

185

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 Kenwood Park-Prospect Hill Historic District
other names/site number N/A

2. Location

street & number	various	N/A	not for publication
city or town	Milwaukee	N/A	vicinity
state	Wisconsin	code	WI
county	Milwaukee	code	79
zip code	53201	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.)

Alvinia Z. Cook Signature of certifying official/Title
Date January 29, 2002

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

Kenwood Park-Prospect Hill Historic District
Name of Property

Milwaukee
County and State

Wisconsin

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:)

Beth Boland

3/19/02

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
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)

contributing	noncontributing
543	8 buildings
	sites
1	structures
	objects
544	8 total

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

None

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
RELIGION/religious facility

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
RELIGION/religious facility

7. Description

Architectural Classification

(Enter categories from instructions)

Tudor Revival
Colonial Revival
Bungalow/Craftsman
Mission/Spanish Colonial
Queen Anne

Materials

(Enter categories from instructions)

Foundation Concrete
walls Brick
Stucco
roof Slate
other Stone

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1 Kenwood Park- Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

Description

The Kenwood Park-Prospect Hill Historic District is a clearly definable part of the larger upper-middle-class residential area on the city of Milwaukee's upper east side that is one of Milwaukee's most architecturally significant neighborhoods.¹ The 551-building District is characterized by wide streets and large, well-built, well-maintained, and mostly architect-designed homes. Situated atop a bluff overlooking nearby Lake Michigan, the Kenwood Park-Prospect Hill Historic District is located about two miles northeast of Milwaukee's central business district. The District lies immediately to the north of the Newberry Boulevard Historic District (NRHP 3-7-94), a broad boulevard that is lined by similar residences, and just to the south are two more upper middle class residential districts: the North Point North Historic District (NRHP 3-24-2000) and the older North Point South Historic District (NRHP 9-4-79).² The 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 proposed Kenwood Park-Prospect Hill Historic District is both the largest and also the most recent of these outstanding residential neighborhoods in terms of the dates of construction of its buildings.

The Kenwood Park-Prospect Hill District includes the area that is bounded approximately by North Hackett Avenue, East Edgewood Avenue, North Lake Drive, and Newberry Boulevard. All the land east of the District from Newberry Boulevard north to Kenwood Boulevard, is part of 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 and it also 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 several adjacent residential neighborhoods, including Kenwood Park-Prospect Hill, and its proximity was instrumental in their development. The District consists of portions of the Prospect Hill and the Kenwood Park additions to the City of Milwaukee and it includes most of the blocks that comprise these additions. Exclusively residential in character, the District is bordered by the Village of Shorewood to the north, by Lake Park to the east between Newberry Boulevard and Kenwood Boulevard and by large lakefront estates north of Kenwood Boulevard, and by other residential neighborhoods to the south and west.

Kenwood Park-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 adjacent Lake Park, which partially bounds the District on the east. The residences on North Lake Drive between Newberry Boulevard and Kenwood Boulevard face the park, which extends 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 as well and thus links several Eastside neighborhoods, including North Point South and North Point North. Designed in the 1890s 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 and they are laid out either parallel with or at right angles to the bluff's edge, the only exceptions being those along 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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

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 less long cross street. Lots in the District are mostly rectangular in shape, the only exceptions being those in the trapezoidal-shaped blocks that have N. Lake Drive as their eastern edge. District lots vary considerably in size, those in the older southern end of the District (the Prospect Hill portion) being generally less wide than those further to the north in Kenwood Park. As a result, the houses on these lots tend to be taller and narrower than the wider, less deep ones in the northern part of the district, a fact that is also reflected in the architecture of the houses as well, with Queen Anne style houses being found on the narrower lots and Period Revival ones on the wider ones. Side yards are not ample in the older parts of 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 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. Their setbacks, however, vary considerably and the resulting undulation of the streetscape is one of the traits that distinguishes Kenwood Park-Prospect Hill from most other Milwaukee neighborhoods.

The Kenwood Park-Prospect Hill Historic District consists mostly of large single-family homes, although it also includes a number of duplexes and two or three-story flats, three low rise apartment buildings, several former mansions that have been converted to institutional use or into multi-family dwellings, and a single church. The only vacant lots within the District are those belonging to houses that occupy more than one lot. The contributing residences in the District were built between 1894 and 1954 and they are considerably larger than the houses in most Milwaukee neighborhoods. Most of them were built for prominent Milwaukee citizens during the first three decades 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. There are also three apartment buildings in the District and these are either two or three stories in height, the smallest one contain four units and the largest, eleven units. Most of the District's buildings are two or two-and-a-half-stories in height and they are typically clad wholly or in part in masonry with the exception of the Queen Anne style buildings, which are clad in a variety of materials including wood clapboard and wood shingles. The District's Period Revival style buildings are most frequently clad in whole or in part in brick, but there are a number of stone-faced residences as well. There is also much use of stucco as well, 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 styles represented in the district include the Queen Anne, Colonial Revival, Tudor Revival, Georgian Revival, Mediterranean Revival, Arts and Crafts, Craftsman and American Foursquare styles. English-influenced designs predominate, some few of which are actually academically faithful to their English models. Most, however, are only vaguely reminiscent of them, their designs reflecting the eclecticism that permeated both American and European architectural practice during the early part of the twentieth century. Almost all of the buildings were custom-designed by the best architects working in Milwaukee during the period of significance and they exhibit a high quality of design and workmanship. The largest of these are three Tudor Revival Residences of great quality: the Horace A. J. Upham Residence (3109 N. Lake Dr.); the Armin Schlesinger Residence (3270 n. Marietta Ave.) and the Paula & Erwin Uihlein Residence (3319 N. Lake Drive); all three of which were built on a scale that rivals the grand lakeshore estates that line the east side of N. Lake Drive from Kenwood Boulevard north.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

Kenwood Park-Prospect Hill is also an exceptionally well-preserved neighborhood. Except for the repavement of its streets and tree replanting activity, Kenwood Park-Prospect Hill has much the same appearance today that it had in 1930. Most of the houses have been well maintained, and alterations have been minimal. Some in-fill structures have been built over the years, but most of these later buildings are somewhat compatible with their surroundings in scale and materials. There are 551 residential buildings in the District, of which only eight are considered to be non-contributing, and of these eight, six are considered to be non-contributing only by virtue of their recent date of construction, not their loss of integrity. There is also a single church in the District, the fine Neogothic style Plymouth Congregational Church (2717 E. Hampshire St.).

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

Matthew Schmitt Residence 2832 N. Summit Avenue 1895 Jacob Jacobi, architect

One of the oldest houses in the District, the Schmitt Residence is also one of the very few of the 115 Queen Anne style houses in the District to feature the characteristic corner tower that is popularly associated with this style. The Schmitt Residence is two-and-one-half stories in height and has walls clad in clapboard. Both the upper two stories of the round, conical-roofed tower and several of the gable ends are also partially clad in wood shingles as well and the entire composition is practically a text book example of the Queen Anne Style.

Matthew Schmitt appears to have been a non-resident owner of this building, which was rented out until 1899, when it was sold to Edwin White, general manager of the Home Life Insurance Co., whose wife, Mary, lived in the house until 1942. Nothing is known about Jacob Jacobi, the architect of record.

Benjamin Painter Residence 2837 N. Marietta Ave. 1897 Henry J. Rotier, architect

The Painter 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 the older Prospect Hill portion of the District and the Painter Residence is a particularly solid and sober example, being clad entirely in reddish brown brick. A taste of things to come can also be seen in the Palladian style window in the front-facing dormer end and in the classical elements that are used to ornament the entrance porch and the balustrade that encircles its roof.

Benjamin Painter and his wife owned a millinery shop in downtown Milwaukee.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

George E. Herrick Residence 2867 N. Marietta Ave. 1900 Henry J. Rotier, architect

Another variation on the same theme by Henry J. Rotier, the George Herrick Residence offered a bit more scope for his abilities thanks to the corner lot that Herrick owned. While similar to Rotier's earlier Painter Residence in size, plan, and dominant front-facing gable end, the Herrick Residence differs in having more informal Arts & Crafts-inspired detailing such as a fieldstone-clad first story, clapboard-clad second story, gable ends filled with false half-timber work, and the use of exposed rafter ends under the porch eaves. The general appearance of the house and the retention of the characteristic wraparound veranda, however, still place it firmly within the Queen Anne style.

George Herrick was in the insurance business in the city.

Neoclassical Revival

Otto Zielsdorf Residence 2931 N. Marietta Ave. 1899 Molleus & Lotter, architects

Neoclassical Revival houses, with their very formal, Greek Temple-inspired pillared front porticos, are among the earliest and rarest of all Period Revival style houses, there being only two in the entire Kenwood Park-Prospect Hill District. Of the two, the Otto Zielsdorf Residence is the oldest and it is an excellent, not to say "classic" example of the style. The house consists of a two-story stucco-clad, hip-roofed, almost square plan block to whose main façade is attached a less wide full-height portico that is upheld by four fluted Ionic Order columns. The exaggerated detailing of the brackets under the eaves and the portico's unusually deep set tympanum, however, mark this as an early example of the style.

Lee A. Dearholt Residence 3201 N. Lake Drive 1906 Leenhouts & Guthrie, architects

Much grander is this highly impressive residence that the firm of Leenhouts and Guthrie produced for Lee A. Dearholt. The house consists of a rectilinear plan two-story main block that has a shallow-pitched tile-covered hip roof, but the symmetrical main façade of this very formal residence faces not onto Lake Drive but onto E. Hampshire St. Dominating the main facade is a centrally placed, two-story, flat-roofed portico that is upheld at each end by paired columns. Large Palladian style windows are placed on the main façade on either side of this portico and a third one is placed in the center of the second story above and a fourth serves as a centrally placed dormer on the roof. The result owes as much to Beaux-Arts practice as to the Neoclassical Revival but it is undeniably impressive. Also impressive are the early attempts that were made to make this a fireproof building. The walls are brick covered with stucco, floors are reinforced concrete, and the tile roof has already been mentioned. In addition, there is also a very large attached carriage house/garage as well that is built of similar materials

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

Arts & Crafts

Toni Zimm Residence 3275 N. Hackett Ave. 1908 Brust & Philipp, architects

One of the most knowledgeable adaptations of the English Arts & Crafts idiom in Milwaukee is this highly individualistic residential design created by the firm of Brust & Philipp for Toni Zimm. With a triple lot at their disposal, the architects had the freedom to place the house at one end of a substantial fenced-in yard and a separate detached garage building at the other end. This allowed for the creation of a garden area in the space between the two buildings and the resulting ensemble could have been lifted bodily from a London suburb. The L-plan two-story house is especially notable and features a main entrance pavilion that is placed in the juncture of the two wings, first story walls that are clad in brown brick, second story walls that are clad in wood shingles, and windows that display art glass decorations set in geometric patterns. Sheltering the house is a multi-gable roof that has flared eaves and wood shingle-clad gable ends. In addition, the garage building was also designed to compliment the house and the total effect has a subdued but very genuine charm.

