

**United States Department of Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Prospect Hill Historic District  
other names/site number Gilman's Subdivision of Part of Lockwood's Addition

**2. Location**

|                 |   |          |                     |
|-----------------|---|----------|---------------------|
| street & number | 2700 Block of N. Hackett Ave., N. Shepard Ave., N. Summit Ave.<br>and 2804-06 E. Park Place | N/A      | not for publication |
| city or town    | Milwaukee   | N/A      | vicinity            |
| state Wisconsin | code WI county Milwaukee  | code 079 | zip code 53201      |

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

*Michael Stevens* ST800  
Signature of certifying official/Title Date 1/10/05

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  
( See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

Prospect Hill Historic District

Milwaukee

Wisconsin

Name of Property

County and State

**4. National Park Service Certification**

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain):

*Edson H. Beall*

*3/1/05*

*[Signature]*

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

private  
 public-local  
 public-State  
 public-Federal

**Category of Property**  
(Check only one box)

building(s)  
 district structure  
 site  
 object

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

|  |  |
|--|--|
| <input checked="" type="checkbox"/> contributing | <input type="checkbox"/> noncontributing |
| 57   | 0 buildings sites structures objects     |
| 57   | 0 total                                  |

**Name of related multiple property listing:**  
(Enter "N/A" if property not part of a multiple property listing.)

N/A

**Number of contributing resources is previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Queen Anne

Colonial Revival

Bungalow/Craftsman

Tudor Revival

**Materials**

(Enter categories from instructions)

Foundation Concrete

walls Brick

Weatherboard

roof Asphalt

other Stone

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Prospect Hill Historic District  
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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions)

Architecture

### Period of Significance

1894-1925

### Significant Dates

N/A

### Significant Person

(Complete if Criterion B is marked)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Kimball, William D.  
Marshall & Ryder

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Name of Property

County and State

**9. Major Bibliographic References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous Documentation on File (National Park Service):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- X Local government
- University
- Other

Name of repository:

**10. Geographical Data**

Acreege of Property 10 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 16 428560 4768600  
 Zone Easting Northing

3 16 428840 4768450  
 Zone Easting Northing

2 16 428850 4768600  
 Zone Easting Northing

4 16 428550 4768450  
 Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

**11. Form Prepared By**

|                 |                                    |           |              |
|-----------------|------------------------------------|-----------|--------------|
| name/title      | Timothy F. Heggland/Consultant for | date      | 12/03/03     |
| organization    | Water Tower Landmark Trust, Inc.   | telephone | 608-795-2650 |
| street & number | 6391 Hillsandwood Road             | zip code  | 53560        |
| city or town    | Mazomanie                          | state     | WI           |

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Milwaukee County  
County and State

Wisconsin

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs** Representative black and white photographs of the property.

**Additional Items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

Complete this item at the request of SHPO or FPO.)

|                          |         |              |    |                  |
|--------------------------|---------|--------------|----|------------------|
| <b>name/title</b>        | various |              |    | <b>date</b>      |
| <b>organization</b>      |         |              |    | <b>telephone</b> |
| <b>street&amp;number</b> |         |              |    | <b>zip code</b>  |
| <b>city or town</b>      |         | <b>state</b> | WI |                  |

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Prospect Hill Historic District  
Milwaukee, Milwaukee County, Wisconsin

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Start

**Description**

The Prospect Hill Historic District is part of a larger, upper-middle-class residential area on the city of Milwaukee's upper east side. The entire area contains Milwaukee's most architecturally significant residential neighborhoods.<sup>1</sup> The 57-building District is characterized by wide streets and large, well-built, well-maintained, and mostly architect-designed homes. Situated atop a bluff that overlooks nearby Lake Michigan, the Prospect Hill Historic District is located about two miles northeast of Milwaukee's central business district. The District lies immediately to the south of the Newberry Boulevard Historic District (NRHP 3-7-94), a broad boulevard that is lined by still larger mansion-size residences, and just to the south are two more distinctive residential districts: the North Point North Historic District (NRHP 3-24-2000) and the older North Point South Historic District (NRHP 9-4-79).<sup>2</sup> The entire North Point area became one of Milwaukee's most prestigious residential neighborhoods largely because of the panoramic lake views that its bluff top sites command. The Prospect Hill Historic District is both the smallest and the oldest of these outstanding residential neighborhoods in terms of the dates of construction of its buildings.

The Prospect Hill District is exclusively residential in character and includes the area that is bounded approximately by North Hackett Avenue, North Shepard Avenue, East Park Place, and Newberry Boulevard. East of the District is Lake Park (NRHP 4-22-93), which extends north along the Lake Michigan shoreline up to Kenwood Boulevard. This beautifully landscaped wooded park is one of Milwaukee's great urban treasures. It contains a golf course and various pavilions and picnic areas, all connected by a system of curving pathways and roads. The park provides the principal focus for the adjacent residential neighborhoods, including Prospect Hill, and its proximity was instrumental in the development of these neighborhoods. The District consists of the southernmost portion of the larger original Prospect Hill addition to the City of Milwaukee, the rest of which has already been listed in the NRHP as the Newberry Boulevard Historic District and the Kenwood Park-Prospect Hill Historic District (2002).

Prospect Hill's character is based in part on its location. Although the District contains no parks of its own, it is strongly identified with the nearby Lake Park. Lake Park extends from N. Lake Dr. eastward to the edge of the bluff and continues down to Lincoln Memorial Drive and the shore of Lake Michigan below. Lake Park extends south of the District and thus links several Eastside

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<sup>1</sup> The 1990 population of the city of Milwaukee, Wisconsin's largest city, was 628,088.

<sup>2</sup> "North Point" refers to a bulge in the coastline of Lake Michigan that, in conjunction with "South Point," forms the greater Milwaukee harbor.

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neighborhoods, including North Point South, North Point North, and Prospect Hill. Designed in the 1890's by the renowned landscape architect firm of Frederick Law Olmsted and Company, the park is outstanding for its landscaping and planning. The plan of the District's streets follow the same Cartesian grid that dominates most of the city of Milwaukee, laid out either parallel with or at right angles to the bluff's edge, the only exception being N. Lake Drive, which was laid out earlier than the District. Most of the blocks formed by this grid are long and narrow and most of the District's buildings face either east and west on the north-south streets that run the length of the district, or else they face north or south on the much shorter cross street. Lots in the District are mostly rectangular in shape and are generally narrower than those found further to the north in Kenwood Park and to the south in North Point North. As a result, houses in the District tend to be taller and narrower than those on the wider lots in the areas to the north and south. Side yards are not ample in the District although they are somewhat more generous than those in more modest Milwaukee neighborhoods. There are no alleys in the District; therefore, properties meet back to back. Garages (not included in the count) are generally detached and are located at the rear of their respective lots and are reached by long driveways. Houses typically cover the major portion of their lots and most of their facades are parallel to the streets they face.

The Prospect Hill Historic District consists mostly of large single-family homes, although it also includes several duplexes. Several houses occupy more than one lot. The residences in the District were built between 1894 and 1925 and they are considerably larger than the houses in most Milwaukee neighborhoods. Most of them were built for prominent Milwaukee citizens during the last decade of the nineteenth century and the first decade of the twentieth century and they reflect both the high status of their original owners and the prosperity of the era in which they were built. Most of the District's buildings are two or two-and-a-half-stories in height and although its Queen Anne style buildings are clad in a variety of materials, wood clapboard and wood shingles are the most common. The District's later buildings are more likely to be clad in whole or in part in brick, but there is also much use of stucco, especially in conjunction with brick. Exterior decoration is high in quality but restrained in design, giving the buildings a dignified character.

The most prevalent architectural style in the District is the Queen Anne, but examples of the Colonial Revival, Tudor Revival, Georgian Revival, Arts and Crafts, American Craftsman, and American Foursquare styles are also found. English-influenced designs are quite common. None, however, are academically faithful to actual English models and are, in fact, only vaguely reminiscent of such models. Instead, their designs reflect the eclecticism that permeated both American and European architectural practice during the late nineteenth and early twentieth centuries. Most of the District's buildings were architect-designed and some are the work of the best architects working in Milwaukee during the period of significance and exhibit a high quality of both design and workmanship.

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Prospect Hill is also an exceptionally well-preserved neighborhood. Except for the repavement of its streets and tree replanting activity, Prospect Hill has much the same appearance today that it had in 1925. Most of the houses have been well maintained, alterations have been minimal, and all of the District's 57 buildings are considered to be contributing resources within the District.

**Building Descriptions**

The following are brief descriptions of some representative examples of the District's resources, which are listed by style and in chronological order within each style.

**Queen Anne Style**

Henry Martin Residence      2723 N. Summit Avenue      1894      Crane & Barkhausen, architect

One of the oldest houses in the District, the Martin Residence is one of the few of the 32 Queen Anne style houses in the District to feature the characteristic corner tower that is popularly associated with this style. The Martin Residence is two-and-one-half stories in height, has an essentially rectilinear plan, and has a cut stone foundation. The exterior walls that rest on this foundation are clad in clapboard, as is the three-story-tall polygonal corner tower, and the multi-gable main roof's gable ends are clad in wood shingles. Also notable is the house's beautifully restored full-width front porch, whose roof is upheld with both single and paired Tuscan Order wood columns. The entire composition is practically a text book example of the Queen Anne Style and in addition to the house itself there is also a very large and largely intact clapboard-clad two-story carriage barn (not in count) located behind. (Photo No. 5)

Henry Martin was a teller at the Marshall & Ilsley Bank when his fine house was built. In 1899, the house was sold to William J. Morgan, president of a real estate development company.

Kennedy L. Laffer Residence      2732 N. Shepard Ave.      1896      Frank H. Mueller, architect

The Laffer Residence is another very fine example of the Queen Anne style that is also atypical in having a three-story corner tower, which in this case is circular in plan. Once again, clapboard-clad exterior walls rest on a cut stone foundation and the gable ends of the multi-gable main roof are clad in wood shingles. But if the rectilinear plan Laffer Residence is somewhat smaller than the Martin House, it is also more elaborately detailed. The bargeboards that edge the steeply pitched gable ends are detailed with scroll saw work, several different patterns of wood shingles enliven the gable ends



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themselves, and the third story of the tower is treated as a mostly open porch crowned with a bell-shaped roof. Also notable is the two-and-one-half-story bay that is attached to the south-facing side elevation of the house, the lower two stories of which have a semi-circular plan and the terminating gable end of which is square in plan and overhangs the lower stories. (Photo No. 9)

Kennedy Laffer was an insurance agent. In 1905 the house was sold to Paul F. Johnson the corporate secretary of the Johnson Service Co.

Joseph Friend Residence      2736 N. Hackett Ave.      1896    Marshall & Ryder, architects

The Friend Residence is more typical of the majority of the Queen Anne style houses in the District, being a large two-and-one-half-story tall, essentially rectilinear plan building having a steeply pitched multi-gable roof and a front-facing, full-width gable end that dominates the main façade. Such a design was well-suited to maximizing the space available in the long, narrow lots that characterize this older portion of the Prospect Hill District and the clapboard-clad Friend Residence is a particularly solid and sober example.

