

District Survey Form

1	<u>DISTRICT</u> VINE/RESERVOIR HISTORIC DISTRICT	<u>SURVEYOR</u> Resource Design Group	<u>SHSW STAFF</u>
	<u>CITY</u> Milwaukee	<u>COUNTY</u> Milwaukee	<u>SURVEY</u> Brewers Hill
			<u>DATE</u> Fall 1982

FILM ROLLS/NEGATIVES

See attached

<u>STREETS:</u>	<u>NUMBERS:</u>	<u>STREETS:</u>	<u>NUMBERS:</u>
See attached			

2 BOUNDARY DESCRIPTION

Vine, Reservoir, Palmer, 1st, 2nd, and Brown Sts.

See continuation sheet.

3 BOUNDARY JUSTIFICATION The Vine-Reservoir Historic District is bordered on three sides by contrasting land uses. To the south and east is predominantly industrial, reinforced by a marked change in topography as the bluff falls away to the river valley. The west boundary is also easily identifiable; it is the North Third Street commercial area. That on the north is marked by a land use change along the Reservoir Avenue edge (one block is industrial and the other is a school), and a style change at the Brown Street edge (generally later Queen Anne houses are to the north).

4 SOURCES OF INFORMATION

- A. Sanborn Insurance Maps of Milwaukee
- B. City of Milwaukee, Office of the Building Inspector - Building Permits
- C. Built in Milwaukee - Landscape Research
- D. Historic Atlas of Milwaukee - Belden, 1876
- E. Wright's City Directories of Milwaukee

5 MAP REFERENCE

USGS quad: MILWAUKEE 7.5 Min. SW/4
scale: 1:24,000 Zone 16

<u>UIM references:</u>	
H. 425960/4767060	I. 425960/4767130
A. 425720/4767300	J. 425730/4767140
B. 425610/4767300	K.
C. 425600/4766940	L.
D. 425960/4766940	M.
E. 425960/4766970	N.
F. 425100/4766990	O.
G. 425100/4767060	

6 OPINION OF NATIONAL REGISTER ELIGIBILITY

date: 5-1-83 initials: RDG

- eligible not eligible unknown
 national state local



HISTORIC PRESERVATION DIVISION
STATE HISTORICAL SOCIETY OF WISCONSIN

VINE-RESERVOIR HISTORIC DISTRICT

Boundary Description:

The boundaries of the Vine-Reservoir Historic District are described as follows: Beginning at the west property line of the property at 215-217 West Vine; then north to the centerline of West Brown Street; then east to the east property line of the property at 125 West Brown Street; then south to the centerline of West Reservoir Avenue; then east to the east property line of the property at 217 East Reservoir Avenue; then south to the north property line of the property at 1819 North Hubbard Street; then east to the centerline of North Hubbard Street; then south to the centerline of East Vine Street; then west to the east property line of the property at 1750 North Palmer Street; then south to the south property line of the property at 1750 North Palmer Street; then west along the south property lines of those properties on East and West Vine Street to the point of beginning, in the city of Milwaukee, Milwaukee County, Wisconsin.

7 Description

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions and generally excepted properties.

VINE-RESERVOIR HISTORIC DISTRICT

General Character:

The Vine-Reservoir Historic District is a sixteen-acre residential neighborhood that consists of the blocks of North Hubbard, North Palmer and North First Streets between Reservoir Avenue and Vine Street; and North Second Street between Brown and Vine Streets. The district is sited on a series of sloping bluffs above the Milwaukee River Valley which afford panoramic views of downtown Milwaukee and the surrounding area. The neighborhood is unique in Milwaukee for its dramatic hillside setting, since most of the city is sited on a gently rolling plain characterized by only gradual changes in elevation. The district is located immediately north of the central business district within easy walking distance of the center of the city.

The district is overwhelmingly residential in character and is comprised of 101 buildings. There are however, two commercial and industrial buildings that are of the same scale and materials as the residences and contribute to the district's historical significance. Construction materials are primarily wood and brick with some carved stonework. The district's varied streetscapes with their irregular setbacks and spacing between buildings are characteristic of early Milwaukee neighborhoods. Many of the larger lots were subdivided at an early date to allow additional houses to be constructed. Another characteristic of the district is the prevalence of alley houses. These range from small cottages to full size duplexes and were built at the rear of the lot, often behind the original house on the site. Although fewer of these remain today than there were twenty years ago, they contribute to maintaining a sense of the densely built-up character of this inner-city neighborhood during its peak population period at the turn of the century.