Dr. A. T. Holbrook Residence 2928 E. Kenwood Blvd. 1908 William Schuchardt, architect

A much larger and equally interesting response to a large site is this house designed for Dr. A. T. Holbrook. Here too, the architect was presented with an oversize lot, in this case, a double corner lot, and he also chose to place the house to one side in order to leave as much room as possible for garden space. Because the building program also required both an automobile garage and a stable, however, Schuchardt had to use ingenuity in order to fit them all in to half the available lot space, which he did by creating a small courtyard behind the house around which he arrayed the various building elements that the program required. The result was a compact L-plan complex of interconnected elements that are attached directly to the rear of the house, forming a three-sided courtyard. Both this rear court and the large irregular plan, two-story house itself are all clad in stucco and grouped multi-light windows are used throughout. The result is as much an urban as a suburban composition and is unique in the District.

Captain Frank J. Van Patten Residence 2824 E. Hampshire St. 1908 Betts & Hosmer, architects

The Van Patten Residence is much more typical of the more typical Arts & Crafts style houses in the District, being a rectilinear plan two-story house that has a first story clad in brown brick and a second story clad in stucco, the whole being sheltered by a steeply pitched gable roof whose overhanging eaves are supported by massive brackets. The main facade is symmetrical in design and windows are grouped throughout. Heavy bargeboards that decorate the eaves are a link to the much older Tudor period houses that inspired the design while the occasional use of arched window openings, especially in second story above the main entrance, are a link to the English versions of the style.

August Bergenthal Residence 3017 N. Marietta Ave. 1914 E. R. Sieberz, architect

This exceptional residence owes as much to the Prairie School style as to the Arts & Crafts and illustrates how much the two styles owe to each other in the United States. The Bergenthal Residence is in essence a large two-story, rectilinear plan

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 7 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

Prairie School

Example of the Prairie School style are uncommon in all the North Point neighborhoods, there being only seventeen in the District. It is interesting, therefore, to realize that of these seventeen, eight were designed by just a single architect, Herman W. Buemming. Besides the four houses discussed below, Buemming's other District examples include: the M. J. Froehlich Residence, 2825 N. Lake Dr., built in 1909; the B. Marcel Residence, 3027 N. Marietta Ave., built in 1913; the M. Brennan Residence, 3027 N. Shepard Ave., built in 1915; and the W. Gerhardy Residence, 2960 N. Summit Ave., built in 1911.

William Greene Residence 2906 E. Linnwood Ave. 1909 Herman W. Buemming, architect

All of Buemming's Prairie School designs have a feeling of massiveness to them and this is especially notable in this example. The Greene Residence is simple in design, being rectilinear in plan, two-stories in height, and clad in tan brick, the whole being sheltered by a shallow-pitched hip roof that is covered in flat tiles and whose eaves extend well out over the walls. All the windows are arranged in groups in typical Prairie School fashion, those in the groups to the right of the massive centered front entrance porch being slightly separated from one another while those to the left are not. A single automobile garage of identical design is placed just to the right of the house as well.

F. J. Pringle Residence 2726 E. Linnwood Ave. 1912 Herman W. Buemming, architect

The Pringle Residence is a still larger house in the same vein, it too being rectilinear in plan, two-stories in height, and is clad in tan brick, the whole being sheltered by a shallow-pitched hip roof that is covered in flat tiles and whose eaves extend well out over the walls. All the windows are grouped together in typical Prairie School fashion as well, but here, the design is more asymmetrical and the emphasis placed on the main entrance is less pronounced. In addition, the ends of the first story of the main facade are slightly battered, while the ends of the Greene Residence are completely vertical.

William F. Engelhardt Residence 2806 E. Locust St. 1912 Herman W. Buemming, architect

The Engelhardt Residence is one of the largest and most impressive of the Prairie School designs that Buemming produced in the District. Once again, the house is essentially rectilinear in plan, two-stories in height, and is clad in tan brick, the whole being sheltered by a shallow-pitched hip roof whose eaves extend well out over the walls. This time, Buemming gave the house a symmetrical main facade with grouped windows placed on either side of the centered main entrance and in the story above as well. In addition, there is a one-story porch placed across the west side elevation of the house and a garage of similar design and construction is placed on east side of the house.

H. Weiner Residence 2924 N. Shepard Ave. 1913 Herman W. Buemming, architect

A general description of the Weiner Residence suggests that it is essentially the same as the ones listed above; it has a square instead of rectilinear plan but otherwise is two-stories in height and is clad in tan brick, the whole being sheltered by a shallow-pitched hip roof that is covered in flat tiles and whose eaves extend well out over the walls. Buemming also gives this house a strictly symmetrical main facade that has groups of windows flanking the massive centered main

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 8 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

entrance. This time, though, the ends of the facade are battered from the ground to the eaves, giving the building an especially of being anchored to the earth, a device that ad been used earlier by English Arts & Crafts architect Charles F. A. Voysey and which was closely associated with the work of well-known Chicago Prairie School architect George Maher.

American Builders Service, Inc. Spec. House 3366 N. Hackett Ave. 1923 architect unknown

An interesting and quite late variation on the design of the Weiner Residence is this house built ten years later to the design of an as yet unknown architect. The general scheme is the same; a rectilinear plan two-story-tall block clad (this time) in brown brick and sheltered by a shallow-pitched hip roof with wide over-hanging eaves. Here also, the main facade is symmetrical in design and all windows are grouped together on either side of the centered main entrance and in the story above. The ends of the facade of this house are vertical rather than slanted (battered), however, giving the house a somewhat less massive feel.

Colonial Revival

It is a telling statistic that the Colonial Revival style was only the fourth most popular choice for clients who were seeking to build in one of the Period Revival styles in the Kenwood Park-Prospect Hill Historic District; the Tudor, Mediterranean, and Georgian Revival styles all proving to be considerably more popular. What makes this statistic interesting is that in every other city in the state, the Colonial Revival style is by far the most popular Period Revival choice followed by the Tudor Revival, with the other two styles finishing far behind. Why the reverse is true in the District obviously reflects the desires of its original property owners and appears to be largely a function of the District's special character as one of Wisconsin's wealthier neighborhoods. While Colonial Revival style houses can be sided with almost any material, wood clapboard is by far the most common choice. Clapboard, though, is seldom found on houses in the District constructed after 1910, some form of masonry construction being the overwhelming favorite thereafter. Consequently, it appears that those seeking to build a house in the District after this date had both the desire and the means to build out of more costly, permanent, and maintenance-free materials and chose instead, styles that historically make use of masonry and which have a more overtly impressive appearance.

Nevertheless, many fine examples of the Colonial Revival style are to be found in the District and several of the best and most typical are listed below.

Mrs. Susan Garlick Residence 3228 N. Marietta Ave. 1907 Buemming & Dick, architects

With its rectilinear plan, symmetrical five-bay-wide main facade, use of six-over-six-light double hung windows and clapboard siding, the two-story-tall Garlick Residence is an excellent and typical example of early twentieth century Colonial Revival design. The design is further enhanced by the use of modillion blocks under the eaves of the house's simple side gable roof and the placement of a broken pedimented wall dormer that is placed directly above the main entrance bay. The overall affect is greatly enhanced by the large lot belonging to the house and the picket fence that surrounds it.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

E. O. Ellsworth Residence 3029 N. Summit Ave. 1909 Betts & Hosmer, architects

A variation on the same theme but larger and more historically accurate, the Ellsworth Residence is a textbook example of the Colonial Revival style. Here too one sees the same two-story rectilinear plan main block with its symmetrical five-bay-wide main facade, clapboard siding, side-gabled main roof, and use of six-over-six-light double hung windows, but the architects have given this house a much more accurate pedimented center entrance that is upheld by two pairs of Tuscan order columns that flank the entrance door, which is itself flanked with sidelights. The whole composition is extremely well balanced and proportioned and is one of the most successful examples of this style in the District. There is also a fine automobile garage of identical design associated with the house.

Walter J. Bentley Residence 2921 N. Lake Dr. 1926 architect unknown

The same five-bay-wide symmetrical design used on the houses discussed above can also be found on examples built out of brick as well and the Bentley residence is one of the best examples in the District. Except for having a curved rather than a triangular pediment over its somewhat more simple centered entrance and except for having two rather than one windows in the second story of the first and fifth bays, this house is otherwise almost identical in size, proportion, and design to the Ellsworth Residence just discussed. The Bentley house is also a good example of how hard it can be to distinguish between Georgian Revival and Colonial Revival designs of the same period, the principal difference being that Georgian Revival houses in the District typically have quoins at their corners and more elaborate entrance treatments.

Dr. Abraham B. Schwartz Residence 2921 E. Newport Ave. 1928 Fitzhugh Scott, architect

Yet another variation on the five-bay-wide theme, but this time an asymmetrical one, and with corner quoins as well, the Schwartz Residence is in almost every other respect identical to the Bentley Residence just discussed. Its relatively modest use of classically derived design elements, however, can be more fully appreciated when compared to the much more elaborate Georgian Revival style Randall Austin Ross Residence next door at 2933 N. Newport Ave., built in 1930 to a design by Herman W. Buemming.