Joseph Friend was a partner in the family-owned L. J. Friend & Co., a wholesale liquor business.

**Neo-Classical Revival Style**

Major James Sawyer Residence      2705 N. Shepard Ave.      1895 William D. Kimball, architect

The James Sawyer Residence is one the most architecturally striking buildings in the District. Neo-Classical Revival houses, with their very formal Greek temple-inspired pillared front porticos, are among the rarest of all Period Revival style houses, and the Sawyer Residence is the only example in the District. The Sawyer Residence is also an excellent early example of the style. The rectilinear plan house consists of a two-and-one-half story clapboard-clad, hip-roofed block to whose symmetrical main façade is attached a narrower full-height portico that is upheld by four fluted Ionic Order columns. Windows throughout are symmetrically disposed and those of the first and second stories are all enframed with classically derived wooden architraves. Of special note is the full attic half-story that crowns the house and which is positioned just above the cornice band that encircles the top of the building's second story. This story, which also corresponds to the frieze portion of a classical entablature, is enriched with attic order pilaster strips and with slightly recessed panels that are decorated with swags that incorporate a centered oculus ornament. (Photo No. 1)

Major James Sawyer (1844-1917) grew up in Milwaukee and was a Civil War veteran who afterwards

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became a successful grain merchant.

**American Craftsman**

George W. Adams Residence      2710 N. Shepard Ave.      1907      Henry A. Betts, architect

The Adams Residence is a fine and quite typical example of the Craftsman style designs that are found in the District. In overall form this house is essentially identical to the late Queen Anne style houses in the neighborhood, being two-and-one-half stories tall, rectilinear in plan, and almost twice as deep as wide. Elevations are asymmetrical in design and the house is sheltered by a steeply pitched multi-gable roof whose overhanging eaves are, in this case, supported by large brackets. In addition, this house's first story is clad in brown brick and the second story and the large front-facing gable end are both clad in wood shingles, a combination that is also frequently found on Queen Anne style houses in the District.

What distinguishes this house from its Queen Anne style predecessors is the greater simplicity of its elements and, in particular, of its ornamental details. Exposed structural details such as the brackets that appear to support the eaves of the main roof, the grouped square posts that uphold the entrance porch roof, and the exposed rafter ends that are visible under the eaves of the porch roof are all treated simply and without elaboration in the typical Craftsman style manner and even the single historical element in the design—the Tudor Revival style-influenced stucco and false half-timber work gable end that crowns the front-facing bay—is treated simply in a manner that is often found in Craftsman style designs in Milwaukee. (Photo No.3)

George W. Adams was a real estate developer and a dealer in insurance, loans, and investments.

Ernst A. Pacius Flats      2703 N. Hackett Ave.      1912      Fred Graf, architect

An even larger and later Craftsman Style building having an essentially Queen Anne style form is this two-and-one-half-story, two-flat building that architect Fred Graf designed for Ernst A. Pacius, whose quite similar but slightly smaller two-flat building designed by Henry Messmer & Sons and built in 1906 is located next door at 2709 N. Hackett Ave. This essentially rectilinear plan building is one of the largest buildings in the District and it occupies a corner lot, has walls clad completely in brown brick that are sheltered by a steeply-pitched multi-gable roof. The main facade that faces N. Hackett Ave. is asymmetrical in design, as is the much longer E. Park Place side elevation. Most, but not all, windows are grouped and the design reflects typical Craftsman Style practice in that it is completely free of historic precedent. Never-the-less, important elements that would have been found on a Queen

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Anne style building designed twenty years earlier are still present in this design, such as the massive wraparound veranda that encircles the southeast corner of the building and the use of projecting two-story bays on both the N. Hackett Ave. and the E. Park Pl. elevations. (Photo No. 7)

**Georgian Revival**

George Douglass Residence 2704 N. Shepard Ave. 1894 William D. Kimball, architect

The Douglass Residence is one of the earliest buildings in the District and it is also an excellent example of early Georgian Revival design. The Douglass Residence occupies a corner lot and it is a large, two-story, rectilinear plan building with clapboard-clad exterior walls that have full height pilasters at each corner. Sheltering the building is a very shallow pitched hip roof, which is hidden from view below by an encircling classically derived wooden balustrade. The main facade is symmetrical in design and three bays wide and the centered main entrance features a transom light and side lights and this entrance is flanked on either side by a large polygonal bay window. The center bay of this facade's second story contains a small oval window and it is flanked on either side by a triple window group, each of whose broader center window is surmounted by a blind arched lunette that gives each group a classically derived Palladian shape. An atypical and somewhat anachronistic note is sounded by the presence of the massive flat-roofed, one-story, open front porch that spans the full width of the main facade. Although composed for the most part of classically derived elements such as paired Tuscan Order supporting posts, the overall effect of this porch is more Victorian than classical and helps mark this particular design as an early example of the Georgian Revival style. (Photo No. 4)

George Douglass (1843-1919) was a onetime manager of the Milwaukee office of the R. G. Dun & Co., a national mercantile agency.

William G. Hochstein Residence

2722 N. Hackett Ave. 1914

The Hochstein Residence is an interesting example of the difference that twenty years made (and didn't make) in the use of the Georgian Revival style design vocabulary in Milwaukee residential design. Despite being very loosely modeled on the Georgian style Longfellow House in Cambridge, Massachusetts, built in 1759, and despite having a main facade that features a more historically correct two-story gable roofed center bay surmounted by a pediment with a broken cornice, the design of the Hochstein Residence still owes as much to the nearby Late Victorian-era Douglass Residence as it does to what by then was considerably better informed architectural scholarship. Like its older Prospect Hill predecessor, the Hochstein Residence is two stories tall, is clad in clapboard, has full height pilasters at

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each of its four corners, and has a main facade that is three-bay-wide with a main entrance that is flanked both by sidelights and by polygonal bay windows to the left and right. In addition, the first story of this house's main facade is sheltered by a massive, flat-roofed, one-story, open front porch that spans the full width of the facade and which is also composed for the most part of classically derived elements such as paired Tuscan Order supporting posts. But if such a porch was something of an anachronistic novelty in 1894 it was even more so in 1914. Taken together with the Douglass Residence, these two houses constitute a fascinating look at Georgian Revival style residences built within a twenty year period in the District. (Photo No. 8)

William G. Hochstein (1847-1916) was the founder of the Hochstein Leaf Tobacco Co.

**Dutch Colonial Revival Style**

Examples of this style can be readily identified by the hallmark gambrel shape roof. In general, Dutch Colonial Revival style residences can be divided into two types: those whose gambrel ends face to the front and those that face to the sides. Front-facing gambrel ends are more often found on earlier examples and on vernacular examples of the style while side-facing gambrel ends were favored for both larger and later examples. These buildings are generally symmetrical in appearance but side-gambrelled examples often have a small sun porch wing at one end. Statewide surveys have found that Dutch Colonial Revival examples often precede Colonial Revival style examples by a few years and that proved to be true in the District as well.

Charles D. Skinner Residence 2753 N. Hackett Ave. 1895 William D. Kimball, architect

The Skinner Residence is a fine example of the large early Dutch Colonial Revival style houses that were built in the Prospect Hill subdivision at the end of the nineteenth century. Most of these houses are really Queen Anne style houses with front-facing gambrel ends and the Skinner Residence is an excellent, albeit typical example of this type. Essentially a rectilinear plan building that is twice as deep as it is wide, the Skinner Residence rests on a cut stone foundation and has clapboard-clad exterior walls that are sheltered by its style-defining gambrel roof. Otherwise, this house is nearly identical with Queen Anne style houses in the District.

Trieschmann-Wermuth Residence 2748 N. Hackett Ave. 1900 Cornelius Leenhouts, architect

The two-story Trieschmann Residence is a good early example of the side gable version of the Dutch Colonial Revival style. The house has a rectilinear plan and is clad in clapboards and its main facade is almost symmetrical in design and is dominated by the very large gable-roofed two-and-one-half story

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bay that is centered on it. Classically derived design elements can be seen in the window and door surrounds of the house, but it is more truly noteworthy for its relative lack of ornamentation when compared with its Queen Anne style neighbors, which is a feature that is shared by both Colonial and Dutch Colonial Revival style designs. The exaggerated height and steep pitch of the roof, however, marks this as an early example of the style.

Carl Trieschmann (1833-1914) was the manager of the Charles Trieschmann's Leather and Findings Shop, which had been started by his father in 1868. Treischmann lived in this house for just three years before selling it to Dr. Frank C. Wermuth and building a second and larger house in the District at 2756 N. Shepard Ave., which was also designed by Leenhouts & Guthrie.

**Colonial Revival**

It is noteworthy that there are only three examples of the Colonial Revival style in the District. This appears to be largely a function of the relatively early date of construction of the houses in the District, many of which were completed before the Colonial Revival became fashionable. Another factor may have been local preference. While Colonial Revival style houses can be sided with almost any material, wood clapboard is by far the most common choice in Wisconsin. All of the Colonial Revival style houses in the District, however, are clad in brick, so it appears that those seeking to build a house in the District had both the desire and the means to build out of more costly, permanent, and maintenance-free materials and were more likely to chose styles that historically make use of masonry and which have a more overtly impressive appearance such as the Tudor Revival.

Herman T. Koss Residence      2729 N. Shepard Ave.      1906    Ferry & Clas, architects

With its rectilinear plan, symmetrical three-bay-wide main facade, use of six-over-six-light double hung windows and brick siding, the two-and-one-half-story-tall Koss Residence is an excellent example of early twentieth century Colonial Revival design. Classically derived details are much in evidence, including pedimented roof dormers, a main entrance door that is enframed with a classical surround and sidelights, a denticulated cornice, and modillion blocks placed under the eaves of the house's side gable roof.

The early date of the design, however, can be seen in other details that lack authenticity. Windows on the main facade are grouped and those placed to the right and left of the main entrance are placed in rectilinear bays while those in the story above are placed in polygonal bays. The main roof has deep overhanging boxed eaves that would never have been found in true Colonial Revival design, and the full-width open front porch, despite its classical detailing, is itself a feature that would not have been

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found on a true Colonial style house. Never-the-less, the house impresses by its size and by its beautifully maintained state and it is arguably the most impressive of all the District's Period Revival style houses. (Photo No. 2)

Herman T. Koss (1863-1941) was president of Charles Koss & Bros., a brewers' supplies and bottlers' machinery company.

John F. Monroe Townhouses      2804 and 2806 E. Park Place 1925    Leenhouts & Guthrie, architects

The Monroe Townhouses are the newest buildings in the District and the most historically accurate Period Revival style buildings in the District. The townhouses consist of two identical side gable form, two-story-tall houses that are placed side by side and that share a party wall. Both buildings are uniformly clad in red brick, have chimney masses attached to their end walls, and are symmetrical in design and three-bays-wide. Both also have main entrances that are crowned with elegant fanlights and are surmounted with pediments having a broken cornice, and both also have first story window openings that are filled with paired ten-light casement windows and second story windows filled with six-over-six-light double hung windows. The resulting design is both simple and sophisticated and ably represents the high level of understanding of the original Colonial style that had been reached by this point.