Generally, the houses are sited close to the street on high embankments affording little opportunity for formal landscape treatments. In addition, the rear yards are often crowded with alley houses or auxiliary buildings leaving little room for plantings. The mature yard trees and shrubs that have found a place for themselves give the district its landscape character. Generally the neighborhood is so densely built-up that it conveys a very urban character, although recent spot demolitions have opened-up some lots to give the district breathing room it never had in its heyday.

Boundary Justification

The district is distinguished from adjacent areas by changes in topography and land use. To the east and south the terrain slopes sharply to the river valley where the former Schlitz Brewery Complex (see Joseph Schlitz Brewing Company Historic District), and the former tanneries with their large scale industrial buildings stand in distinct contrast to the residential scale of the district. To the west of the district is the North Third Street Commercial Area (see North Third Street Historic District). This is a Late Victorian commercial strip of one to four story, brick commercial buildings. To the north of the district is a Late-Victorian residential area that differs from the district in its architectural character. Whereas the district derives its character chiefly from the concentration of mid-century Italianate and Late Greek Revival dwellings - the greatest concentration of such houses remaining in the city - the area to the north of Reservoir Avenue and Brown streets is more typically Late

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Victorian in appearance and contains mostly frame houses built between 1885 and 1900. In addition, the leveling-off of the topography north of Reservoir Avenue gives this area a very different character than the steeply sloping streets found in the district.

Architectural Character

Architecturally, the district is characterized by a rich mix of single and two-family house types. Its core of Greek-Revival and Italianate, single-family, brick or frame houses is the most remarkable assemblage of architecture of its type remaining from Milwaukee's early years. The architecture of the district differs from that found in the Walker's Point Historic District, the only other remaining section of the city that still retains buildings from its settlement period, chiefly in its variety of building types, and its concentration in a small, exclusively residential area.

The oldest surviving houses in the area display transitional Federal-Greek Revival design features. These are simple, end-gable-roofed, frame houses, often with round/or half-round gable windows, eaves returns and doors enframed with sidelights and transoms. There are a great many of these including 1805 North Second Street (MI 47-18), 135 West Reservoir (MI 53-31) and 1810 North Palmer (MI 47-4). An interesting example displaying elements borrowed from several popular mid-century styles is 1818 North Palmer (MI 21-37) with its Gothic-inspired gable window, Italianate bracketed eaves and windows enframements, and Federal-derived door treatment.

The more substantial early houses in the district display transitional Greek Revival - Italianate characteristics. Typically, these are cubical boxes with low-hip-roofs, bracketed eaves, articulated window lintels and doors with sidelights and transoms. Most of these were built between 1855 and 1865. Among the finer cream brick examples are 1825 North Second Street (MI 47-21), and 1826 North Second Street (MI 50-4), while 1851 North Second Street (MI 47-26) and 1830 North Second Street (MI 50-5) with its 1880's bay windows and porch are good frame examples of this popular building type.

After the Civil War, the fully developed Italianate Style emerged in the district. The Sanger House at 1823 North Palmer Street (MI 23-30) with its arched fenestration, quoins, bracketed eaves and belvedere is typical of the restrained villas of the late 1860's and early 1870's. Within a few years, however, more picturesque massing had become popular and detailing became more exuberant. In the 1870's houses sprouted elaborately profiled window surrounds, paired brackets, bay windows, pediments and numerous porches. Typical of the more costly houses of this type is 1910 North Second Street (MI 50-8). For people of more modest means houses such as 101 West Vine Street (MI 20-1) and 224 East Vine Street (MI 47-10) and 1918 North Second Street (MI 50-9) showed that even simple dwellings could achieve a degree of architectural distinction through the use of applied Italianate ornamental features.

In the late 1870's and 1880's a flood of eclectic Victorian styles became popular in America. The Vine-Reservoir district has examples of several of these later styles mixed with the predominantly older building stock. Under the influence of the Victorian

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Modern Gothic movement the elaborate, mansion-scale dwelling at 1843 North Palmer Street (MI 23-35) was constructed, while more modest carpenter versions of the style such as the twin houses at 1843 and 1847 North Second Street (MI 47-24, MI 47-25) and 102 West Vine Street were built to house less prosperous middleclass families.

Among the other popular styles of the period represented in the district were the Stick Style exemplified by 1830 North First Street (MI 22-5), the American Queen Anne style of which 1944 North Second Street (MI 50-13) and 1935 North Second Street (MI 47-33) are two frame examples, while 1833 North Palmer Street (MI 23-28) and 102 East Vine Street (MI 22-0) illustrate the continued popularity of cream brick as a building material.