Georgian Revival

William W. Akin Residence 3043 N. Summit Ave. 1911 Brust & Philipp, architect

The Akin Residence is a textbook example of the best early Georgian Revival designs. Like the Colonial Revival examples listed above, the Akin Residence is also essentially a two-story, rectilinear plan building with a symmetrical five-bay-wide main facade, and it uses six-over-six-light double hung windows as well, but the architects have given this house a cladding of red brick, a hip roof that features three gable-roofed front-facing dormers, two large brick chimney stacks positioned at either end of the roof, and a classically derived entrance door surround that has an entablature that is upheld by two pairs of Ionic order columns that flank the entrance door, which is itself flanked with sidelights and has a fanlight above. Other details of note include the judicious use of limestone trim in the form of keystones over the windows and for a beltcourse that encircles the house between the two stories. The whole ensemble is closely modeled after authentic Georgian style mansions along the James River in Virginia and reflects the architect's considerable knowledge of historic precedent.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 10 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

B. ??? Residence 3059 N. Summit Ave. 1914 Scott & Scott, architects

Although the owners of this excellent house have not yet been identified, the design they purchased is an outstanding one and is an interesting variation on the five-bay-wide theme already discussed above. Essentially a square plan version of the theme, this residence is also clad in red brick and features corner quoins and an elaborate classically inspired main entrance complete with sidelights and fanlight. The principal difference between this residence and the Akins Residence two doors to the south is that this one has a gambrel roof rather than the much more typical gable or hip roof versions of the style.

Taken together with the Akin Residence and the only slightly smaller Georgian Revival style John Thompson House at 3053 N. Summit Ave. (built in 1913 to a design by Fitzhugh Scott) that is located between them, these three houses constitute a fascinating look at buildings built within a three year period utilizing the Georgian Revival style.

Shelbourne Apartments 3123-3133 N. Marietta St. 1923 Herbst & Kuenzli, architects

The Shelbourne Apartments constitutes the use of the Georgian Revival style on a very different scale from the typical single family residence. The Shelbourne is a large three-story U-plan building that houses eleven multi-room living units. It is clad in red brick, makes extensive use of cut stone trim, has a multi-hip roof, and features a variety of window types including principally six-over-one-light double hung sash or ten-light casements. The essential form of the building is reminiscent of Georgian period great houses in England in which a recessed center block would be flanked by two wings that extend forward, creating a three-sided court in front of the main entrance. The same plan works equally well for an apartment building of this scale as well, which is actually only slightly larger than the largest of the great houses it was designed to suggest. Perhaps as a result, the Shelbourne is actually quite a good neighbor to the single family residences that surround it and the large green space in front of it constitutes one of the few semi-public green spaces in the District.

Herman Fehr Residence 3014 N. Sheperd Ave. 1924 Kirchoff & Rose, architects

The Fehr Residence is yet another five-bay, two-story, side gable-roofed, red brick example of the style and at first sight a plain one at that. In point of fact, however, the Fehr Residence is one of the most accurate reproductions in the District of a genuine Georgian style design, this particular example being of a type that is found in the tidewater part of Virginia and especially in and near Annapolis, Maryland. With its twin chimney stacks placed on either side of the perfectly symmetrical main facade, its use of limestone headers over the twelve-over-twelve-light double hung windows, and the small but highly accurate pedimented surround of the entrance door, this house is a testament to the progress some architects had made in their understanding of the historic precedents that were the foundation of the Period Revival styles.

Mediterranean Revival

The Kenwood park-Prospect Hill Historic District is particularly rich in examples of the Mediterranean Revival style and examples come in a wide variety of sizes. All examples, however, share exterior walls covered in either brick, stone, or stucco, and most, but not all, feature rectilinear plan main blocks that have symmetrically designed main facades and shallow-pitched tile-covered roofs. The following are some of the typical and atypical examples found in the District.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 11 Kenwood Park-prospect Hill Historic District
Milwaukee, Milwaukee County, WI

James T. Bannen Residence 2906 E. Newport Ave. 1916 Herman W. Buemming, architect

The Bannen Residence is one of the largest examples of the Mediterranean Revival style in the District. Although provided with what looks like a rectilinear plan two-story main block, the house actually has a more complex plan having a recessed two-story wing to the right (east) of the main block and another wing extending from the rear as well, along with a separate automobile garage that was designed to resemble a garden structure. The house is clad completely in stucco that covers walls made of building tiles and the shallow-pitched hip roof is covered in barrel tiles and has wide overhanging eaves. The first story of the symmetrical main facade features tall casement type windows that flank the arcaded, deeply recessed entrance. In addition, a wide balustraded stone terrace spans the entire front of the house.

Charles A. Krause Residence 2925 E. Kenwood Blvd. 1917 Charles W. Valentine, architect

The Krause Residence is one of the most formal in the entire District and should, more properly, be considered to be an example of the Italian Renaissance Revival style. It is interesting to see how deeply the seminal work of the great Italian architect Palladio was and how his work influenced the historic styles upon which the Period Revival styles are based. For instance, the multiple bay symmetrical facade with a centered entrance door gradually spread throughout much of Europe and eventually to England, where it became a part of the Georgian style. This style was then imported to the United States and resulted in both Georgian style houses of our own and also for vernacular variants, both of which then became the basis for the equivalent Revival examples of the late nineteenth and twentieth centuries. Thus, the five-bay-wide motif mentioned earlier has deep roots in Italian architecture, so it is not surprising to see it recur again in the Krause Residence,

Clad in dressed limestone, the Krause Residence is also a two-story, rectilinear plan building with a symmetrical five-bay-wide main facade. Here, however, paired casement windows are used throughout and the flat roof of the house is concealed behind a classically influenced balustrade that encircles it. In addition, cut stone balconets are placed below the second story windows, a wrought iron and glass canopy is suspended above the wrought iron and glass entrance door, and decorative stone shields are affixed to the facade on either side of the centrally placed second story window. There is also a plainer two-story limestone clad carriage house located behind the house that began as a one-story building and then had a second story added to provide additional staff living quarters.

C. Kurth Residence 3026 N. Marietta Ave. 1917 Robert A. Messmer & Bros., architects

The Kurth Residence is a more typical example of the Mediterranean Revival style, being a stucco-clad, rectilinear plan, two-story building whose walls are sheltered by the wide, overhanging eaves of the shallow-pitched barrel-tile-covered hip roof of the house. The house is out of the ordinary, however, in having fine cut stone ornamentation accenting its windows and the classically derived main entrance surround and the enriched surround of the second story window directly above it. A balustraded stone terrace also spans the entire front of the house as well.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 12 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

C. Kron Residence 3432 N. Shepard Ave. 1922 Robert A. Messmer & Bros., architects

Another, smaller three-bay-wide example of the style by the same architect as the Kurth Residence above. Here too, the house is clad in stucco and the shallow-pitched hip roof is covered in barrel-tiles. Smaller size need not come at the expense of dignity, however, which the architect has provided by exercising great care in the composition and proportioning of the facade and by placing large pairs of eight-light casement windows on either side of the centered entrance, whose unusual pointed arch cut stone surround has authentic roots in Florentine architecture of the Renaissance. Further gravity is given to the composition by placing a shallowly curved entrance driveway in front of it.

John F. Kern Residence 3233 N. Lake Dr. 1923 architect unknown

The Kern Residence is one of the best examples of the Mediterranean Revival style in the District, which makes the fact that the building permit for this property does not list an architect even more regrettable. Once again, the basic five-bay-wide format is employed and this two-story house is, as are so many others, stucco-clad and rectilinear in plan, its walls being sheltered by the wide, overhanging eaves of its shallow-pitched barrel-tile-covered hip roof. Here, however, the first story windows are all of the paired ten-light casement type with transoms above, each pair also being placed within a very shallow semi-circular-arched surround that is itself inset into the main wall surface. The main entrance door is similarly inset as well, so that the total effect is of a full-width arcade that is stretched across the first story of the facade. The windows in the second story above are all paired six-light casement windows set in flat-arched openings and the total effect is actually strikingly successful in evoking the type of Mediterranean architecture that was the inspiration of this type of design.

Tudor Revival

William C. Vandenberg Residence 2924 E. Linnwood Ave. 1906 Leenhouts & Guthrie, architects

The Vandenberg Residence is one of the earlier true examples of the Tudor Revival style in the District and is in many ways one of the most charming thanks to its extensive use of the false half-timber work that is a stylistic hallmark. Like most examples of the style, this example is irregular in plan, the Vandenberg house also being unusually long for its width due to the considerations imposed by its tight corner lot relative to the size of the building. The house is two-stories in height and is sheltered by a multi-gable roof. Parts of the first story are clad in fieldstone but much of it is also clad in stucco banded by half timber work as is the whole of the second story, which has the most elaborate half timber treatment of any house in the District. The asymmetrical E. Linnwood Ave. main facade is further enlivened by the use of projecting wall dormers and two-story ells.

William C. Vandenberg was listed as a vice-president in the Milwaukee city directories.

Horace A. J. Upham Residence 3109 N. Lake Dr. 1911 Alexander C. Eschweiler, architect

The very large Upham Residence is one of the grandest residences in the District and occupies a prominent corner lot that gives it principal facades that face onto both Kenwood Blvd. and onto N. Lake Dr. Clad completely in quarry faced

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 13 North Point North Historic District
Milwaukee, Milwaukee County, WI

sandstone, this irregular plan two-and-one-half story house is sheltered by a multi-gable roof that is covered in flat tiles. As is typical of the style, all facades are asymmetrical in design and windows are usually placed in groups, with the first story groups being larger than those on the second story because of the more public nature of the rooms they provided light for. Projecting square and polygonal plan one and two-story bays add variety to the various facades and the whole ensemble is one of massive dignity.

Horace A. J. Upham was the son of one of the early landholders whose land went into the making of the District. An attorney and senior partner in the firm of Upham, Black, Russell, and Richardson, Upham was closely associated with the business affairs of Milwaukee pioneer businessman Daniel Wells and was the manager of his estate after his death. Upham was also a noted philanthropist who was principally responsible for buying and preserving the lands along the Wisconsin River in the Wisconsin Dells area, much of which he gave in trust to the University of Wisconsin.

Paula & Erwin Uihlein Residence 3319 N. Lake Dr. 1914 Kirchoff & Rose, architects

The Uihlein Residence is the largest of all the residences in the District. Built at a cost of well over \$200,000 in 1914, the house occupies a multiple lot parcel on the corner of N. Lake Dr. and E. Hartford Ave. that makes up almost a quarter of the block of which it is a part. In effect, this made the property a mini-estate, a designation that is reinforced by the presence of two outbuildings used to house staff that are attached to the house itself by long greenhouse wings.