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**Inventory**

The following inventory lists every building in the District and includes the names of the original owners, the construction date, the address, and contributing (C) or non-contributing (NC) status. The abbreviations given below for architectural styles and vernacular building forms are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Places. These are as follows:

- AC = Arts & Crafts
- AF = American Foursquare
- CO = Colonial Revival
- CR = Craftsman
- DU = Dutch Colonial Revival
- GN= Georgian Revival
- NE = Neo-Classical
- QU = Queen Anne
- SH = Shingle Style
- ST = Stick Style
- TU = Tudor Revival

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| <u>C/N/C</u> | <u>Number</u> |    | <u>Street</u> | <u>Original Owner</u>         | <u>Date</u> | <u>Style</u> |
|--------------|---------------|----|---------------|-------------------------------|-------------|--------------|
| C            | 2703          | N. | Hackett Ave.  | Ernst A. Pacius Flats         | 1912        | CR           |
| C            | 2704          | N. | Hackett Ave.  | Thomas Lett Kelly House       | 1896        | QU           |
| C            | 2709-11       | N. | Hackett Ave.  | Ernst A. Pacius Flats         | 1906        | CR           |
| C            | 2710          | N. | Hackett Ave.  | Eben Cook Heath House         | 1895        | QU           |
| C            | 2716          | N. | Hackett Ave.  | Charles A. Sprague Inv. House | 1904        | QU           |
| C            | 2717          | N. | Hackett Ave.  | Frederick C. Morehouse House  | 1895        | QU           |
| C            | 2719-21       | N. | Hackett Ave.  | William E. Ryder House        | 1895        | QU           |
| C            | 2722          | N. | Hackett Ave.  | William G. Hochstein House    | 1914        | GN           |
| C            | 2730-32       | N. | Hackett Ave.  | W. J. Bentley Duplex Flat     | 1921        | CO           |
| C            | 2731          | N. | Hackett Ave.  | Oscar F. Fishedick Inv. House | 1902        | QU           |
| C            | 2735          | N. | Hackett Ave.  | Charles J. Frank House        | 1895        | QU           |
| C            | 2736          | N. | Hackett Ave.  | Joseph Friend House           | 1896        | QU           |
| C            | 2741          | N. | Hackett Ave.  | Rosa Kreielsheimer House      | 1895        | QU           |
| C            | 2742          | N. | Hackett Ave.  | Oscar F. Fishedick Inv. House | 1902        | QU           |
| C            | 2747          | N. | Hackett Ave.  | Henrietta W. Johnson House    | 1895        | QU           |
| C            | 2748          | N. | Hackett Ave.  | Trieschmann-Wermuth House     | 1900        | DU           |
| C            | 2753          | N. | Hackett Ave.  | Charles D. Skinner House      | 1895        | QU           |
| C            | 2754          | N. | Hackett Ave.  | Arthur L. Richards Inv. House | 1904        | AF           |
| C            | 2756-58       | N. | Hackett Ave.  | Heller Bros. House            | 1905        | QU           |
| C            | 2759          | N. | Hackett Ave.  | House                         | ca.1900     | QU           |
| C            | 2804          | E. | Park Place    | John F. Monroe Townhouse I    | 1925        | CO           |
| C            | 2806          | E. | Park Place    | John F. Monroe Townhouse II   | 1925        | CO           |



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|   |         |    |              |                                   |        |       |
|---|---------|----|--------------|-----------------------------------|--------|-------|
| C | 2704    | N. | Shepard Ave. | George Douglass House             | 1895   | GN    |
| C | 2705    | N. | Shepard Ave. | Major James Sawyer House          | 1895   | NE    |
| C | 2710    | N. | Shepard Ave. | George W. Adams House             | 1907   | CR    |
| C | 2715    | N. | Shepard Ave. | Walter W. Wallis House            | 1895   | QU    |
| C | 2716    | N. | Shepard Ave. | Gavin Perry Williams House        | 1895   | QU    |
| C | 2721    | N. | Shepard Ave. | Dr. Harry E. Bradley House        | 1897   | TU    |
| C | 2724    | N. | Shepard Ave. | Ernest Bersback House             | 1901   | GN    |
| C | 2729    | N. | Shepard Ave. | Herman T. Koss House              | 1906   | CO    |
| C | 2732    | N. | Shepard Ave. | Kennedy L. Laffer House           | 1896   | QU    |
| C | 2736    | N. | Shepard Ave. | James Fred Bacon House            | 1902   | QU    |
| C | 2739    | N. | Shepard Ave. | Alton Streeter House              | 1895   | SH    |
| C | 2742    | N. | Shepard Ave. | Martin M. Brown House             | 1900   | QU    |
| C | 2745    | N. | Shepard Ave. | August & Mary John House          | 1903   | QU    |
| C | 2750    | N. | Shepard Ave. | Sanford M. Cohen House            | 1909   | AC    |
| C | 2751    | N. | Shepard Ave. | Frederick C. Reynolds House       | 1895   | QU/AF |
| C | 2756    | N. | Shepard Ave. | Carl H. Trieschmann House         | 1904   | AC    |
| C | 2757    | N. | Shepard Ave. | Albert N. Fairchild House         | 1894   | ST    |
| C | 2705    | N. | Summit Ave.  | Seymour B. Humphrey House         | 1894   | QU    |
| C | 2710    | N. | Summit Ave.  | Luther L. Caufy House             | 1896   | QU    |
| C | 2712    | N. | Summit Ave.  | Hans Greve House                  | 1898   | DU    |
| C | 2715    | N. | Summit Ave.  | Richard Hoppin House              | 1894   | DU    |
| C | 2722    | N. | Summit Ave.  | Frank N. Snell House              | 1905   | TU    |
| C | 2723    | N. | Summit Ave.  | Henry Martin House                | 1894   | QU    |
| C | 2728    | N. | Summit Ave.  | Herman Black House                | 1906   | CR    |
| C | 2729    | N. | Summit Ave.  | Sherman S. McDuffie House         | 1896   | QU    |
| C | 2732    | N. | Summit Ave.  | John F. Dahlman Co. Inv.<br>House | 1905   | AF    |
| C | 2735    | N. | Summit Ave.  | Howard VanWyck House              | 1895   | QU/CR |
| C | 2738    | N. | Summit Ave.  | John F. Dahlman Co. Inv. Ho       | 1905   | QU    |
| C | 2741    | N. | Summit Ave.  | John M. McCredie House            | 1894   | QU    |
| C | 2744    | N. | Summit Ave.  | House                             | c 1895 | QU    |
| C | 2745    | N. | Summit Ave.  | Benjamin F. DeVoe House           | 1894   | QU    |
| C | 2748    | N. | Summit Ave.  | John C. Mackinnon House           | 1896   | QU    |
| C | 2752-54 | N. | Summit Ave.  | Luddington Patton Flats           | 1924   | TU    |
| C | 2753    | N. | Summit Ave.  | Emmons E. Chapin House            | 1894   | QU    |
| C | 2757-59 | N. | Summit Ave.  | Otto H. Schomberg House           | 1922   | CR    |

End

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Insert  
**Significance**

The Prospect Hill Historic District is a small residential district in the city of Milwaukee. It consists of portions of four city blocks that are bounded on the west by the west side of N. Hackett Ave., on the south by the north side of E. Park Place, on the east by the west side of N. Shepard Ave., and on the north, by the south side of the already listed Newberry Boulevard Historic District (NRHP 9-4-79). The Prospect Hill Historic District is nominated to the National Register of historic Places (NRHP) for its local significance under National Register (NR) Criterion C. Research was undertaken to assess this potential utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's *Cultural Resource Management Plan* (CRMP). This research centered on evaluating the resources within the District utilizing the Queen Anne, Colonial Revival, Arts & Crafts, American Craftsman, American Foursquare, and Period Revival Styles subsections of the Architectural Styles study unit of the CRMP.<sup>3</sup> The results of this research are detailed below and show that the Prospect Hill Historic District is indeed locally significant under Criterion C as an architecturally important collection of residential buildings that individually are of considerable architectural merit and collectively constitute a well-defined and visually distinct geographic and historic entity.

The District is comprised of 57 contributing resources. These resources are fine and often outstanding examples of the most popular architectural styles applied to the residential buildings associated with the upper middle class residents of Milwaukee during the period of significance (1894-1925).<sup>4</sup> Individually, these buildings are notable for the high quality of the materials used in their construction and for their excellent design, many of them are the work of the finest architects who practiced in Milwaukee during the period of significance. The District is especially notable for its exceptional examples of late Queen Anne and early Georgian Revival style residences, several of which rank among Milwaukee's finest examples. Collectively, these buildings are also notable because they reflect national trends in domestic architecture during the period of significance and because they also typify the stylistic and historic evolution of the District itself and of the larger residential area that surrounds it. The District is further notable for being the home of some of the most prominent persons that lived in Milwaukee during this period.

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<sup>3</sup> Wyatt, Barbara (ed.). *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, Division of Historic Preservation, 1986, Vol. 2, pp. 2-15, 2-17, 2-21 - 2-33.

<sup>4</sup> The period of significance is bounded by the construction dates of the contributing resources in the District.

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**Historic Context**

The early history of the Prospect Hill Historic District, and of much of the rest of the larger surrounding area, is included in Shirley du Fresne McArthur's fine book *North Point Historic Districts-Milwaukee*, which contains good summary histories of both the North Point North and North Point South Historic Districts and also of Lake Park, the Prospect Hill Subdivision, and the Newberry Boulevard Historic District, the latter of which is located immediately to the north of the Prospect Hill Historic District. Besides containing photographs of most of the houses in these districts, the book also includes good capsule biographies of several of the persons involved in the early development history of the area as well as of many of the owners of the houses in these districts. Consequently, the historic context that follows deals primarily with the development history of the Prospect Hill District itself and with that portion of the immediate surrounding area that had an effect on this development.

Even prior to the beginning of the Civil War, Milwaukee's favorable location at the place where the Milwaukee and Menomonee rivers flow into Lake Michigan was turning it into Wisconsin's largest city and one of the largest population centers on the Lake Michigan shore. The reason for this growth has to do primarily with the transportation systems that existed (or rather, didn't exist) in the western portions of the Great Lakes region prior to the beginning of the war. In the days before reliable interstate roads and railroads existed in Wisconsin, ships and rafts traveling on rivers and on Lake Michigan provided the only reliable means of transporting goods and people to and from Wisconsin in any quantity. This partially explains why the communities along the Lake Michigan shore in Wisconsin became the state's first major population centers. Chief among these was Milwaukee, which quickly became both Wisconsin's major port and its major point of entry for new residents coming to the state, a situation that allowed the city to rapidly acquire both a large work force and also the industries necessary to employ them. This fortunate situation was further improved when the city became connected to the emerging national railroad system in the 1850s. As a consequence, Milwaukee's population increased dramatically: from 1712 in 1840, to 20,051 in 1850, 45,246 in 1860, 71,440 in 1870, and 115,587 in 1880.<sup>5</sup>

Not surprisingly, this huge population increase also was accompanied by the steady expansion of the city outward from its original center. Lake Michigan created a permanent barrier to the expansion of the city in an eastward direction, but the beautiful views of the Lake from the bluffs that extend for miles to the north of the original city center and parallel to the lakeshore meant that building sites

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<sup>5</sup> Landscape Research. *Built in Milwaukee: An Architectural View of the City*. Milwaukee: City of Milwaukee, n.d., but ca.1981, p. 9.