The district was overwhelmingly single-family in character until the mid 1890's when the mounting pressure for increased residential density near the center of the city lead to the construction of a variety of different types of duplexes. Indicative of the continued desirability of the district as a place to live, most of these duplexes were relatively costly, architect-designed, brick structures, as exemplified by 1809-11 North Second Street (MI 47-19) and 205-07 West Vine Street (MI 57-31). The frame duplexes constructed were also substantial, well-constructed buildings such as 1948-50 North Second Street (MI 50-14) and 1839-41 North Palmer Street (MI 23-27).

There are two non-residential contributing buildings in the district. These are 234 East Vine Street, a two-story, brick, former Miller Brewing Company-owned saloon built in 1902 (MI 47-12) and 141 West Vine Street, a two-story, cream brick, flat-roofed industrial building built in 1906 as the cooperage shop for the nearby Schlitz Brewery (MI 57-29).

Since the district's period of development and significance had ended by 1915, the three apartment houses constructed in the 1920's are considered to be non-contributing structures. These are 1835 North Second Street (MI 47-23) built in 1922, 204 West Reservoir (MI 57-16) built in 1926, and 1820 North First Street (MI 22-2) built in 1929. These large, multi-family structures stand in stark contrast to the frame or brick houses that surround them.

Acreage: The district contains 16 acres.

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Pivotal/Contributing/Non-Contributing Buildings - Vine-Reservoir Historic District

The attached list classifies all of the buildings in the district as pivotal, contributing or non-contributing buildings.

Pivotal buildings are structures that fall within the period of significance for the district, which was from 1840 to 1915, and are essential to the maintenance of the district's historic character. Generally these are the most representative or architecturally distinguished buildings, and/or possess the greatest known historical significance.

Contributing buildings are structures that were built within the district's period of significance and contribute to the historic character of the district as representative examples of the architecture of the period and/or for their associations with people or events of minor or unknown historical significance.

Non-contributing buildings are structures constructed after the district's period of significance and that do not contribute to the maintenance of the historic significance of the district. Generally these buildings are intrusions whose removal would not adversely affect the character of the district. There are three non-contributing buildings in the district:

1820 North First Street (1929):

A two-story, brick and concrete block, slate-gable-roofed, Tudor Revival style, eight-unit apartment building.

204 West Reservoir Avenue (1926)

A plain two-story, brick, hip-roofed, four-unit apartment building.

1835 North Second Street (1922)

A three-story, brick, flat-roofed, Mediterranean style, 36-unit apartment building.

VINE-RESERVOIR HISTORIC DISTRICT PIVOTAL STRUCTURES

Address: Map Code: Historic Name:

North First Street

1830 22/ 5

North Second Street

1825 47/21 Von Cotzhausen House

1826 50/4

1910 50/8 Hake House

1918 50/9

North Palmer Street

1818 21/37

1823 23/30 Sanger/Phillips House

1836 21/34

1843-45 23/25 Schneider House

VINE / RESERVOIR HISTORIC DISTRICT

Street address	Class.	Map Code:
North First Street		
1811	c	20-5
1814	c	22-1
1815	c	20-6
1817-19	c	20-7
1820	n	22-2
1824(a)	c	51-25
1826	c	22-3
1827	c	20-8
1827(a)	c	51-20
1830	p	22-5
1831	c	20-9
1831(b)	c	51-19
1837	c	20-10
1837(a)	c	51-18
1849	c	20-11
North Second Street		
1805	c	47-18
1808	c	23-37
1809-11	c	47-19
1814	c	50-2
1815-17	c	47-20
1818	c	50-3
1825	p	47-21
1826	p	50-4
1830	c	50-5
1830(a)	c	51-21
1835	n	47-23
1836-38	c	50-6
1842	c	50-7
1843	c	47-24
1847	c	47-25
1851	c	47-26
1909	c	47-27

VINE / RESERVOIR HISTORIC DISTRICT

North Second Street -2-

1910	p	50-8
1911	c	47-28
1918	p	50-9
1921	c	47-30
1923	c	47-31
1927	c	47-32
1927(a)	c	51-14
1934	c	50-11
1934(a)	c	51-12
1935	c	47-33
1938	c	50-12
1943	c	47-36
1944	c	50-13
1945-47	c	47-35
1948-50	c	50-14
1951	c	47-37

North Palmer Street

1750	c	47-5
1810	c	47-4
1818	p	21-37
1823	p	23-30
1823(a)	c	51-23
1825	c	23-29
1828	c	21-36
1831(a)	c	51-24
1832-34	c	21-35
1833	c	23-28
1836	p	21-34
1839-41	c	23-27
1843-45	p	23-25
1849	c	23-24
1853	c	23-23