The main house is rectangular in plan and two-stories in height and has walls that are clad in brown brick ornamented with limestone details. Sheltering the house is a slate-covered hip roof whose ridgeline runs north-south. The twelve-bay-wide main east-facing N. Lake Drive facade is asymmetrical in design and has its main entrance placed in the first story of a two-story entrance pavilion that has stone quoins and a gable roof. Paired leaded casement type windows are used throughout the house which is impressive more for its length than its design, which reputedly was modeled after a 17th century English priory.

The way the estates outbuildings were integrated into the total design is the Uihlein house's most interesting feature. Two long one-story greenhouse wings extend from either end of the house, one to the south towards E. Hartford Ave. and the other to the east towards N. Lake Dr. At the point where each of these wings nears their respective streets they each connect to a two-story brown brick, slate-roofed outbuilding used to house staff quarters and other service needs. The result is a large L-plan complex of interconnected elements and these two outbuildings also do double duty by forming part of the high brick wall that surrounds most of the property. The only view into the beautifully kept grounds that the building complex and the walls enclose is through the main entrance on N. Lake Drive, which consists of a beautifully crafted wrought iron entrance gate designed and built by famed Milwaukee craftsman Cyril Colnik, which opens onto a serpentine path that leads to the front door of the house.

The happy possessors of this small estate were Paula and Erwin Uihlein, two of the children of August Uihlein, who had, with his four brothers, inherited and then greatly expanded the Joseph Schlitz Brewing Co., once one of the nation's largest makers of beer. Interestingly, another even grander family estate, one belonging to Joseph Uihlein, is located across the street at 3318 N. Lake Dr.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 14 Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, WI

Armin A. Schlesinger Residence 3270 N. Marietta Ave. 1911 Fitzhugh Scott, architect

The Schlesinger Residence is the largest and most imposing residence in the District. This grand Tudor Revival house cost almost \$150,000 to build and occupies a parcel that comprises more than a third of its block and gives the house frontage on N. Lake Drive, E. Hartford Ave., and N. Marietta Ave. Essentially rectilinear in plan, the two-and-one-half story Schlesinger Residence is clad in brown brick accented with deep red sandstone and dark red tiles and it is sheltered by a multi-gable slate-covered roof. Such a bald description does scant justice to the design, however, which makes use of the full panoply of Tudor Revival devices to produce its cumulative effect. Several large gable-roofed two-and-one-half story ells project from the main east-facing 127'-foot-long Lake Drive facade, adding variety to the facade and more square footage inside, and several massive chimney stacks speak to the number of fireplaces inside the house.

Armin Schlesinger was a member of a very prominent Milwaukee family and he inherited and then expanded several companies that dealt in coal and coke. Today, this house is owned by UW-Milwaukee, which operates it as the Edith Hefter Conference Center.

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 15

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 preservation. These are as follows:

- | | |
|-----------------------------|-----------------------------|
| AC = Arts & Crafts | IT = Italianate |
| AF = American Foursquare | MED = Mediterranean Revival |
| BU = Bungalow | NE = Neo-Classical |
| CO = Colonial Revival | NG = Neogothic Revival |
| CON = Contemporary | PR = Prairie School |
| CR = Craftsman | QU = Queen Anne |
| DU = Dutch Colonial Revival | SG = Side Gabled |
| EZ = Elizabethan Revival | SH = Shingle Style |
| FG = Front Gabled | SP = Spanish Colonial |
| FP = French Provincial | TU = Tudor Revival |
| GN = Georgian Revival | |
| GR = Greek Revival | |

C/NC	Number		Street	Original Owner	Date	Style
C	2707	E.	Edgewood Ave.	House	pre-1932	MED
C	2723	E.	Edgewood Ave.	J. H. Silliman House	1926	MED
C	2807	E.	Edgewood Ave.	Emanuel M. Phillips House	1923	GN
C	2929	E.	Edgewood Ave.	Myron Laskin House	pre-1929	FP
C	2824	N.	Hackett Ave.	Frank W. Robinson House	1894	QU
C	2825	N.	Hackett Ave.	Carl F. Eschweiler House	1894	TU
C	2830	N.	Hackett Ave.	Wilford M. Wilson House	1903	QU
C	2831	N.	Hackett Ave.	Fred W. Rogers House	1912	CR
C	2834	N.	Hackett Ave.	Geo. Schley House	1905	QU
C	2839	N.	Hackett Ave.	Peter H. Laws House	1894	QU
C	2840	N.	Hackett Ave.	Geo. Schley House	1906	QU
C	2844	N.	Hackett Ave.	Geo. Schley House	1905	QU
NC	2845	N.	Hackett Ave.	William L. Sherman House	1894	AF
C	2847-49	N.	Hackett Ave.	Louis C. Suckow House	1895	QU
C	2850	N.	Hackett Ave.	Geo. Schley House	1905	AF
C	2853	N.	Hackett Ave.	William H. Bowers House	1894	QU
C	2854	N.	Hackett Ave.	Geo. Schley House	1905	QU
C	2861-63	N.	Hackett Ave.	J. Hogan House	ca.1905	CR

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 16

C/NC	Number		Street	Original Owner	Date	Style
C	2862	N.	Hackett Ave.	Geo. Schley House	1905	AF
C	2864	N.	Hackett Ave.	Scranton Stockdale House	1922	MED
C	2865	N.	Hackett Ave.	Scranton Stockdale House	1922	DU
C	2905	N.	Hackett Ave.	Scranton Stockdale House	1922	BU
C	2909	N.	Hackett Ave.	House	ca.1900	QU
C	2912	N.	Hackett Ave.	Edward A. Farmer House	ca.1908	QU
C	2913	N.	Hackett Ave.	Mrs. Mueller House	1920	QU
C	2918	N.	Hackett Ave.	Hackett & Hoff House	1902	QU
C	2919	N.	Hackett Ave.	Herbert J. Leach House	1904-6	AF
C	2922-24	N.	Hackett Ave.	Richard Elkert House	1922	CR
C	2925	N.	Hackett Ave.	H. J. Delaney House	1905	QU
C	2932	N.	Hackett Ave.	C. J. Morris House	1907	QU
C	2933	N.	Hackett Ave.	Florence McNaughton House	1928	AF
C	2936	N.	Hackett Ave.	Geo. Schley House	1906	QU
C	2937	N.	Hackett Ave.	Murray M. Hunter House	1899	QU
C	2941	N.	Hackett Ave.	C. A. Sprague House	ca.1904	QU
C	2942	N.	Hackett Ave.	Geo. Schley House	1906	QU
C	2949	N.	Hackett Ave.	Robert A. Kirkpatrick House	ca.1901	QU
C	2950	N.	Hackett Ave.	P. H. Donley House	1908	QU
C	2953-55	N.	Hackett Ave.	Samuel Reiss House	1908	AF
C	2956	N.	Hackett Ave.	? L. Richards House	1905	CR
C	2960	N.	Hackett Ave.	Hackett & Hoff House	1902	QU
C	2961	N.	Hackett Ave.	Abraham Christianson House	ca.1909	TU
C	2966	N.	Hackett Ave.	Geo. Schley House	ca.1908	CR
C	2967	N.	Hackett Ave.	Hackett & Hoff House	1902	QU
C	2972	N.	Hackett Ave.	Geo. Schley House	1908	QU
C	2973	N.	Hackett Ave.	H. Ardry House	1908	QU
C	2977	N.	Hackett Ave.	J. Stoltz House	1900	CR
C	2978	N.	Hackett Ave.	Geo. Schley House	1915	BU
C	3000-05	N.	Hackett Ave.	C. F. Dwight House	1904	QU
C	3004	N.	Hackett Ave.	Leonard A. Meyer House	1915	CR
C	3009	N.	Hackett Ave.	Geo. Schley House	1914	AF
C	3012	N.	Hackett Ave.	Mrs. C. Hinkel House	1915	TU
C	3015	N.	Hackett Ave.	Geo. Schley House	ca.1911	CR
C	3018	N.	Hackett Ave.	P. L. Peterson House	ca.1909	AC
C	3022	N.	Hackett Ave.	Geo. Schley House	ca. 1911	CR
C	3023	N.	Hackett Ave.	R. Leidiger House	1912	TU
C	3027	N.	Hackett Ave.	R. Leidiger House	1914	BU
C	3028	N.	Hackett Ave.	Geo. Schley House	1912	CR
C	3033	N.	Hackett Ave.	Geo. Schley House	1913	AF
C	3034	N.	Hackett Ave.	Geo. Schley House	1911	CR