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overlooking the Lake from the tops of these bluffs became highly prized. What gradually emerged, therefore, was the development of a linear succession of residential neighborhoods extending northeast from the commercial core of Milwaukee along these bluff tops. These neighborhoods catered to the emerging upper classes of the city and the earliest of them developed along both sides of N. Prospect Avenue, which runs in a northeast direction along the top of the bluffs. The extravagant Victorian era mansions that lined both sides of Prospect Avenue resulted in its being given the informal nickname of "Milwaukee's Gold Coast," a nickname it still enjoys today even though most of the original mansions have now been replaced with much larger modern apartment buildings.<sup>6</sup>

Subsequent residential development extended still further northward along the bluff tops. The southern portion of the area that was and still is called North Point, which is now divided into southern and northern portions (North Point South and North Point North), is located just northeast of the end of Prospect Avenue and it was first platted in the mid-1850s by Glidden and Lockwood.

In 1854, Jefferson W. Glidden and John Lockwood platted the North Point [North] area with avenues that ran diagonal to the perpendicular [Milwaukee] street grid to follow the natural line of the lake bluff. Two years later, Lockwood built what was reputed to be the most expensive house in the city at a cost of \$20,000. Located near the present intersection of East Back Bay and N. Terrace Avenue, it fell into ruin and was razed in 1889. Other homes were built during the early years of development (1860 – 1890) [in what is now known as the North Point South Historic District].

The peak development period for North Point South was between 1895-1915, when the neighborhood was built to near capacity. Architects of the period had largely thrown off the anachronistic styles of the Victorian era in favor of the Colonial and Classical Revival, English Tudor, Italian Renaissance, and eclectic Queen Anne styles. The neighborhood was home to those with newly acquired wealth as well as descendants of long-established Milwaukee business and industrial families like the Brumders (banking), Pabst and Blatz (brewing), Vogels and Galluns (tanning), and Cudahys (meat packing). And for the first time in a neighborhood of the industrial rich there were a significant number of professionals who were doctors,

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<sup>6</sup> Many of the best of the surviving Victorian era and turn-of-the-century mansions on Prospect Avenue are contained in the Prospect Avenue Mansions Historic District (NRHP 4-7-90), while the best of the pre-World War II apartment buildings are contained within the Prospect Avenue Apartment Buildings Historic District (NRHP 4-19-90).

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attorneys, engineers, and architects.<sup>7</sup>

The establishment of what is now called North Point South led to the establishment of what is now called the North Point North area, which is located just to the north on the other side of the High Victorian Gothic style North Point Water Tower constructed on the north edge of North Point South between 1873 and 1874.

The North Point North area was originally platted as Lockwood's Addition in 1855 by John Lockwood. It had avenues that ran diagonal to the perpendicular [Milwaukee] street grid, following the natural line of the lake bluff. Nothing is known to have been built on this plat in the first twenty years of its existence. In 1876, the plat was replatted by Winthrop W. Gilman as Gilman's Subdivision of Lockwood's Addition. An 1876 *Milwaukee Sentinel* article announced his intentions:

Mr. W. W. Gilman has settled the tax-title certificates against his lands in the First Ward, and will immediately plat them and bring them into the market. The property is known as the "Lockwood Tract" and has become valuable since Mr. Gilman became owner of it.<sup>8</sup>

Despite having been subdivided in 1876, North Point North did not begin to develop until the 1890s. This slow growth can be attributed largely to the lack of complete sewer and water improvements when it was first platted. In his book, *The Expansion of an Industrial City: Milwaukee 1880-1910*, Roger David Simon notes:

It is clear that those who could afford to purchase a house in the eighteenth ward (North Point and surrounds) expected to move into a dwelling with running water, flush toilets, and a finished street, on a block with good access to the rest of the city.<sup>9</sup>

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<sup>7</sup> Milwaukee Historic Preservation Commission. *Milwaukee Landmarks*. Milwaukee: City of Milwaukee, n.d. but ca.1981. The landmarks described are listed alphabetically and this is taken from the text of the North Point North Historic District entry.

<sup>8</sup> *Milwaukee Daily Sentinel*, May 1, 1876, p. 8. Surprisingly, Gilman was not a Milwaukeean, being instead a Maine businessman who had first brought land in Milwaukee as an investment in 1836, including all of the land that would become North Point North and North Point South. These lands Gilman subsequently sold to John Lockwood, and it was Lockwood's eventual default on payments that brought the North Point North lands back into Gilman's possession once again.

<sup>9</sup> Simon, Roger David, *The Expansion of an Industrial City: Milwaukee, 1880-1910*, Ann Arbor: University Microfilms, Inc., 1971, p. 271.

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This observation is not only useful in understanding the slow growth in the North Point North subdivision, but also helps to explain the comparatively rapid growth of the area immediately to the north known as Prospect Hill. The earliest owners of the land in what was to become the Prospect Hill Historic District were primarily businessmen and speculative investors. The largest known landowners in this group were attorney Donald A. J. Upham, civil engineer Peter Martineau, and real estate agent Charles Quentin. There was some farming occurring near Prospect Hill as well, with the largest known farm being located just to the north of it. This was the farm of Clarence Shepard, which was located between Kenwood Boulevard to the south, Hartford Avenue to the north, Downer Avenue to the west, and Lake Michigan to the east, and which was subdivided in 1891 as Kenwood Park.<sup>10</sup>

The first improvements in the larger area that now includes the Prospect Hill Historic District were roads and this occurred well before subdivision began. In 1872, Charles Andrews, proprietor of the Newhall House, received a charter from the State of Wisconsin to operate a toll road along the present route of Lake Drive. In that same year he began construction of the Whitefish Bay Toll Road, a plank road which began at Kenwood Boulevard and extended north to the serve as an improved route for the patrons of the summer resorts at Whitefish Bay. Likewise, Downer Avenue, which was surveyed and built by the City of Milwaukee in 1875, was not intended to serve as a residential thoroughfare, but rather to serve as a roadbed for the Whitefish Bay Railway, which served the resorts.

Another reason why the wealthy were attracted to this area was because of its proximity to the rapidly developing Lake Park. Lake Park was the most spectacular fruit of the city's efforts to establish a park system. Before 1880, Milwaukee had no legal means to buy and set aside property for park use. As a result, the only public parks were small squares, triangles or plots of land donated to the city. After the passage of state legislation in 1880 which made it possible for the city to issue bonds for the acquisition and improvement of park property, Milwaukee established a Board of Park Commissioners, with Christian Wahl as president, to plan a park system for the growing community.

In 1890, the Board acquired 24 acres of the bluff overlooking Lake Michigan at North Point. With subsequent purchases, Lake Park was formed. In 1892, Frederick Law Olmsted and Company of Brookline, Massachusetts, was hired to design the new park. The Olmsted firm was working on the site plan for the 1893 Columbian Exposition in Chicago at the time, and so was also willing to take on the commission in nearby Milwaukee. Olmsted is considered to be the father of landscape architecture as a profession in America. His innovative work in landscape design, dating from his collaboration with Calvert Vaux in laying out New York's Central Park in the 1850s until the end of the nineteenth

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<sup>10</sup> Shepard was a wholesale hardware dealer with his shop in downtown Milwaukee, but he maintained his residence at the farm site.

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century, earned him a national reputation that was approaching its peak when he undertook the Lake Park project. His design for Lake Park, with its pathway system, curving drives, bridges, pavilions, groves and meadows, is a significant example of romantic naturalism in landscape design. Fortunately, much of the Olmsted plan still remains intact and the Park was listed in the NRHP in 1993.

Lake Park provides a link between the Prospect Hill residential area and the lake front. The Olmsted design blended the established street system with the park circulation system to unify the bordering neighborhood with the park. Although the Olmsted plan was not fully executed, Lake Park still exhibits many features of the Olmsted scheme including the pathways and bridges, sculpture and plantings.

The first subdivision to be established in the area north of North Point North was Kenwood Park, which was platted in 1891 from the Clarence Shepard farm. The largest subdivision of the land located north of North Point North was Prospect Hill, which was platted in 1893 and is located immediately to the north of North Point North and immediately to the south of Kenwood Park. Owned by the Prospect Hill Land Company with John George as president and Edward P. Hackett as treasurer, this subdivision was bounded by Kenwood Avenue to the north, Lake Drive to the east, Park Place to the south, and Downer Avenue to the west. The showpieces of the Prospect Hill subdivision were Newberry Boulevard and Lake Drive, upon which the developers spent \$160,000 for such improvements as paved sidewalks and streets, curbs and gutters, and water lines and sewers. The subsequent success of these areas demonstrated the wisdom of the developers in making these investments. It also led to an unusual situation in which a subdivision that was located farther from the downtown business center than the much earlier Gilman's Subdivision (North Point North), and which was less accessible to schools and horse-drawn street cars, preceded the older subdivision in development. By way of example, only ten houses had been built in the whole of the much larger North Point North area by 1900, whereas 29 houses were built between 1894 and 1900 just in that portion of the Prospect Hill subdivision that is located south of Newberry Boulevard, this being the portion of the larger Prospect Hill subdivision that constitutes the Prospect Hill Historic District.<sup>11</sup>

Most of the earliest buildings constructed in the Prospect Hill Historic District are late manifestations of the Queen Anne style. There are 31 Queen Anne style buildings in the District and all of these were built between 1894 and 1905. Several of these houses exhibit the characteristic corner tower that is most closely associated with the style, but most of the District's examples are less flamboyant in design

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<sup>11</sup> As previously noted Newberry Boulevard was listed in the NRHP in 1994 as the Newberry Boulevard Historic District. The portion of the Prospect Hill Subdivision lying north of this district as well as the Kenwood Park subdivision was subsequently listed in the NRHP in 2002 as the Prospect Hill-Kenwood Park Historic District.

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and reflect instead, to some extent, the increasing influence of either the Arts and Crafts, the Craftsman, or the Tudor Revival styles, each of which was emerging as a national style during this period, and all three of which had their origins in the historic Tudor origins of the Arts & Crafts/Tudor Revival movement in England.

The District is especially notable architecturally because of its early examples of Period Revival style designs, in particular, examples of the Georgian and Colonial Revival styles. Buildings designed in the various styles that are now grouped together under the general term "Period Revival" first began to appear in Wisconsin in the mid-1890s. These buildings were almost all larger, architect-designed single-family residences and most of them were constructed in the state's largest cities such as Milwaukee, Madison, Wausau, Oshkosh, Manitowoc, Eau Claire, La Crosse, Racine, and Kenosha. That this was so probably reflects the fact that interest in reproducing accurate modern interpretations of historic architectural styles was still quite new at this time and those with the ability to do so were almost exclusively architects who were in touch with the latest national trends in architecture, both as a result of their training in the nation's first schools of architecture and as a result of their awareness of what was happening in and around the nation's larger, mostly eastern cities such as New York, Boston, and Philadelphia. Such architects were, for the most part, located only in the state's largest cities in the 1890s, as were clients with the means and the interest to build in what were then the latest styles.

