chicago: S.J. Clarke Pub. Co., 1931), 3:404, 407.

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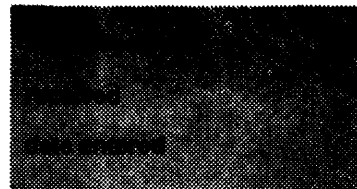
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