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 17

C/NC	Number		Street	Original Owner	Date	Style
C	3039	N.	Hackett Ave.	Geo. Schley House	ca. 1911	CR
C	3042	N.	Hackett Ave.	Geo. Schley House	1910	AF
C	3043	N.	Hackett Ave.	Geo. Schley House	1912	QU
C	3046	N.	Hackett Ave.	Geo. Schley House	1911	CR
C	3049	N.	Hackett Ave.	Geo. Schley House	1911	CR
C	3054	N.	Hackett Ave.	Frank Travers House	1913	GN
C	3055	N.	Hackett Ave.	Geo. Schley House	1912	CR
C	3060	N.	Hackett Ave.	William Weiner House	1915	CR
C	3061	N.	Hackett Ave.	Geo. Schley House	1911	CR
C	3067	N.	Hackett Ave.	Robert H. Frank House	1923	TU
C	3073	N.	Hackett Ave.	House	pre-1932	TU
C	3106	N.	Hackett Ave.	G. H. Norris House	1922	TU
C	3107	N.	Hackett Ave.	Isaac Barnett House	1924	MED
C	3116-18	N.	Hackett Ave.	Charles Sears Flats	1909	QU
C	3121-23	N.	Hackett Ave.	William M. Wolff House	1928	CR
C	3124	N.	Hackett Ave.	Henry J. Hase House	1905	QU
C	3129	N.	Hackett Ave.	Oswald Schmidt House	1895	QU
C	3133	N.	Hackett Ave.	Henry E. Legler House	1903	CR
C	3207	N.	Hackett Ave.	E. L. Phillip House	1909	GN
C	3211-15	N.	Hackett Ave.	House	ca. 1925	FP
C	3212	N.	Hackett Ave.	House	ca. 1905	QU
C	3224	N.	Hackett Ave.	R. C. Hase House	1915	CR
C	3225	N.	Hackett Ave.	John H. Pfungsten House	1906	QU
C	3233	N.	Hackett Ave.	W. H. Perthesins House	1908	CR
C	3234	N.	Hackett Ave.	Dr. H. L. Banghaf House	1906	QU
C	3239	N.	Hackett Ave.	Mrs. A. J. Freuler House	1908	CR
C	3243	N.	Hackett Ave.	F. A. Dorothy House	1909	QU
C	3244	N.	Hackett Ave.	L. Frank Lukens House	1896	QU
C	3247	N.	Hackett Ave.	F. A. Dorothy House	1908	QU
C	3248	N.	Hackett Ave.	W. A. Bowers House	1904	QU
NC	3253	N.	Hackett Ave.	Thomas H. Peltier House	1963-5	CO
C	3254	N.	Hackett Ave.	J. D. Learned House	1908	QU
C	3256-58	N.	Hackett Ave.	Miss M. Pipkorn House	1921	PR
C	3259	N.	Hackett Ave.	Oscar Fame House	1894	DU
C	3263	N.	Hackett Ave.	C. E. Betts Flats	1901	QU
C	3264	N.	Hackett Ave.	Mrs. E. A. Schroeder House	1917	AC
C	3268	N.	Hackett Ave.	J. W. Tufts House	1900	QU
C	3272-74	N.	Hackett Ave.	A. J. Wenzel House	1904	QU
C	3275	N.	Hackett Ave.	Toni Zimm House	1908	AC
C	3278-80	N.	Hackett Ave.	A. J. Wenzel House	1904	QU
C	3284	N.	Hackett Ave.	J. R. Freuler House	1901	QU

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 18

C/NC	Number		Street	Original Owner	Date	Style
C	3285	N.	Hackett Ave.	Harry L. Kellogg House	1900	QU
C	3308-10	N.	Hackett Ave.	Duplex	ca.1915	CR
C	3309	N.	Hackett Ave.	Herbert Kinne House	1901	CR
C	3314	N.	Hackett Ave.	Drs. Calana & Frankel Flats	1926	TU
C	3315	N.	Hackett Ave.	Betty Kaisiner House	1908	AF
C	3319-21	N.	Hackett Ave.	Elizabeth Meyer Flats	1921	CR
C	3320	N.	Hackett Ave.	Kenwood Land Co. House	1902	QU
C	3326	N.	Hackett Ave.	W. C. Bennett House	1901	QU
C	3327	N.	Hackett Ave.	Kenwood Land Co. House	1902	QU
C	3332	N.	Hackett Ave.	John H. Pfingsten House	1906	TU
C	3333	N.	Hackett Ave.	V. F. Gasser House	1925	GN
C	3340	N.	Hackett Ave.	Miss Mabel Yahr House	1926	TU
C	3341	N.	Hackett Ave.	Max Griebsh House	1917	CR
C	3346	N.	Hackett Ave.	H. J. Newman House	1923	CR
C	3351	N.	Hackett Ave.	H. J. Newman House	1923	CR
C	3352	N.	Hackett Ave.	Edwin A. Forrer House	1924	GN
C	3357	N.	Hackett Ave.	Oscar J. Worth, Jr. House	1926	TU
C	3360	N.	Hackett Ave.	Cecil A. Kitz House	1928	MED
C	3366	N.	Hackett Ave.	American Builders Services House	1923	PR
C	3367	N.	Hackett Ave.	House	ca.1922	PR
C	3373	N.	Hackett Ave.	Mrs. Robert Baubauch House	1922	GN
C	3374	N.	Hackett Ave.	Richard C. Munsche House	1925	MED
C	3405	N.	Hackett Ave.	The Hinkley Co. House	1916	CR
C	3410	N.	Hackett Ave.	Kenneth P. Grubb House	1935	CO
C	3411	N.	Hackett Ave.	Mrs. A. P. Bour House	1921	CO
C	3416	N.	Hackett Ave.	W. F. Schaetzke House	1919	CO
C	3417	N.	Hackett Ave.	Mrs. Berth Birnbaum House	1922	CO
C	3423	N.	Hackett Ave.	Arthur Straus House	1920	AC
C	3424	N.	Hackett Ave.	Sam Breslauer House	1922	MED
C	3432	N.	Hackett Ave.	Mrs. Carl Forster House	1924	MED
C	3433	N.	Hackett Ave.	Maynard Puken House	1921	CO
C	3438	N.	Hackett Ave.	House	pre-1932	MED
C	3439	N.	Hackett Ave.	Arthur Straus House	1920	MED
C	3444	N.	Hackett Ave.	Frank Boardman House	1923	CO
C	3447	N.	Hackett Ave.	Arthur Straus House	1921	CO
C	3452	N.	Hackett Ave.	W. H. Bennett House	1923	MED
C	3453	N.	Hackett Ave.	H. E. Cogeshell House	1923	MED

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 19

C/NC	Number		Street	Original Owner	Date	Style
C	3460	N.	Hackett Ave.	Max Oberdorfer House	1925	CO
C	3461	N.	Hackett Ave.	House	1922	TU
C	3466	N.	Hackett Ave.	Scranton Stockdale House	1922	TU
C	3467	N.	Hackett Ave.	House	ca.1930	GN
C	3472	N.	Hackett Ave.	John Fons House	1922	FP
C	3475	N.	Hackett Ave.	D. C. Lappin House	1922	MED
C	3481	N.	Hackett Ave.	Mrs. E. J. Ries House	1922	DU
C	3482	N.	Hackett Ave.	Roy B. Sanborn House	1916	CR
C	3488	N.	Hackett Ave.	Miss B. Laubenheimer House	1917	CR
C	3489	N.	Hackett Ave.	Dr. Harry Greenberg House	1921	CO
C	3493	N.	Hackett Ave.	William C. Keller House	1921	CR
C	2708	E.	Hampshire St.	W. J. Buckley House	1903	SH
C	2717	E.	Hampshire St.	Plymouth Congregational Church Complex	1913- 14/1929	NG
C	2824	E.	Hampshire St.	Capt. F. J. Van Patten House	1909	CR
C	3004	E.	Hampshire St.	W. R. Sandel House	1905	GN
C	3005	E.	Hampshire St.	John F. Dumphy House	1914	CR
C	3025	E.	Hampshire St.	Louis Kuhn House	1917	GN
C	2626	E.	Hartford Ave.	John A. Post House	1912	CR
C	2704-12	E.	Hartford Ave.	James McIntosh Duplex	1916	TU
C	2717-19	E.	Hartford Ave.	Frank O. Phelps Duplex	1905	QU
C	2815	E.	Hartford Ave.	J. Smart House	1909	QU
C	2816-18	E.	Hartford Ave.	Dr. J. A. Back Flats	1909	CR
C	2822	E.	Hartford Ave.	Dr. J. A. Back House	1909	CR
C	2830	E.	Hartford Ave.	Dr. J. A. Back House	1909	CR
NC	2924	E.	Hartford Ave.	Warren B. O'Connor House	1976	CO
C	2929	E.	Hartford Ave.	C. Phillips House	1951	CO
C	2605-19	E.	Kenwood Blvd.	H. W. Tullgren Apartments	1922	CO
C	2620-22	E.	Kenwood Blvd.	Garden Acre Realty Co. Hse.	1923	MED
C	2710	E.	Kenwood Blvd.	R. W. Dwyer House	1925	TU
C	2711	E.	Kenwood Blvd.	Victor Morris House	1926	FG
C	2715-17	E.	Kenwood Blvd.	E. Rockwell Duplex	1941	CO
C	2716-18	E.	Kenwood Blvd.	G. Haas Duplex	1905	GN
C	2726	E.	Kenwood Blvd.	Frederich R. Buell House	1899	TU
C	2805	E.	Kenwood Blvd.	Frank Grossman House	1927	MED

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 20

C/NC	Number		Street	Original Owner	Date	Style
C	2808	E.	Kenwood Blvd.	Mrs. A. O. Watkins House	ca.1903	TU
C	2816	E.	Kenwood Blvd.	R. H. Mansfield House	1908	TU
C	2903	E.	Kenwood Blvd.	Chris Schoen House	1922	TU
C	2904	E.	Kenwood Blvd.	House	pre-1932	GN
C	2908-10	E.	Kenwood Blvd.	John McClymont House	1922	GN
C	2915	E.	Kenwood Blvd.	Edward H. Dahinden House	1922	TU
C	2925	E.	Kenwood Blvd.	Charles A. Krause House	1917	MED
C	2928	E.	Kenwood Blvd.	Dr. A. T. Holbrook House	1908	AC
C	3002	E.	Kenwood Blvd.	Mrs. Molitor House	1917	MED
C	3005	E.	Kenwood Blvd.	Mrs. Louis A. Dahlman House	1913	GN
C	2825	N.	Lake Dr.	M. J. Froehlich House	1909	PR
C	2835	N.	Lake Dr.	Alonzo Foule Duplex	1924	TU
C	2841	N.	Lake Dr.	Geo. Schley & Sons Duplex	1927	MED
C	2851	N.	Lake Dr.	H. J. Stolz Duplex	1925	TU
C	2857	N.	Lake Dr.	Fred J. Gruhl House	1925	TU
C	2863-65	N.	Lake Dr.	Bay Land Co. House	1924	FP
C	2905-07	N.	Lake Dr.	B. Elliot Duplex	1926	TU
C	2913	N.	Lake Dr.	Hercules Constr. Co. Duplex	1926	FP
C	2921	N.	Lake Dr.	Walter J. Bentley House	1926	CO
C	2933	N.	Lake Dr.	G. H. Norris House	1914	CR
C	2943	N.	Lake Dr.	Geo. Schley & Sons House	1925	TU
C	2951	N.	Lake Dr.	Nathaniel Greene House	1916	TU
C	2963	N.	Lake Dr.	Frank Schaaf House	1916	MED
C	3005	N.	Lake Dr.	Geo. Schley & Sons House	1929	TU
C	3021	N.	Lake Dr.	A. P. Kunzelmann House	1922	MED
C	3027	N.	Lake Dr.	Geo. Schley & Sons House	1925	MED
C	3033	N.	Lake Dr.	F. J. O'Brien House	1929	TU
C	3049	N.	Lake Dr.	Geo. Schley & Sons House	1928	TU
C	3057	N.	Lake Dr.	Geo. Schley & Sons House	1929	GN
C	3067	N.	Lake Dr.	Geo. Schley & Sons House	1929	MED
C	3075	N.	Lake Dr.	Geo. Schley & Sons House	1929	CO
C	3109	N.	Lake Dr.	H. A. J. Upham House	1911	TU
C	3123	N.	Lake Dr.	? B. Wells House	1910	CR
C	3201	N.	Lake Dr.	Lee A. Dearholt House	1906	NE
C	3223	N.	Lake Dr.	E. H. Schwartzburg House	1922	TU
C	3233	N.	Lake Dr.	John F. Kern House	1924	MED
C	3245	N.	Lake Dr.	William Bergen House	1913	TU
C	3319	N.	Lake Dr.	Paula & Erwin Uihlein House	1914	TU
NC	3329	N.	Lake Dr.	Mark Miller House	1988	GN