By the turn of the century, the increasing popularity of the Period Revival styles, particularly the Colonial, Georgian, and Tudor Revivals, was beginning to be felt in all of Wisconsin's larger communities, but especially in Milwaukee, Wisconsin's largest and richest city. The years between 1900 and the onset of World War II witnessed the construction of large numbers of houses in this city that bear witness to the steady maturation of the Period Revival styles and to the increasing knowledge and confidence of the architects who designed them.

Development in the Prospect Hill Historic District continued after 1900. Twenty-one more buildings were erected in the first decade of the new century, two more in the teens, and four in the 1920s, after which new construction in the District ceased. Thanks in large part to its location near to Milwaukee's downtown and yet adjacent to Lake Park and overlooking Lake Michigan, Prospect Hill continues to be one of the most prestigious residential neighborhoods in Milwaukee and continues to attract owners who are in many ways similar to the first occupants of the District. The buildings in the District are remarkably intact and are maintained in excellent condition. However, for a number of years beginning in the 1940s, parts of the District faced an uncertain future. As the wealthiest families moved out of the district to new communities located still farther north along the lakeshore, and as the UW-Milwaukee campus, which is located just to the west of the District, expanded, frequent



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complaints of unlicensed boarding houses were filed with the City building inspector's office. A relaxed attitude towards the subdividing of homes also resulted in some of the largest mansions in the area being converted into multiple living units. Finally, in 1970, a home at 2585 North Terrace Avenue in the North Point North Historic District was demolished by developers who proposed to build a seven story apartment building. This provided the catalyst that unified the neighborhood, and the residents quickly mobilized to force a zoning change forbidding multiple family dwellings and conversions. Since then, stability has been regained throughout the District and many converted houses have since been re-converted back to single family use.

**Architecture**

The Prospect Hill Historic District is nominated to the National Register of Historic Places under Criterion C for its local significance because it is a well-defined residential neighborhood whose mostly single-family dwellings are very good to outstanding examples of the most important architectural styles that were applied to residential buildings designed for the city of Milwaukee's wealthier residents during the period of significance. The majority of these buildings are clad in wood, which reflects the relatively early date of construction of buildings in this District, although numerous examples clad wholly or partly in masonry are also in evidence. Almost all exhibit a very high degree of integrity, and they have been maintained to a very high standard. Because all of the 57 buildings in the Prospect Hill Historic District were built between 1894 and 1925, the District also has a pleasing visual cohesiveness. In addition, many of these houses are the work of the finest architects practicing in Milwaukee during the period of significance.

Not surprisingly, though, the first Period Revival buildings were more enthusiastic than accurate in their use of historical vocabulary and they generally lack the finesse and greater understanding of these styles that later examples display. They often make up for this, though, by their large size and elaborate designs. Some of the first houses built in the District are also among the first examples of Period Revival design to be built in the newly platted neighborhoods north of Prospect Avenue. Excellent early residential examples in the District include: the Colonial Revival style George Douglass Residence (2704 N. Shepard Ave.) and the Neo-classical Revival style Maj. James Sawyer Residence (2705 N. Shepard Ave.), both designed by Milwaukee architect William D. Kimball and built in 1895; the Georgian Revival style Ernest Bersback Residence (2724 N. Shepard Ave.), designed by Milwaukee architects Crane & Barkhausen and built in 1901; and the Dutch Colonial Revival style Hans Greve Residence (2714 N. Summit Ave.), designed by Milwaukee architects Fernekes & Cramer, built in 1898.

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Period Revival designs were not the only ones competing for client's approval during the period before World War I, since houses of equivalent cost and size designed in the Arts and Crafts and the related American Craftsman styles were also popular with this clientele. The Arts and Crafts movement began in England in the mid-nineteenth century and had a profound effect on American architectural practice in the first two decades of the twentieth century. The residential architecture that was produced by the earliest Arts and Crafts architects in England such as Richard Norman Shaw was a conscious attempt to recreate older English architectural practices and motifs; smaller houses were typically influenced by the many vernacular housing traditions that had evolved throughout that country and larger houses being most heavily influenced by the architecture of the Tudor, Elizabethan, and Jacobean periods. Since these various traditions had many things in common, the residential architecture that evolved in the Arts and Crafts period also shared many common characteristics as well. Differences in size and in the degree of decoration notwithstanding, most of the houses designed in this style featured irregular plans, roofs having a variety of planes, and wall surfaces that were clad in a variety of materials but most typically brick, stucco, stone, and wood clapboard or wood shingles, while half-timber work was also frequently found, even in the smallest examples. Since these works were frequently published in both English and American architectural magazines of the time, they were well known to American architects and their wealthy clientele. Their influence can be found in most middle class and upper middle class neighborhoods in America that were developed in the first two decades of the twentieth century. Milwaukee was no exception to this national trend and there are two examples of the Arts and Crafts style in the District. There are also five examples of the closely related American Craftsman style as well, which style was strongly influenced by the contemporary English examples.

Wisconsin's finest collection of buildings that demonstrate this stylistic competition during this twenty year period were built north of Milwaukee's downtown along the bluffs that overlook Lake Michigan. This large area is bounded by Lake Park to the east, the North Point South Historic District to the south, Downer Avenue to the west, and E. Edgewood Avenue to the north and it includes the Prospect Hill Historic District. Here can be found literally hundreds of outstanding houses exhibiting the whole range of designs available to the well-to-do in the first two decades of this century as well as outstanding Period Revival examples from the decade that followed.

Following World War I, Arts and Crafts style-influenced designs in Wisconsin and in Milwaukee were superseded by more scholarly accurate examples of the Period Revival styles, most notably the Colonial Revival and Tudor Revival styles. The reasons for this are still being debated but the inescapable fact remains that after the war new housing in Wisconsin overwhelmingly reflected client preferences for these styles. The largest and the best of these houses were still architect-designed, of course, and Milwaukee architects, such as Eschweiler & Eschweiler, Brust & Phillips, Kirchoff &

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Rose, and Fitzhugh Scott, made such designs their specialty and continued to produce them even after World War II ended. The Prospect Hill Historic District, however, was largely complete by the end of World War I and contains only four buildings that were built after the war. Among these is a fine Tudor Revival style duplex, the Luddington Patton Flats (2752-54 N. Summit Ave.) built in 1924, and the Colonial Revival style John F. Monroe Townhouses (2804-06 E. Park Place) built in 1925 to a design by Milwaukee architects Leenhouts & Guthrie.

The original residents of Prospect Hill typically chose professional architects to design their homes and some of the more prominent local architects who practiced in Milwaukee during the Period of Significance (1894-1925) produced designs that are found in the District. A partial list of these men includes: Henry A. Betts, Brust & Philipp, Crane & Barkhausen, Alexander C. Eschweiler, Fernekes & Cramer, Ferry & Clas, Frederick A. Graf, William D. Kimball, Leenhouts & Guthrie, Marshall & Ryder, Henry Messmer & Sons, and Henry J. Rotier.

The architects whose names appeared most frequently on the original building permits for Prospect Hill residences was that of Marshall & Ryder, whose eleven associated District buildings amount to fully 19.5% of the total number. This was closely followed by William D. Kimball, whose eight associated District buildings account for a further 14.25% of the total.

### **Architects**

Research of original building permits indicates that most of the houses in the Kenwood Park-Prospect Hill Historic District were architect-designed. The firms in the District range from such high profile, prestigious offices of Alexander C. Eschweiler, Brust & Phillips, and Leenhouts & Guthrie, to lesser known individuals such as Jacob Jacobi.

The following are biographies of the more prominent architects and architectural firms that worked in the District.<sup>12</sup>

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<sup>12</sup> The author is deeply indebted to Carlen Hatala of the City of Milwaukee's Department of City Development and to Les Vollmert, formerly of that Department. The biographies of important Milwaukee architects contained in their several Milwaukee NRHP historic district nominations have been reused here in largely identical form, the only changes being the addition of lists of projects in the Kenwood Park-Prospect Hill Historic District that are associated with each firm.

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Brust and Philipp

Brust and Philipp was considered to be one of the highest quality design firms in the city in the early twentieth century. The firm was founded in 1906 by Peter Brust and Richard Philipp and their partnership lasted until 1926. During this time they designed numerous large residences for wealthy Milwaukeeans and other Wisconsinites, including most of the company town of Kohler, Wisconsin; the Schuster's Department Stores in Milwaukee; and other buildings throughout the Midwest. The firm worked most in Period Revival styles ranging from Neo-Classical Revival to Tudor Revival. Some fine examples of the firm's work outside the Prospect Hill District include: the St. Joseph's Convent Chapel, 1501 S. Layton Blvd., and the very large Tudor Revival Style Gallun House at 3000 E. Newberry Blvd., one of the firm's largest residential commissions, which is located just to the north of the District.

According to architectural historian Richard W. E. Perrin, Richard Philipp "was a truly outstanding architect and a genuinely educated man despite the fact that he sat in no classroom following graduation from Milwaukee's East Division High School except for some private tutoring in the humanities from Dr. Gerhard Balg."<sup>13</sup> Philipp was born in Mayville, Wisconsin on May 2, 1874. Both his parents were born in Germany. His father was a cabinetmaker who later operated a furniture factory. The family moved to Milwaukee in 1889. After graduating from high school, Philipp apprenticed with Ferry and Clas, one of Milwaukee's most distinguished late nineteenth century architectural firms. Two other draftsmen in the Ferry and Clas office would later become Philipp's business partners: Peter Brust and Julius Heimerl.

According to Perrin, Philipp's forte was the ability to create original designs within the Tudor Revival Style. Philipp had an early interest in English architecture. In 1898, while still working as a draftsman for Ferry and Clas, he won a \$50 prize in the *House Beautiful* magazine competition for the best house costing under \$3,000 for his design of a three-bedroom Tudor Revival style brick and shingle house. In 1899, Philipp made his first trip to Europe to study its architecture, followed by two additional trips before forming his partnership with Peter Brust in 1906. Many of the residences designed by Brust and Philipps were done in the Georgian and Tudor Revival styles and the English version of the Arts and Crafts style. Philipp also designed most of the small English-influenced houses in the village of Kohler, Wisconsin in the early 1920s.

Peter Brust, the other half of the partnership, was born in the rural Town of Lake in Milwaukee County,

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<sup>13</sup> Perrin, Richard W. E. *Milwaukee Landmarks*, revised and enlarged edition. Milwaukee: Milwaukee Public Museum, 1979, p. 118.