VINE / RESERVOIR HISTORIC DISTRICT

North Hubbard Street

1819	c	53-8
1819(a)	c	51-26

West Brown Street

125	c	53-25
129-31	c	53-26
213	c	53-27
217	c	53-28
219	c	53-29

East Reservoir Avenue

127	c	53-33
133	c	53-34

West Reservoir Avenue

117	c	53-32
135	c	53-31
137	c	53-30
204	n	57-16
216	c	57-15
217	c	60-16

East Vine Street

102	c	22-0
112	c	57-25
114	c	57-24
116	c	51-22
119	c	57-28
125	c	57-27
131	c	57-27
134	c	57-23
140	c	57-22
204	c	47-06
214	c	47-7

VINE / RESERVOIR HISTORIC DISTRICT

East Vine Street -2-

216	c	47-8
216(a)	c	47-9
224	c	47-10
230	c	47-11
234	c	47-12

West Vine Street

101-05	c	20-1
102	c	20-4
113	c	20-2
124	c	20-3
141	c	57-29
201	c	57-30
205-07	c	57-31
215-17	c	57-32

8 Significance

Areas of significance

architecture: architecture

history: development of a locality
associated with significant persons

Period of significance: 1840-1915

Historical development and statement of significance.

The Vine-Reservoir Historic District is locally significant for both its architectural and historical associations. It is historically significant as one of only two residential areas remaining from the city's settlement period in the 1840's and 1850's, the other being Walker's Point, an area already listed in the National Register of Historic Places. The Vine-Reservoir District includes the only concentration of historic buildings remaining from Kilbourntown, one of three original independent settlements that merged with Walker's Point and Juneautown to form Milwaukee. It represents the transition of Milwaukee from a pioneer village to an urban center with defined neighborhoods. In the district resided notable political and business leaders side-by-side with members of the working classes. The district is architecturally significant primarily for its fine concentration of Greek Revival and Italianate dwellings.

Associated with Significant Persons and Development of a Locality:

Historically the district is significant for its associations with the establishment of the first permanent neighborhoods in the city and as the residence of important Milwaukee citizens. After the initial settlement period of 1835 to 1850, areas like the Vine-Reservoir district developed as distinct residential neighborhoods apart from major commercial and industrial uses. However, it was typical for small scale businesses and home workshop type industries to be integrated with the residential fabric. Also characteristic of these neighborhoods was the wide range of income levels living in close proximity. It was not uncommon for the business executive and the shop laborer of the same company to live across the street or down the block from each other. Important individuals who resided in the district were Caspar Sanger at 1823 North Palmer Street (MI 23-30) and Baron Von Cotzhausen at 1825 North Second Street (MI 47-21). Sanger was the founder of Sanger, Rockwell & Co., one of the nation's largest sash, door and blind manufacturers. Later this house was the residence of Mayor Joseph Phillips from 1873 to 1906. Cotzhausen had descended from Prussian nobility and his father was president of the electoral college under Napoleon I. When he came to Milwaukee in 1856, he dropped his title and was engaged as an attorney. The district remained a neighborhood of significant residents until about 1915 after which it declined in residential importance.

Architecture:

Architecturally the district represents one of the two highest concentrations of Greek Revival and Italianate style residences extant in Milwaukee from the period 1840 to 1875. Only the Walker's Point Historic District (NRHP-1978) on the city's near south-side is comparable. The Italianate residences from this period are exceptional and exemplify the first major residential style to be widely built after the city's initial settlement period. Those built between 1855 to 1865 are highly transitional in their design, borrowing heavily from the Greek Revival. Pivotal examples of this are the frame residence at 1818 North Palmer Street (MI 21-31); the cream brick residence at 1826 North Second Street (MI 50-4); and the Von Cotzhausen House at 1825 North Second Street (MI 47-21). After the Civil War emerged a more picturesque Italianate Style and one of the finest examples in the city is the Sanger/Phillips House at 1823 North Palmer Street (MI 23-30). The other period of significant architecture in the district occurred in the 1880's and 1890's. Two pivotal examples from this period are the Stick Style residence at 1830 North First Street (MI 22-5) and the Suess House at 1843