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 21

C/NC	Number		Street	Original Owner	Date	Style
C	3347	N.	Lake Dr.	Interstate Bldg. & Finance Hse.	1927	MED
NC	3351-57	N.	Lake Dr.	C. D. Corporation Duplex	1968	CON
C	3365	N.	Lake Dr.	Geo. Schley & Sons House	1926	GN
C	3405	N.	Lake Dr.	Geo. Schley & Sons House	1918	MED
C	3417	N.	Lake Dr.	The Investment Co. House	1922	EZ
C	3431	N.	Lake Dr.	H. Friedman House	1953	CON
C	3435	N.	Lake Dr.	S. A. Weyenberg House	1927	FP
C	3445	N.	Lake Dr.	Dr. Ralph Sproule House	1930	TU
C	3453	N.	Lake Dr.	Geo. Schley & Sons House	1925	FP
C	3459	N.	Lake Dr.	Arthur Schmidman House	1953	CO
C	3465	N.	Lake Dr.	Geo. Schley & Sons House	1926	TU
C	3477	N.	Lake Dr.	Geo. Schley & Sons House	1925	TU
C	3481	N.	Lake Dr.	Geo. Schley & Sons House	1926	MED
C	3487	N.	Lake Dr.	Geo. Schley & Sons House	1929	TU
NC	2620	E.	Linwood Ave.	House	c. 1930	CON
C	2726	E.	Linnwood Ave.	F. J. Pringle House	1912	PR
C	2804	E.	Linnwood Ave.	L. Esser House	1909	TU
C	2807	E.	Linnwood Ave.	August Knoll, Jr. House	1920	GN
C	2826	E.	Linnwood Ave.	E. B. Cottrill House	1904	TU
C	2906	E.	Linnwood Ave.	William Greene House	1909	PR
C	2907	E.	Linnwood Ave.	Julius Rocher House	1913	TU
C	2924	E.	Linnwood Ave.	William C. Vandenberg House	1906	TU
C	3007	E.	Linnwood Ave.	H. Schmidt & Son House	1911	PR
C	3008	E.	Linnwood Ave.	Ralph Friend House	1909	TU
C	2704	E.	Locust St.	Scranton Stockdale House	1922	CR
C	2712	E.	Locust St.	Scranton Stockdale House	1922	DU
C	2719	E.	Locust St.	Milwaukee Contracting Co. Hse	1922	CO
C	2806	E.	Locust St.	Wm. F. Engelhardt House	1912	PR
C	2811	E.	Locust St.	Scranton Stockdale House	1922	CO
C	2905	E.	Locust St.	David R. Thomas House	1926	AC
C	2825	N.	Marietta Ave.	Harrison H. Mills House	1896	QU
C	2831	N.	Marietta Ave.	Mary A. Marchant House	ca. 1896	QU
C	2837	N.	Marietta Ave.	Benjamin Painter House	1897	QU
C	2843	N.	Marietta Ave.	Albert Blatz, Jr. House	1913	AF
C	2853	N.	Marietta Ave.	Mrs. Fanny Toombs House	1898	QU
C	2859	N.	Marietta Ave.	Warren Gee House	1897	QU
C	2860-62	N.	Marietta Ave.	Bay Land Co. House	1924	CO
C	2867	N.	Marietta Ave.	George E. Herrick House	1900	QU

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 22

C/NC	Number		Street	Original Owner	Date	Style
C	2903	N.	Marietta Ave.	Mrs. M. Goodman House	1898	QU
C	2906	N.	Marietta Ave.	Dr. J. Greenberg Flats	1925	TU
C	2909-11	N.	Marietta Ave.	Geo. E. Morrill House	1897	QU
C	2914-16	N.	Marietta Ave.	W. J. Bentley Flats	1922	GN
C	2915	N.	Marietta Ave.	Geo. E. Morrill House	1902-4	QU
C	2922	N.	Marietta Ave.	Walter Becherer House	1927	TU
C	2923	N.	Marietta Ave.	William C. Vandenberg House	1903	TU
C	2930	N.	Marietta Ave.	Roger Trump House	1924	TU
C	2931	N.	Marietta Ave.	Otto Zielsdorf House	1899	NE
C	2934	N.	Marietta Ave.	Geo. Schley & Sons House	1923	MED
C	2937	N.	Marietta Ave.	Ben Painter House	1904	QU
C	2942	N.	Marietta Ave.	Geo. Schley & Sons House	1922	TU
C	2943	N.	Marietta Ave.	Peter C. Williams House	1904	GN
C	2950	N.	Marietta Ave.	Geo. Schley & Sons House	1923	TU
C	2951	N.	Marietta Ave.	Tom Bentley House	1923	GN
C	2960	N.	Marietta Ave.	Berthold W. Fueger House	1922	CO
C	2961	N.	Marietta Ave.	Percy Luebben House	1911	CR
C	2967	N.	Marietta Ave.	A. W. Arnold House	1921	TU
C	2977	N.	Marietta Ave.	Charles A. Krause House	1916	GN
C	3014	N.	Marietta Ave.	Dr. O. H. Foerster House	1915	GN
C	3017	N.	Marietta Ave.	August Bergenthal House	1914	AC
C	3026	N.	Marietta Ave.	C. Kurth House	1917	MED
C	3027	N.	Marietta Ave.	B. Marcell House	1913	PR
C	3036	N.	Marietta Ave.	Wm. F. Lueck House	1913	AC
C	3037	N.	Marietta Ave.	Mrs. H. J. Hoffman House	1913	MED
C	3043	N.	Marietta Ave.	E. A. Oliver House	1911	AC
C	3048	N.	Marietta Ave.	Joseph R. Dyer House	1912	TU
C	3051	N.	Marietta Ave.	Edward J. Meisenheimer House	1912	CR
C	3060	N.	Marietta Ave.	Oscar E. Koehler House	1916	MED
C	3061	N.	Marietta Ave.	H. J. Delaney House	1912	PR
C	3118	N.	Marietta Ave.	Cornelius Leenhouts House	1908	TU
C	3123-33	N.	Marietta Ave.	Shelbourne Apartments	1923	GN
C	3124	N.	Marietta Ave.	Emil Zens House	1909	QU
C	3130-32	N.	Marietta Ave.	Hercules Constr. Co. Flats	1924	CR
C	3205	N.	Marietta Ave.	Mrs. Katherine Kennedy Apts.	1909	GN
C	3206-08	N.	Marietta Ave.	Dr. J. P. Connell Flats	1907	QU
C	3212	N.	Marietta Ave.	Mrs. Mary E. McDonald House	1903	QU
C	3213	N.	Marietta Ave.	House	pre-1932	DU
C	3216-18	N.	Marietta Ave.	Elizabeth Meyer House	1914	CR
C	3217-19	N.	Marietta Ave.	W. A. Turner Flats	1906	QU
C	3223-25	N.	Marietta Ave.	Rienhard Roehmheld Flats	1913	CR

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 23

C/NC	Number		Street	Original Owner	Date	Style
C	3224	N.	Marietta Ave.	R. Gould House	1904	DU
C	3228	N.	Marietta Ave.	Mrs. Susan Garlick House	1907	CO
C	3229	N.	Marietta Ave.	R. G. Harper House	1913	CR
C	3235-37	N.	Marietta Ave.	H. Wilk House	1900	QU
C	3238	N.	Marietta Ave.	F. C. Lawton House	1904	QU
C	3239	N.	Marietta Ave.	H. Wilk House	1900	QU
C	3247	N.	Marietta Ave.	C. Saunders House	1902	QU
C	3253-55	N.	Marietta Ave.	L. S. Saunders House	1901	QU
C	3257	N.	Marietta Ave.	Mrs. A. Lowenbach House	1915	CR
C	3263	N.	Marietta Ave.	C. Roth House	1904	QU
C	3269	N.	Marietta Ave.	Mrs. Bessie Hanson Flats	1923	FP
C	3270	N.	Marietta Ave.	Armin Schlesinger House	1911	TU
C	3275	N.	Marietta Ave.	J. D. Learned House	1906	AF
C	2708	E.	Newport Ave.	James Buckland House	1915	CR
C	2822	E.	Newport Ave.	Herman Black House	1916	AC
C	2825	E.	Newport Ave.	Fred Oesterich House	1917	MED
C	2906	E.	Newport Ave.	James T. Bannen House	1916	MED
C	2909	E.	Newport Ave.	Mrs. Charles L. Wirth	1916	TU
C	2921	E.	Newport Ave.	Dr. Abraham B. Schwartz House	1928	CO
C	2933	E.	Newport Ave.	Randall Austin Ross House	1930	GN
C	2822-24	N.	Shepard Ave.	Alvin B. Caspari House	1898	QU
C	2823	N.	Shepard Ave.	Aaron H. Spoor House	1895	QU
C	2828	N.	Shepard Ave.	Walter B. Potter House	1898	QU
C	2831	N.	Shepard Ave.	David E. Roberts House	1895	DU
C	2836	N.	Shepard Ave.	James M. Fox House	1900	AC
C	2841	N.	Shepard Ave.	John W. Du Four House	1896	QU
C	2844	N.	Shepard Ave.	Perley R. Sanborn House	1900	TU
C	2847	N.	Shepard Ave.	Wesley A. Severson House	1895	QU
C	2850	N.	Shepard Ave.	Dr. Edwin A. Geilfuss House	1905	AC
C	2851-53	N.	Shepard Ave.	Samuel J. Brockmann Flats	1909	GN
C	2859	N.	Shepard Ave.	Nathan A. Weinbaum Flats	ca.1911	CR
C	2858-60	N.	Shepard Ave.	C. Fred Ehle Duplex	1924	TU
C	2865	N.	Shepard Ave.	Edward E. Fitzgerald House	1896	DU
C	ca.2900	N.	Shepard Ave.	Shepard Ave. Gateposts	ca.1925	
C	2910-12	N.	Shepard Ave.	Carl Zimmerman Duplex	1954	CO
C	2913	N.	Shepard Ave.	Albert Zinn House	1908	PR
C	2921	N.	Shepard Ave.	John C. Post House	1905	AF
C	2924	N.	Shepard Ave.	H. Weiner House	1914	PR
C	2929	N.	Shepard Ave.	C. E. Arnold House	1908	GN