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on November 4, 1869. He learned the carpentry trade from his father, who was a carpenter/cabinetmaker and sometimes farmer. Brust entered the Ferry and Clas offices in 1890 after working in several smaller offices since 1886. During the 1890s Brust worked with fellow draftsmen Richard Philipp and Richard Heimerl on Ferry and Clas projects, including the Milwaukee Public Library and Museum, 814 Wisconsin Avenue, (1895-1899). Brust eventually became the chief draftsman for Ferry and Clas but left the firm in 1900 to take a similar position with a rival firm, H. C. Koch and Company. In 1905 he traveled to Europe with several other Milwaukee architects and in 1906, he formed a partnership with Richard Philipp that lasted until 1926.

The Brust and Philipp firm employed thirty men at its peak. Julius Heimerl became a partner in 1911, but the firm Brust, Philipp and Heimerl appeared in the Milwaukee city directories for only two years until 1913, when Heimerl apparently left to work independently. In the mid-teens, Brust and Philipp began designing their largest work, the Village of Kohler, Wisconsin, which was founded by industrialist Walter Kohler, who had a very large manufacturing complex nearby. Brust and Philipp designed the entire community including the houses, a 300-foot-long lodge building now known as the American Club, the factory and the administrative buildings of the Kohler Corporation, a school, church, and other supporting facilities. The town and factory complex were built as planned and still exist today in a highly intact state.

After dissolving their partnership in 1926, both Philipp and Brust continued their independent practices. Philipp continued his practice until his death in 1959. Brust, meanwhile, opened a small office and brought his sons Paul and John into the firm in 1929 and 1936, respectively. Peter Brust, who died on June 22, 1946, remained active until his death. His new firm, Brust and Brust, remained active under the leadership of his sons and later his grandsons until at least the mid-1980s under a variety of names.

Brust & Philipp designed a single house in the District: the Arts & Crafts style Sanford M. Cohen Residence (1909), located at 2750 N. Shepard Ave.

Crane & Barkhausen

Charles D. Crane (1850 - 1928) was born in Johnson's Creek, Niagara County, New York in 1850. His family moved to the town of Spring Prairie, Wisconsin in 1853 and remained there for ten years. In 1863 they moved to Burlington, Wisconsin, and Crane was educated in the local primary and secondary schools in these communities. In 1874, Crane came to Milwaukee, where he apprenticed under architect Edward Townsend Mix for 12 years. In 1888 he joined in partnership with Carl

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Barkhausen and the firm of Crane & Barkhausen would last for fourteen years, until 1902. He then practiced mostly alone until his death in 1928.

Carl C. Barkhausen (1860 - 1934) was a native of Thiensville, Wisconsin. He came to Milwaukee in 1872 to attend the Peter Ingelmann School, later known as the University School. In 1876 he went to Germany to study architecture and returned again in 1881 to complete his course of study in Berlin. He also worked in the office of Edward Townsend Mix at the same time as his future partner, Charles D. Crane. He was in partnership with Crane from 1888 until 1902, when he moved to New York City. He returned to Milwaukee in 1912 and resumed his practice in this city with Crane for a very short period before forming his own practice.

Like most of Milwaukee's better known architectural firms, Crane & Barkhausen had a varied practice that included a wide range of buildings such as the Button Block, 500 N. Water Street (1892) and the German-English Academy at 1020 N. Broadway (1892, NRHP 4-11-77). Crane & Barkhausen designed two houses in the District: the Queen Anne style Henry Martin Residence, 2723 N. Summit Ave. (1894); and the early Georgian Revival style Ernest Bersback Residence, 2724 N. Shepard Ave. (1901).

Eschweiler & Eschweiler

Alexander Chadbourne Eschweiler (1865 - 1940) was born in Boston, Massachusetts, the son of German mining engineer Carl Ferdinand Eschweiler and Hannah Lincoln Chadbourne, who was from an old New England family. Alexander's boyhood was spent in Michigan's Upper Peninsula copper country. In 1882, at the age of 17, he relocated to Milwaukee with his family. After attending Marquette University for a year, Eschweiler worked as a clerk and later as a draftsman in an architect's office in 1886. The following year he left town to study architecture at Cornell University in New York and graduated in 1890. Upon his return to Milwaukee, Eschweiler worked for H. C. Koch & Co. and is said to have done some of the drafting on the City Hall tower. When he won the design competition for the Milwaukee Downer College buildings in 1893, Eschweiler established his own practice with his two older sons, Alexander Jr., and Theodore L., who had followed in their father's footsteps and studied at Marquette University and Cornell University before being taken into the business. During these early years the firm, known as Eschweiler & Eschweiler, designed the Milwaukee Gas Light Company Plant in the Menomonee Valley, the Wisconsin Telephone Company Building (now Time Insurance) on Fifth Street, Plymouth Church, and numerous residences on the city's East Side including ones for Elizabeth Black, Charles Allis, Charles D. Mann, and Andrew Story Goodrich. Many of Eschweiler's early works were published in *Architectural Record* of March 1905.

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Both Herman H. Bruns and Fitzhugh Scott worked for Eschweiler before establishing their own architectural offices. Later, a third son, Carl F. Eschweiler, was taken into the business as well.

Offices were set up at 720 East Mason Street. The practice continued to design a variety of buildings including schools, churches, office buildings, residences, and industrial complexes. Among their better known projects are the Bankers Building, the Wisconsin Telephone Company Building, the Wisconsin Gas Company Building, WTMJ's Radio City, the Mariner Building, the Rex Chainbelt building, Cutler-Hammer Corporate Headquarters, the Milwaukee Arena, and the Milwaukee Public Museum. In honor of the firm's fiftieth anniversary, a commemorative publication written by Richard S. Davis was published in 1943 with an updated edition produced in 1951.

Alexander C. Eschweiler died on June 12, 1940, at his summer home at North Lake in Waukesha County where the family had established summer and permanent homes at a farm on the south end of the lake. His three sons continued the architectural practice after their father's death. Alexander C., Jr. died in 1951 at the age of 58. Carl F. Eschweiler retired from the firm in 1960 and died at the age of 76 on January 11, 1977. Theodore L. Eschweiler died on November 16, 1966 at the age of 71. Alexander C., Jr.'s son, Thomas L. Eschweiler, worked for the firm between 1954 and 1960 and left to work with Herbst, Jacoby & Herbst and in 1966 became director of construction with the Milwaukee Public Schools. By 1962 the firm was known as Eschweiler, Eschweiler & Sielaff. Between 1966 and 1974 it was known as Eschweiler, Schneider & Associates, Inc. It was last known as Eschweiler & Schneider in 1975 when it finally closed. The Eschweiler legacy continues through the Wisconsin Architectural Archive, begun in 1975 by Thomas Eschweiler with 1250 drawings of the firm's work, and an endowment to the University of Wisconsin-Milwaukee School of Architecture, which has brought internationally prominent architects to the school as visiting professors.

Alexander C. Eschweiler's work within the District include: the Queen Anne style Frederick Cook Morehouse Residence (1895), 2717 N. Hackett Ave.; and the early Tudor Revival style Dr. Harry E. Bradley Residence (1897), 2721 N. Shepard Ave.

Ferneckes & Cramer

Max Ferneckes was born in Milwaukee, but not many details are yet known about his life. He studied architecture at the Polytechnic Institute at Munich, Germany, then returned to Milwaukee, where he worked as a draftsman before establishing his own architectural practice with J. Walter Dolliver in 1895. Dolliver, a San Francisco native, also had studied at Munich's Polytechnic Institute. This educational tie, and perhaps a family relationship, led to the partnership, which specialized in

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residential work and designed a number of duplexes on the city's East Side. Their most famous commission was the Fred Pabst, Jr. house, a beautiful Classical Revival mansion constructed in 1897 on Highland Boulevard.

Dolliver subsequently disappeared from the city directories, and in 1900 Ferneckes took on a new partner, Edwin C. Cramer. The firm of Ferneckes & Cramer designed numerous predominantly Period Revival structures for Milwaukee's well-to-do, including numerous houses in the North Point area prior to World War I. Their sole building in the District is the early Dutch Colonial Revival style Hans Greve Residence (1898), 2714 N. Summit Ave.

The partnership of Ferneckes & Cramer dissolved between 1918 and 1919 when Cramer apparently retired and Ferneckes continued his architectural practice alone. In these later years, Ferneckes is known to have designed St. Mark's Church on North 11th Street in 1926. By the late 1920s, Ferneckes had become president of the Universal Construction Company, a general contracting firm run out of his home in West Allis. Ferneckes is last listed in the Milwaukee city directories in the late 1930s.

Ferry & Clas

George B. Ferry (1851-1918) was born and educated in Springfield, Massachusetts, studied architecture at MIT in 1871-1872, and afterwards began his architectural career in his hometown. Married in 1880, he moved to Milwaukee the following year and established a new practice here, one of his early works being the clubhouse of the Women's Club of Wisconsin (813 E. Kilbourn St., built in 1887, NRHP 10-4-1982). In 1890, Ferry went into partnership with Alfred C. Clas and their partnership would endure until 1912.

Alfred C. Clas (1860-1942) was born at Sauk City, Wisconsin, and was the son of German emigrants who arrived in the U.S. in 1847. Clas was educated in Milwaukee, and after an apprenticeship in architecture, secured a position as a draftsman with James Douglas, a pioneer architect in the city. From 1885-1886, Clas and Douglas were partners, then opened his own office in 1887 and practiced alone until 1890 when he joined George B. Ferry in organizing the firm of Ferry & Clas.

During the next twenty years, Ferry & Clas became one of the leading architectural offices in Wisconsin and the partners designed numerous important Milwaukee landmark including: the Milwaukee Public Library (814 W. Wisconsin Ave., built in 1895-1899, NRHP 12-3-1974); the Frederic Pabst House (2000 W. Wisconsin Ave., built in 1890-92, NRHP 4-21-1975); the Gustave G. Pabst House (2230 N. Terrace Ave., built in 1906 and part of the North Point South Historic District);



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and the Milwaukee Auditorium (500 W. Kilbourn Ave., built in 1909). They also designed the State Historical Society building in Madison, Wisconsin (816 State St., built in 1900, NRHP 2-23-1972). Ferry & Clas designed two residences within the District: the late Queen Anne style Frank N. Snell Residence (1905), 2722 N. Summit Ave.; and the early Tudor Revival style-influenced Herman T. Koss Residence (1906), 2229 N. Shepard Ave.

After the dissolution of the partnership in 1910, Ferry retained the firm's offices and continued to practice until about 1916, just two years before his death in 1918. He was also a member of the organizing committee of the American Institute of Architects (AIA), was president of the Milwaukee Art Commission, and a member of the National Academy of Sciences.

Clas, on the other hand, organized the firm of Clas and Clas with his son, Angelo Robert Clas from 1912 until 1921, then reorganized it in 1922 as Clas, Shepherd & Clas with another son, Reuben F. Clas, and with John S. Shepherd. Work was executed under that name until 1931 when Shepherd withdrew, and the firm was then reorganized again as Clas & Clas, Inc., with the elder Clas remaining as president until the time of his death in 1942.