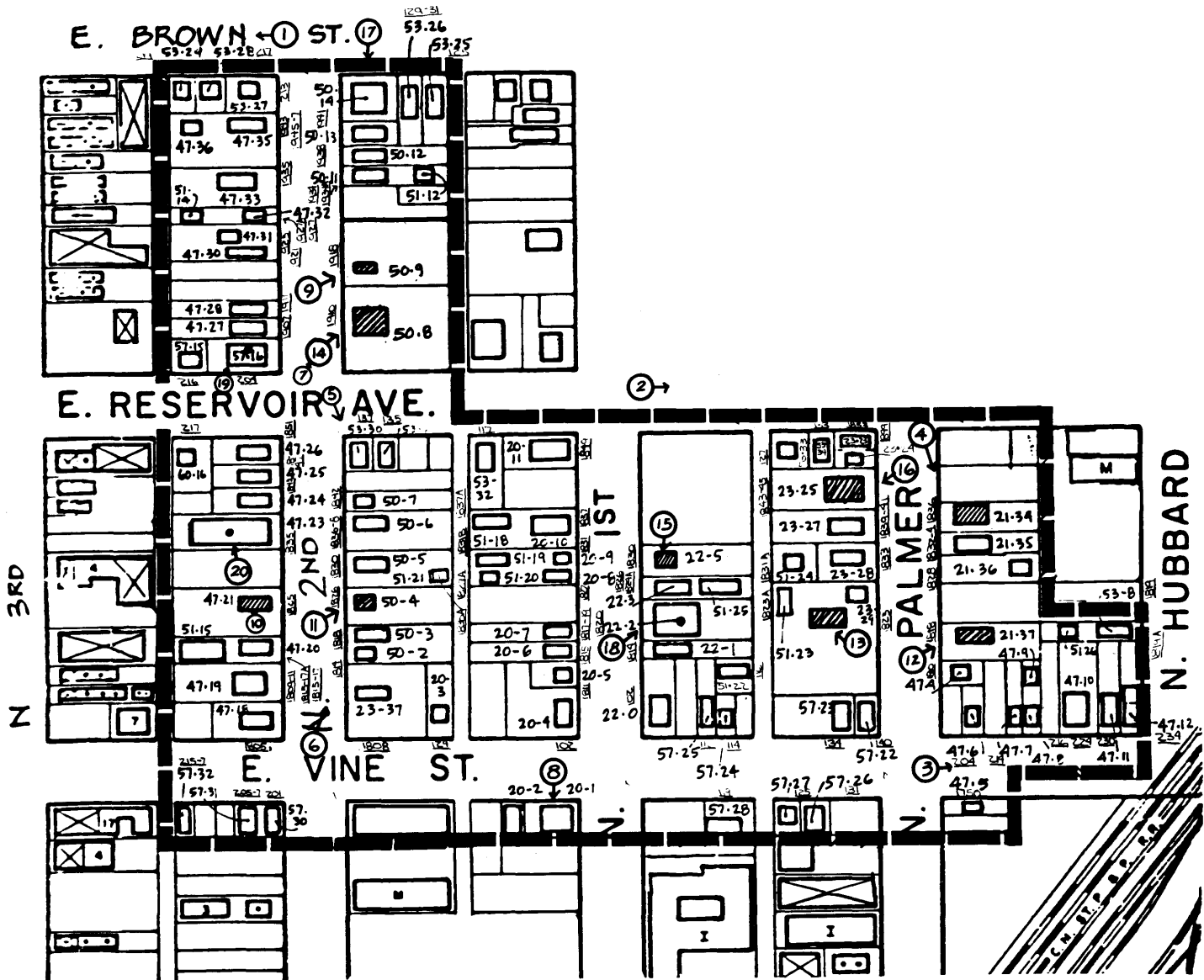
DISTRICT SURVEY FORM

Continuation Sheet: Vine Reservoir Historic District






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North Palmer Street (MI 23-25). The Suess House is significant as one of the few extant residential commissions of pioneer architect Charles A. Gombert. His other well-known Milwaukee works are the North Point Water Tower (NRHP-1973) and the Victor Schlitz House (e) (NRHP-1977).



LEGEND (WITHIN BOUNDARY)

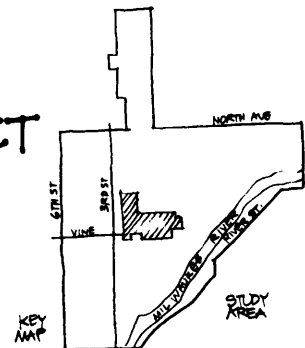
-  PIVOTAL STRUCTURE
-  CONTRIBUTING STRUCTURE
-  NON-CONTRIBUTING STRUCTURE
-  PHOTO CODE
-  ADDRESS



**VINE / RESERVOIR HISTORIC DISTRICT
MILWAUKEE, WISCONSIN**

RESOURCE DESIGN GROUP

AUGUST 1983



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Brewers Hill Historic District Milwaukee County WISCONSIN 84003745
(Brewers' Hill MRA)

ADDITIONAL DOCUMENTATION APPROVED

Gay M. Lapsley 4/27/95