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 24

C/NC	Number		Street	Original Owner	Date	Style
C	2934	N.	Shepard Ave.	House	ca.1924	TU
C	2939	N.	Shepard Ave.	Lewis B. Heller House	1909	GN
C	2942	N.	Shepard Ave.	Herman Black House	1909	AC
C	2945	N.	Shepard Ave.	William Dillmann House	1909	CR
C	2950	N.	Shepard Ave.	Louis H. Heilbronner House	1909	TU
C	2953	N.	Shepard Ave.	Mrs. Laura Sidenberg House	1909	CR
C	2961	N.	Shepard Ave.	Charles Greene House	1909	TU
C	2968	N.	Shepard Ave.	Edward R. Wagner House	1914	TU
C	2969	N.	Shepard Ave.	R. E. Norton House	1909	TU
C	2977	N.	Shepard Ave.	M. D. Newald House	1909	AC
C	3014	N.	Shepard Ave.	Herman Fehr House	1924	GN
C	3015	N.	Shepard Ave.	Sol C. Herbst House	1921	MED
C	3027	N.	Shepard Ave.	M. Brennan House	1915	PR
C	3028	N.	Shepard Ave.	W. H. Grau House	1920	TU
C	3037	N.	Shepard Ave.	A. C. Downing House	1914	CR
C	3038	N.	Shepard Ave.	Charles S. Pearce House	1913	MED
C	3043	N.	Shepard Ave.	Edward H. Inbusch House	1917	MED
C	3048	N.	Shepard Ave.	Everett A. Slocum House	1913	TU
C	3053	N.	Shepard Ave.	Thos. J. Spence, Jr. House	1908	TU
C	3058	N.	Shepard Ave.	Herman Fehr House	1925	TU
C	3061	N.	Shepard Ave.	Dr. Wm. G. Doern House	1915	CR
C	3073	N.	Shepard Ave.	Charles Davidson House	1908	GN
C	3107	N.	Shepard Ave.	W. B. Johnson House	1914	TU
C	3119	N.	Shepard Ave.	Mrs. Jennie Lukins House	1906	CR
C	3122	N.	Shepard Ave.	C. A. Jenman House	1898	DU
C	3123	N.	Shepard Ave.	Dr. McCallum Flats	1897	QU
C	3128-32	N.	Shepard Ave.	B. W. Masee & S. Pearce Apts	1915	CR
C	3129	N.	Shepard Ave.	? S. Eisen House	1908	CR
C	3133-35	N.	Shepard Ave.	E. L. Hall Flats	1909	CR
C	3202	N.	Shepard Ave.	Herman Zillgett Duplex	1928	TU
C	3208	N.	Shepard Ave.	H. Zillgott House	1908	AF
C	3209	N.	Shepard Ave.	F. W. Van Patten House	1899	DU
C	3214	N.	Shepard Ave.	Otto W. Spidel Flats	1925	TU
C	3215	N.	Shepard Ave.	Mrs. Ida Wehe House	1907	DU
C	3218	N.	Shepard Ave.	Wm. Perthesius House	1904	QU
C	3219	N.	Shepard Ave.	A. & E. Conrad House	1909	QU
C	3224	N.	Shepard Ave.	Henry G. Lotter House	1904	QU
C	3225	N.	Shepard Ave.	House	ca.1914	CR
C	3228	N.	Shepard Ave.	Henry G. Lotter House	1904	QU
C	3229	N.	Shepard Ave.	Mrs. Emma J. Borland House	1905	QU
C	3234	N.	Shepard Ave.	Harry Bradshaw House	1906	DU

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 25

C/NC	Number		Street	Original Owner	Date	Style
C	3235	N.	Shepard Ave.	W. H. Perthesius House	1908	CR
C	3238	N.	Shepard Ave.	A. & E. Conrad House	1900	QU
C	3239	N.	Shepard Ave.	W. H. Perthesius House	1908	QU
C	3242	N.	Shepard Ave.	W. H. Perthesius House	1909	QU
C	3245	N.	Shepard Ave.	R. W. Cunliffe Apartments	1942	CO
C	3248	N.	Shepard Ave.	John Hak House	1903	QU
C	3252-54	N.	Shepard Ave.	G. P. Brenner Flats	1921	SG
C	3253	N.	Shepard Ave.	H. C. Bell House	1905	QU
C	3257	N.	Shepard Ave.	D. E. Webster House	1910	CR
C	3258	N.	Shepard Ave.	Dr. Ed. J. Schleif House	1903	FG
C	3263	N.	Shepard Ave.	Henry Schneider House	1902	QU
C	3264	N.	Shepard Ave.	Mrs. L. A. Sherman House	1907	CR
C	3268-70	N.	Shepard Ave.	Charles A. Anderson Flats	1911	QU
C	3269	N.	Shepard Ave.	George W. Adams House	1910	CR
C	3273	N.	Shepard Ave.	George W. Adams Flats	1910	CR
C	3274-76	N.	Shepard Ave.	Julia C. Friend Flats	1909	QU
C	3278-80	N.	Shepard Ave.	S. W. & G. P. Gottschalk Flats	1910	AF
C	3279	N.	Shepard Ave.	George W. Adams House	1910	CR
C	3284-86	N.	Shepard Ave.	S. W. & G. H. Gottschalk Flats	1910	AF
C	3285-87	N.	Shepard Ave.	Gottschalk Brothers Flats	1909	CR
C	3302	N.	Shepard Ave.	S. D. Austin House	1912	DU
C	3306-08	N.	Shepard Ave.	Gottschalk Brothers Flats	1909	AF
C	3312	N.	Shepard Ave.	William Claassen House	1907	QU
C	3315	N.	Shepard Ave.	House	pre-1932	QU
C	3320	N.	Shepard Ave.	Edward Guest House	1906	TU
C	3321	N.	Shepard Ave.	D. Bach House	1908	QU
C	3324	N.	Shepard Ave.	Mrs. Ida Wehe House	1909	DU
C	3327	N.	Shepard Ave.	Fred H. Libbey House	1906	DU
C	3332	N.	Shepard Ave.	Henry Hamm House	1920	BU
C	3333	N.	Shepard Ave.	Geo. Schley & Sons House	1925	GN
C	3342	N.	Shepard Ave.	G. H. Bossert House	1920	TU
C	3343	N.	Shepard Ave.	Joseph J. Grossman House	1929	FP
C	3347	N.	Shepard Ave.	Mrs. C. Shoetzke House	1920	CR
C	3354	N.	Shepard Ave.	Henry P. Hamm House	1918	TU
C	3355	N.	Shepard Ave.	A. C. Wolf House	1923	TU
C	3360	N.	Shepard Ave.	H. J. Trost House	1917	AC
C	3365	N.	Shepard Ave.	Geo. Schley & Sons House	1923	GN
C	3411	N.	Shepard Ave.	Geo. Schley & Sons House	1921	CO
C	3414	N.	Shepard Ave.	Hugo Teweles House	1916	GN

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 26

C/NC	Number		Street	Original Owner	Date	Style
C	3419	N.	Shepard Ave.	Walter C. Carlson House	1917	GN
C	3424	N.	Shepard Ave.	A. W. Ingwall House	1917	MED
C	3427	N.	Shepard Ave.	Geo. Schley House	1917	MED
C	3432	N.	Shepard Ave.	C. Kron House	1922	MED
C	3435	N.	Shepard Ave.	Mrs. M. F. Doaves House	1920	CO
C	3443	N.	Shepard Ave.	Eugene Yahr House	1920	MED
C	3444	N.	Shepard Ave.	Isaac Goldman House	1919	MED
C	3453	N.	Shepard Ave.	Mary Kleinstuber House	1926	TU
C	3454	N.	Shepard Ave.	Carl W. Moebius House	1921	MED
C	3461	N.	Shepard Ave.	Mrs. C. Schaetzke House	1921	MED
C	3462	N.	Shepard Ave.	A. Y. Smith House	1920	MED
C	3469	N.	Shepard Ave.	Charles F. Reinhart House	1921	MED
C	3470	N.	Shepard Ave.	Maynard & Pickens House	1926	MED
C	3476	N.	Shepard Ave.	Herman J. Newman House	1925	GN
C	3479	N.	Shepard Ave.	Emil F. E. Reckmeyer House	1922	MED
C	3484	N.	Shepard Ave.	Edwin C. Ostermann House	1921	MED
C	3489	N.	Shepard Ave.	Ernest Clarenbach House	1920	MED
C	3493	N.	Shepard Ave.	James C. McCracken House	1919	AC
C	3494	N.	Shepard Ave.	Julius E. Roehr House	1922	TU
C	2823	N.	Summit Ave.	Louise M. Greene House	1894	IT
C	2824	N.	Summit Ave.	John L. Kellog House	1895	AF
C	2832	N.	Summit Ave.	Matthew Schmitt House	1895	QU
C	2835	N.	Summit Ave.	Fred W. Rogers House	1898	QU
C	2838	N.	Summit Ave.	Jere G. Murphy House	1897	QU
C	2839	N.	Summit Ave.	William F. Maas House	1894	DU
C	2844	N.	Summit Ave.	Dr. Nelson M. Black House	1903	QU
C	2843-45	N.	Summit Ave.	Herman O. Loewe House	1899	QU
NC	2852-54	N.	Summit Ave.	Drs. Nathaniel & Alfred Gray Flats	1904	CR
C	2853	N.	Summit Ave.	Frederick Spangenberg House	1894	DU
C	2857-59	N.	Summit Ave.	William Dillman Flats	1895	QU
C	2858	N.	Summit Ave.	Scranton Stockdale House	1922	CO
C	2863	N.	Summit Ave.	Mark K. Lee House	1921	CO
C	2866	N.	Summit Ave.	Scranton Stockdale House	1922	NE
C	2905	N.	Summit Ave.	Louis Kuhn House	1903	QU
C	2911	N.	Summit Ave.	Frank Parker House	1903	TU
C	2914	N.	Summit Ave.	George Watts House	1908	CR
C	2917	N.	Summit Ave.	Louis Esser House	ca.1905	GN
C	2918	N.	Summit Ave.	W. C. Bliedung House	1910	CR
C	2925	N.	Summit Ave.	H. H. Hackendahl House	1908	CR