Frederick A. Graf

Frederick A. Graf (1859-1938) was born to German-born parents in South Germantown, Wisconsin in 1859. Trained as a carpenter, Graf moved to Milwaukee in the early 1880s and continued to work at this trade. In 1888, Graf entered the office of pioneer Milwaukee architect James Douglas as a draftsman and apprentice architect. In 1892, Graf opened his own architectural office and advertised himself as a specialist in the design of "fine residences." In 1898, Graf won what would be one of the most important commissions of his career, the Ozaukee County Courthouse in nearby Port Washington. This excellent limestone-clad Richardsonian Romanesque Revival Style courthouse building (109-121 E. Main St.) was completed in 1902 and it is still in use today and was listed in the NRHP in 1976.

During his 46 year career, which ended with his death on April 29, 1938, Graf designed several Milwaukee area churches and was a member of the AIA and the State Assn. of Wisconsin Architects (WAIA). He formed the Fred Graf Building Co. in 1936, which his family continued to operate after his death. He also designed numerous fine residences in Milwaukee and elsewhere in the state. The ones in the District are as follows: the American Craftsman style Herman Black Residence (1906), 2728 N. Summit Ave.; and the highly impressive American Craftsman style Ernst Pacius Flats (1912), 2703 N. Hackett Ave.

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William D. Kimball

Most of the basic facts surrounding the life of William D. Kimball such as his place and date of birth and death are still unknown at this time. It is known, however, that he was educated at the Virginia Military Institute, after which he went to Baltimore, where he worked for the Baltimore & Ohio Railroad until 1878, when he moved to Minneapolis established an architectural practice. Kimball remained in Minneapolis until 1890, the year he moved his practice to Milwaukee, where he remained in practice until 1901.

Kimball produced the designs for eight buildings in the District, all of which were built within a two year period between 1894 and 1895. These are: the Charles D. Skinner Residence (1895), 2753 N. Hackett Ave.); the George Douglass Residence (1895), 2704 N. Shepard Ave.; the Maj. James Sawyer Residence (1895), 2705 N. Shepard Ave.; the Alton Streeter Residence (1895), 2739 N. Shepard Ave.; the Albert N. Fairchild Residence (1894), 2757 N. Shepard Ave.; the Richard Hoppin Residence (1894), 2715 N. Summit Ave.; the Howard VanWyck Residence (1895), 2735 N. Summit Ave.; and the John A. McCredie Residence (1894), 2741 N. Summit Ave.

Leenhouts & Guthrie

Hugh Wilson Guthrie (1863 - 1945) was born in Ayrshire, Scotland, the son of Hugh Guthrie and Mary Ann Wilson. The senior Guthrie manufactured agricultural implements in Scotland. Hugh Wilson Guthrie emigrated to the United States with his family and first appeared in the Milwaukee city directory in 1883 with the occupation of clerk. From 1884 to 1891, Guthrie worked as a draftsman for the noted Milwaukee architectural firm of Edward T. Mix & Co. Following Mix's death in 1890, Mix's partner, Walter A. Holbrook, continued the firm for one year, then practiced under his own name from 1892 to 1899. Guthrie continued to work for Holbrook until the latter retired from architectural practice due to poor health. Guthrie then went into partnership with Cornelius Leenhouts beginning in 1900.

Cornelius Leenhouts (1864/1865 - 1935) was born in Milwaukee, the son of Cornelius Leenhouts and Elizabeth Beckens. The Leenhouts family was of French Huguenot descent. The Leenhouts ancestors had fled to Holland in the sixteenth century to escape religious persecution. Cornelius Leenhouts, Sr., came to America and Milwaukee with his family in 1847.

Cornelius, Jr., was born in Milwaukee and attended public schools after which he worked for three years as a student in the office of architect W. H. Parker, who was a graduate of Cornell University.

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City directories indicate that Leenhouts was working for local architect H. C. Koch as a draftsman by 1883. A published biography indicates that Leenhouts also worked for three years for local architect James Douglas and for two years for E. T. Mix & Co. Between 1890 and 1896 city directories indicate that he was employed as a draftsman for the local firm of Crane and Barkhausen. His biography indicates that he worked on drawings for the Agriculture and Transportation Buildings for the Chicago Columbian Exposition in 1892. In 1897, Leenhouts went out on his own and formed a brief partnership with Frank J. Voith, who had worked for A. C. Clas from 1887 to 1893. The partnership ended with the untimely death of the 28-year-old Voith on January 26, 1899. Leenhouts subsequently formed a partnership with Hugh Guthrie that lasted until his own death at the age of 70 on January 14, 1935. The firm later became Leenhouts, Guthrie and Leenhouts with the inclusion of Leenhouts' son, Willis, in 1930. The elder Leenhouts was a member of the Wisconsin chapter of the American Institute of Architects and of the national organization, was a charter member of the City Club, and was a member of various Masonic orders.

Following the death of his partner, Cornelius Leenhouts, in 1935, Hugh Wilson Guthrie retired from architectural design and held various positions with the Village of Fox Point including assessor (1936-1937), park commission supervisor (1938-1941), park commission general supervisor (1942), and inspector (1944-1945). Guthrie was active in various Masonic Lodges, was a member of the Elks Club, City Club, St. Andrew's Society, and the Association of Commerce and was a member of both the Wisconsin chapter and the national chapter of the American Institute of Architects. Guthrie died on November 8, 1945. Leenhouts' daughter, Sarah Elizabeth, worked with her father's firm beginning in 1919. She worked as a draftsman through 1924, is listed as a student in 1925, and worked the following year as a draftsman for architect Thomas S. Van Alyea. She subsequently returned to Leenhouts and Guthrie once again, and was sometimes listed as a designer and sometimes as a draftsman. Information about her career after her father's death is somewhat sketchy, as she is alternately listed in the directories as designer, architect, or without an occupation. Her brother, Willis, joined the firm as a draftsman in 1922 or 1923 and also worked one year for Van Alyea in 1925. In 1930, Willis became a partner in the Leenhouts and Guthrie firm and worked there until the firm was dissolved upon his father's death in 1935. Willis subsequently worked for Harry W. Bogner and after World War II practiced with his architect-wife, Lillian.

The partnership of Leenhouts and Guthrie produced many projects including a large number of small commercial buildings and residences on the North, East, and West Sides in a variety of Colonial, Tudor, and Georgian Revival, and Arts and Crafts styles. Some of their larger projects included a commercial building at 1213 North Water Street (1906), the Grand Avenue Methodist Church (1908, razed), the Milwaukee Rescue Mission at 1023 North Fifth Street (1909, razed), the YMCA Building

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on Fourth Street (razed), the Milwaukee House of Correction (1913), the Kenwood Masonic Lodge at 2648 North Hackett Street (1915), the Kenwood Methodist Church at 2319 East Kenwood Boulevard (1923-1928), and the Weiss Funeral Home at 1901 North Farwell Avenue (1926). The firm had also designed about thirty large apartment buildings by 1922 including the Blackstone (1915) at 709 East Juneau Street, the Leiland Apartments at 2244 North Prospect Avenue at the corner of Ivanhoe Place (1923), and the Georgian Court Apartments (now Lanterne Court Condominiums) at 2007-2011 North Prospect Avenue, built for George F. O'Neil in 1917.

The partners also produced numerous residential designs, including two in the District: the Arts & Crafts style Carl H. Trieschmann Residence (1904), 2756 N. Shepard Ave.; and the Colonial Revival style John F. Monroe Townhouses (1925), 2804-06 E. Park Place. The District also includes two designs produced by Leenhouts just before entering into partnership with Guthrie. These are: the Queen Anne style Martin M. Brown Residence (1900), 2742 N. Shepard Ave.; and the early Dutch Colonial Revival style Carl Trieschmann-Frank C. Wermuth Residence (1900), 2748 N. Hackett Ave.

Marshall & Ryder

The eleven buildings in the District designed by the Milwaukee architectural firm headed by Frank B. Marshall and Herman Ryder constitute the largest group produced by a single firm. Almost nothing is known about the history of either the firm or its principals, but all of their known projects in Milwaukee and in the District were built between the years 1894-1897, after which Marshall worked alone for a few years.

Marshall & Ryder produced the designs for eleven buildings in the District, all of which were built within a three year period between 1894 and 1896. These are: the Thomas L. Kelly Residence (1896), 2704 N. Hackett Ave.); the William E. Ryder Residence (1895), N. Hackett Ave.; the Charles J. Frank Residence (1895), 2735 N. Hackett Ave.; the Joseph Friend Residence (1896), 2736 N. Hackett Ave.; the Rosa Kreielsheimer Residence (1895), 2741 N. Hackett Ave.; the Gavin Perry Williams Residence (1895), 2716 N. Shepard Ave.; the Walter W. Wallis Residence (1895), 2715 N. Shepard Ave.; the Frederick Chapman Reynolds Residence (1895), 2751 N. Shepard Ave.; the Sherman S. McDuffie Residence (1896), 2729 N. Summit Ave.; the Benjamin F. DeVoe Residence (1894), 2745 N. Summit Ave.; and the John C. Mackinnon Residence (1896), 2748 N. Summit Ave.

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Henry A. Messmer & Son/ R. A. Messmer and Brother

The R. A. Messmer & Brother firm traces its origins to the firm of their father, Henry A. Messmer, a Swiss native who practiced architecture in Milwaukee for about 28 years before he died in 1899. He specialized in church and institutional buildings, but designed many residences as well. His son, Robert A., was born in Madison, Wisconsin on August 28, 1870. Following a move to Chicago after his birth, the family settled in Milwaukee in 1871. Robert Messmer graduated from Milwaukee's East Division High School in 1887 and subsequently entered his father's thriving architectural office as an apprentice. By the mid-1890s, Robert had become an architect and partner in his father's firm. When Henry Messmer died in 1899, Robert continued the firm, then known as H. Messmer and Son, without a name change for many years. This firm designed several residences in the District, including: the Ernst A. Pacius Flats (1906), 2709 N. Hackett Ave.; and two investment properties for Oscar F. Fishedick in 1902, located at 2731 and 2742 N. Hackett Ave.

Robert's younger brother, Henry J., entered the firm as a draftsman around the turn-of-the-century, and by 1905 the city directories list him as an architect working for the family firm. In 1911, the firm name was finally changed to R. A. Messmer and Brother, and they made a specialty of designs for hospitals and public buildings. Robert Messmer was a member of the American Institute of Architects and was active in Milwaukee as a member of the Old Settlers' Club and the Association of Commerce.

Henry J. Rotier

Henry J. Rotier began his architectural career about 1883 as an apprentice draftsman in the office of Milwaukee architect Andrew Elleson. After working there for several years, Rotier then joined the firm of Milwaukee architect James Douglas in 1888. Rotier had become an architect by 1893, when he left Douglas to start his own practice. Soon thereafter he opened an office in the Goldsmith Building (non-extant) and occupied it until 1932, when the Great Depression led him to move his office into his home, where he continued to work until at least 1950.

The bulk of Rotier's known architectural work in Milwaukee dates from the 1890s and early 1900s, when he designed many fine houses in the city's upper east side neighborhoods. Two of these houses are located in the District: the Queen Anne style James Fred Bacon residence (1902), 2736 N. Shepard Ave.; and the Queen Anne style August & Mary John Residence (1903), 2745 N. Shepard Ave.

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Henry Van Ryn/Van Ryn & DeGelleke

Both Van Ryn and DeGelleke were of Dutch heritage. Henry J. Van Ryn was born in Milwaukee on June 8, 1864. His father, a native of Utrecht, Holland, came to Milwaukee and was a successful tobacco manufacturer until his death in 1878. Henry Van Ryn was educated in Milwaukee's public schools until 1881, when, at the age, of 17, he became an apprentice architect in the Milwaukee office of Charles A. Gombert. Later, Van Ryn worked as a draftsman in the offices of Milwaukee architects James Douglas and Edward Townsend Mix. After completing his apprenticeship in 1888, Van Ryn established his own architectural practice in downtown Milwaukee at the Plankinton Bank Building. During this period, Van Ryn designed a single building in the District, the Queen Anne style Seymour B. Humphrey Residence (1894), 2705 N. Summit Ave.

In the fall of 1897, Van Ryn established a partnership with Gerrit DeGelleke, who had recently returned to Milwaukee after completing an architectural studies course at the University of Pennsylvania. Gerrit J. DeGelleke was born in Milwaukee on August 19, 1872. His father, a native of Holland, was a Milwaukee building contractor. After graduating from Milwaukee's East High School in about 1890, DeGelleke went to work as a draftsman for Henry Van Ryn, but left in 1895 to take a two-year course in architectural studies at the University of Pennsylvania. After graduating in 1897, DeGelleke returned to Milwaukee as an architect and formed a partnership called Van Ryn and DeGelleke with his former boss. The firm was very prosperous and most of their extensive residential and commercial work was designed in the period revivals of the day. The firm specialized in institutional work and designed school buildings and hospitals throughout the state. Between 1912 and 1925, the firm designed all of the Milwaukee public school buildings, including the Milwaukee Area Technical College building and Bay View and Riverside high schools.

Summary

The Prospect Hill Historic District is nominated to the National Register of Historic Places because the buildings within it that were designed by the noted Milwaukee architects listed above constitute an architecturally impressive late nineteenth and early twentieth century residential neighborhood that is also representative of the historic development patterns that shaped the larger surrounding neighborhood of which the District is a part. Not only are the buildings within the District impressive as a group, but a number of the individual houses are also among the best examples of their particular styles to be found within the boundaries of the city of Milwaukee. The significance of the District is further enhanced by its highly intact and very well maintained state of preservation. The streetscapes in Prospect Hill are unusually cohesive because of this intact building stock and because of the retention

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of period street and landscaping features. The continuation of the traditional landscape treatment of most of the District's building lots also contributes to the maintenance of the District's traditional residential character. In addition, there has been no new construction in Prospect Hill, the newest building was constructed in 1925.

**Archeological Potential**

The extent of any archeological remains in the District is conjectural at this time. So far as is known, very few if any buildings were located within the District prior to the construction of the first extant houses in 1894 and none of these have survived. In addition, the early platting of the District (1893) and the distance of this plat from the core of the city until the mid-1890s are both factors that argue against significant prior Euro-American development excepting for agricultural activities. It is also believed that all the contributing buildings within the District are the original buildings on their respective lots. It is possible, however, that archeological remains from earlier buildings may still be extant.

No information about possible prehistoric remains in this area was found during the course of this research. It is likely, however, that any remains of pre-European cultures located within the District would have been greatly disturbed by the building activity associated with the subsequent development of this area.

**Preservation Activity**

The Prospect Hill Historic District has been fortunate in that it has consistently been able to attract new owners who have taken pride in their historic houses and have had the means to maintain them.

End

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Insert

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       Insert

**VERBAL BOUNDARY DESCRIPTION**

The Prospect Hill Historic District consists of a small residential area that is bounded roughly on the west by the west side of North Hackett Ave., on the north by the south side of Newberry Blvd., on the south by the north side of E. Park Place, and on the east by the east side of N. Shepard Ave. The District boundary begins at a point that corresponds to the northwest corner of the lot associated with 2759 N. Hackett Ave., then continues east along the north lot line of said lot to the west curblineline of N. Hackett Ave. The line then continues in an easterly direction across N. Hackett Ave. to a point that corresponds to the northwest corner of the lot associated with 2756-58 N. Hackett Ave., then continues east along the north lot line of said lot and along the north lot line of the lot associated with 2757-59 N. Summit Ave. to the west curblineline of N. Summit Ave. The line then continues east across N. Summit Ave. to the northeast corner of the lot associated with 2752-54 N. Summit Ave., then continues east along the north lot line of said lot and of the lot associated with 2757 N. Shepard Ave. to a point on the west curblineline of N. Shepard Ave. The line then continues in an easterly direction across N. Shepard Ave. to a point that corresponds to the northwest corner of the lot associated with 2756 N. Shepard Ave. The line then continues east along the north lot line of said lot to the northeast corner of the lot. The line then turns 90° and continues south along the rear lot lines of 2756, 2750, 2742, 2736, 2732, 2724, 2716, 2710, and 2704 N. Shepard Ave. until reaching a point on the north curblineline of E. Park Place. The line then turns 90° and continues west along said curblineline to a point on said curblineline that corresponds to the southwest corner of the lot associated with 2703 N. Hackett Ave. The line then turns 90° and continues north along the rear (west) lot lines of 2703, 2709-11, 2717, 2719, 2731, 2735, 2741, 2747, 2753, and 2759 N. Hackett Ave. to the POB. Said boundaries contain 10 acres, more or less.

**BOUNDARY JUSTIFICATION**

The boundaries of the Prospect Hill Historic District contain all the land historically associated with the District's individual resources. The east boundary of the District is bordered by the lots located on the west side of N. Lake Dr., which lots are already separately listed in the NRHP as part of the North Point North Historic District, and which contain houses and lots that are substantially larger than those in the District. Buildings within the District consist mostly of single family dwellings that were included on the basis of their type, degree of integrity, and their date of construction. These buildings are generally larger, more architecturally distinctive, and more intact than buildings of the same type located adjacent to the west, which are generally smaller and less elaborate than those in the District,

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or else consist of large institutional buildings and small to medium-size commercial buildings. Buildings located to the south of the District, however, while similar in type, size, integrity, and quality, are generally somewhat newer than buildings in the District and have a separate developmental history, while buildings located immediately to the north in the Newberry Boulevard Historic District are also already listed in the NRHP and are considerably larger and typically newer than those in the District.

End of Boundary Descriptions

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Insert

Items a-d are the same for photos 1 - 9.

Photo 1

- a) Prospect Hill Historic District
- b) Milwaukee, Milwaukee County, WI
- c) Timothy F. Heggland, April 21, 2003
- d) Wisconsin Historical Society
- e) 2705 N. Shepard Ave., View looking NW
- f) Photo 1 of 9

Photo 9

- e) 2732 N. Shepard Ave., View looking NE
- f) Photo 9 of 9

Photo 2

- e) 2729 N. Shepard Ave., View looking W
- f) Photo 2 of 9

Photo 3

- e) 2710 N. Shepard Ave., View looking ENE
- f) Photo 3 of 9

Photo 4

- e) 2704 N. Shepard Ave., View looking NE
- f) Photo 4 of 9

Photo 5

- e) 2723 N. Summit Ave., View looking SW
- f) Photo 5 of 9

Photo 6

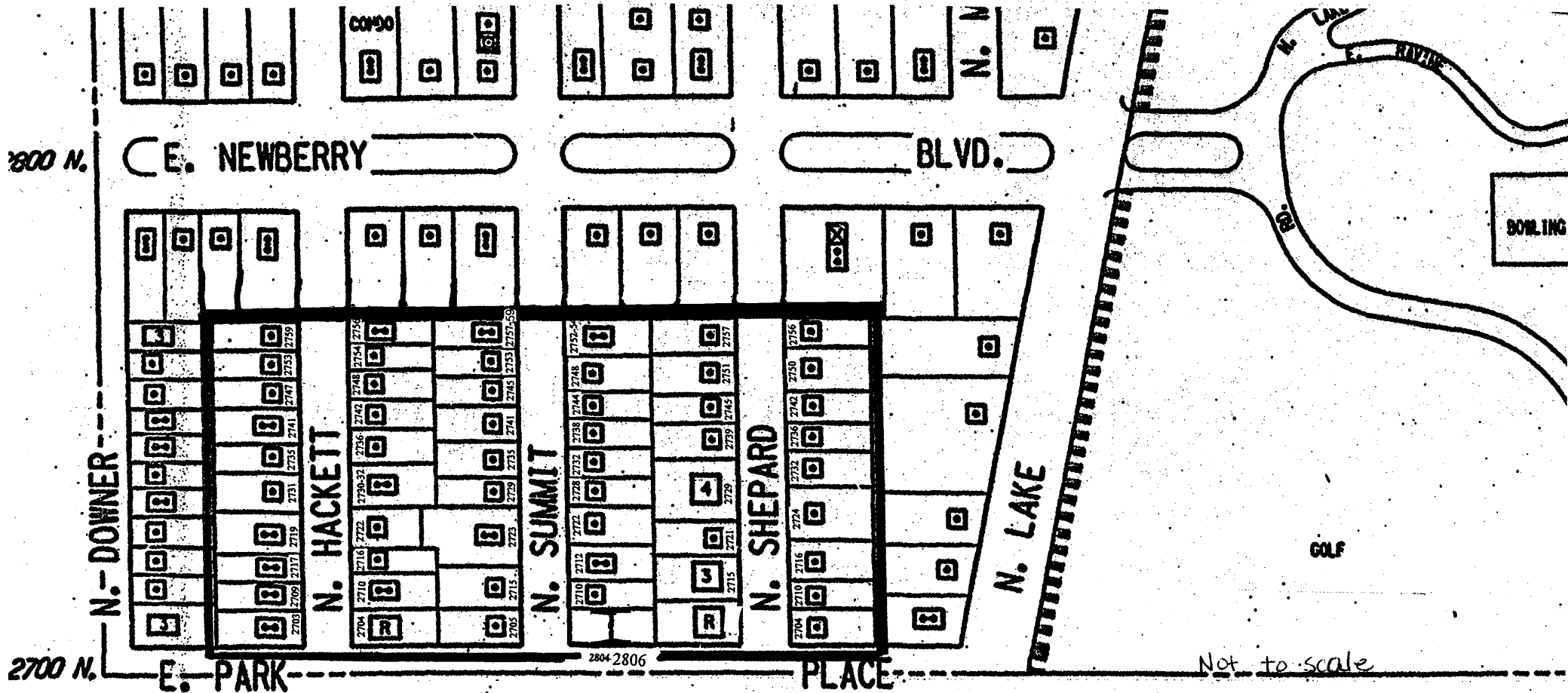
- e) 2752-54 N. Summit Ave., View looking SE
- f) Photo 6 of 9

Photo 7

- e) 2703 N. Hackett Ave., View looking NNW
- f) Photo 7 of 9

Photo 8

- e) 2722 N. Hackett Ave., View looking E
- f) Photo 8 of 9



PROSPECT HILL HISTORIC DISTRICT  
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— District Boundary Line