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 27

C/NC	Number		Street	Original Owner	Date	Style
C	2928	N.	Summit Ave.	Elizabeth Lane House	1926	FP
C	2929	N.	Summit Ave.	J. L. Moon House	1905	AC
C	2937	N.	Summit Ave.	Artistic Building Co. House	1904	CR
C	2938	N.	Summit Ave.	Robert Sewell House	1909	CR
C	2943	N.	Summit Ave.	A. L. Wirth House	1905	QU
C	2946	N.	Summit Ave.	O. H. Schomberg House	1909	TU
C	2949	N.	Summit Ave.	Hackett & Hoff House	1905	CR
C	2952	N.	Summit Ave.	House	ca.1915	AC
C	2955	N.	Summit Ave.	Carrie L. Borup House	1909	DU
C	2960	N.	Summit Ave.	W. Gerhardy House	1911	PR
C	2963	N.	Summit Ave.	E. M. Obendorfer House	1909	AC
C	2968	N.	Summit Ave.	W. E. V. Shaw House	1914	TU
C	2969	N.	Summit Ave.	Richard Phillipson Flats	1907	QU
C	2977	N.	Summit Ave.	F. Loesser House	1909	GN
C	3010	N.	Summit Ave.	Carl B. Rix House	1909	AC
C	3013	N.	Summit Ave.	H. T. Ross House	1916	TU
C	3016	N.	Summit Ave.	Dr. G. W. Gerhard House	1910	CR
C	3019	N.	Summit Ave.	John Pappendieck House	1910	TU
C	3026	N.	Summit Ave.	Col. W. J. Boyle House	1909	CR
C	3029	N.	Summit Ave.	E. O. Ellsworth House	1909	CO
C	3032	N.	Summit Ave.	Robert Loeslin House	1909	AF
C	3038	N.	Summit Ave.	A. L. Morsell House	1915	GN
C	3043	N.	Summit Ave.	William W. Akin House	1911	GN
C	3044	N.	Summit Ave.	Dr. J. T. Scallard House	1912	PR
C	3050	N.	Summit Ave.	Walter J. Adams House	1913	AC
C	3053	N.	Summit Ave.	John Thompson House	1913	GN
C	3059	N.	Summit Ave.	B. ??????? House	1915	GN
C	3060	N.	Summit Ave.	Misses L. & M. Wiese House	1921	AC
C	3065	N.	Summit Ave.	House	ca.1918	AF
C	3118	N.	Summit Ave.	Charles D. Riutelman House	1901	QU
C	3119	N.	Summit Ave.	George W. Moore House	1905	CR
C	3124	N.	Summit Ave.	E. Reynolds House	1898	QU
C	3128	N.	Summit Ave.	W. A. Leonard House	1894	QU
C	3132	N.	Summit Ave.	J. D. Learned House	1909	QU
C	3200	N.	Summit Ave.	J. Bourse House	1906	QU
C	3209	N.	Summit Ave.	William Perthesius House	1893	QU
C	3211	N.	Summit Ave.	Mrs. R. Knox House	1914	DU
C	3212	N.	Summit Ave.	Robert C. Graves House	1906	CR
C	3218	N.	Summit Ave.	H. L. Jackson House	1906	CR

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 28

C/NC	Number		Street	Original Owner	Date	Style
C	3219	N.	Summit Ave.	Mrs. L. C. Heide House	1905	CO
C	3225	N.	Summit Ave.	R. C. Haase House	1905	CO
C	3226	N.	Summit Ave.	John A. Hill House	1906	TU
NC	3232	N.	Summit Ave.	Robert M. Beckley House	1978	CON
C	3235	N.	Summit Ave.	H. L. Chapman House	1898	QU
C	3240	N.	Summit Ave.	William E. Black House	1903	QU
C	3243	N.	Summit Ave.	W. B. Rubin House	1911	CR
C	3247-49	N.	Summit Ave.	Edw. N. Newman Duplex	1926	FP
C	3252	N.	Summit Ave.	Ferdinand A. Geiger House	1909	CR
C	3253	N.	Summit Ave.	Frederick W. Ells House	1909	QU
C	3258	N.	Summit Ave.	Dr. Frank C. Studley House	1908	AC
C	3259	N.	Summit Ave.	William F. Johnson House	1908	QU
C	3264	N.	Summit Ave.	M. D. Kimball House	1906	CR
C	3265	N.	Summit Ave.	J. D. Learned House	1907	AF
C	3269	N.	Summit Ave.	Sharp W. Todd House	1905	QU
C	3272	N.	Summit Ave.	Carroll Atwood House	1901	GN
C	3277	N.	Summit Ave.	James Bradshaw House	1904	CR
C	3278	N.	Summit Ave.	P. Bishop House	1904	QU
C	3284	N.	Summit Ave.	Joseph F. Smart House	1905	AF
C	3285	N.	Summit Ave.	F. O. Phelps House	1905	QU
C	3307	N.	Summit Ave.	House	pre-1932	PR
C	3312	N.	Summit Ave.	Geo. Schley House	1914	BU
C	3313-15	N.	Summit Ave.	William G. Williams Flats	1921	CR
C	3316	N.	Summit Ave.	House	pre-1932	CR
C	3321	N.	Summit Ave.	E. C. Roddis House	1900	QU
C	3323-25	N.	Summit Ave.	E. W. Kremmers Flats	1912	CR
C	3324	N.	Summit Ave.	Carl Prinz House	1914	TU
C	3330	N.	Summit Ave.	American Builders House	1923	PR
C	3333	N.	Summit Ave.	H. J. Newman House	1925	GN
C	3340	N.	Summit Ave.	Walter A. Lamp House	1923	CO
C	3341	N.	Summit Ave.	Edw. Schuster House	1915	AC
C	3346	N.	Summit Ave.	Dr. Erwin R. Lamp House	1923	CO
C	3349	N.	Summit Ave.	E. R. Kiesslich House	1921	CO
C	3354	N.	Summit Ave.	J. C. Friend House	1916	MED
C	3357	N.	Summit Ave.	F. A. Scharzke House	1922	CR
C	3360	N.	Summit Ave.	Mrs. C. Scharzke House	1921	GN
C	3365	N.	Summit Ave.	Geo. Schley & Son House	1921	MED
C	3368	N.	Summit Ave.	Elyn Miller House	1922	GN
C	3375	N.	Summit Ave.	Jacob G. Leser House	1922	MED

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 7 Page 29

C/N/C	Number		Street	Original Owner	Date	Style
C	3376	N.	Summit Ave.	H. Schmidt & Son House	1917	SP
C	3404	N.	Summit Ave.	C. F. Ringer, Jr. House	1916	CO
C	3407	N.	Summit Ave.	A. W. Bogk House	1918	AC
C	3412	N.	Summit Ave.	August Rebham House	1922	GN
C	3413	N.	Summit Ave.	Paul R. Ellsworth House	1916	SP
C	3418	N.	Summit Ave.	Geo. Schley & Sons House	1921	CO
C	3424	N.	Summit Ave.	Arthur Strauss House	1919	DU
C	3425	N.	Summit Ave.	G. Asmuth House	1918	MED
C	3429	N.	Summit Ave.	A. W. Asmuth House	1917	GN
C	3432	N.	Summit Ave.	House	pre-1932	GN
C	3438	N.	Summit Ave.	Geo. Schley & Sons House	1919	MED
C	3439	N.	Summit Ave.	Theo. Friedlander House	1919	MED
C	3445	N.	Summit Ave.	O. Bausenbach House	1919	TU
C	3446	N.	Summit Ave.	Geo. Schley & Sons House	1920	MED
C	3452	N.	Summit Ave.	Arthur Strauss House	1919	MED
C	3453	N.	Summit Ave.	Geo. Schley & Sons House	1919	MED
C	3459	N.	Summit Ave.	Walter G. Bruetener Flats	1924	TU
C	3460	N.	Summit Ave.	Geo. Schley & Sons House	1920	MED
C	3467	N.	Summit Ave.	Arthur Wilmans House	1921	TU
C	3468	N.	Summit Ave.	Geo. Schley & Sons House	1920	MED
C	3474	N.	Summit Ave.	Arthur Strauss House	1920	TU
C	3475	N.	Summit Ave.	C. L. Pfeiffer House	1923	CO
C	3481	N.	Summit Ave.	Geo. Schley & Sons House	1922	MED
C	3482	N.	Summit Ave.	Fred Graf House	1921	CR
C	3486	N.	Summit Ave.	Ed Hoffman House	1920	MED
C	3487	N.	Summit Ave.	Arthur Strauss House	1920	MED
C	3340	N.	Windermere Ct.	House	ca.1937	TU

Kenwood Park-Prospect Hill Historic District
Name of Property

Milwaukee
County and State

Wisconsin

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

1894-1954

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

George Schley & Sons
Leenhouts & Guthrie

Narrative Statement of Significance

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

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Significance

The proposed Kenwood Park-Prospect Hill Historic District is a large residential district in the city of Milwaukee that consists of twenty-two whole blocks and portions of eleven others that are bounded on the west by the west side of N. Hackett Ave., on the south by (but not including) the north side of Newberry Blvd., on the east by the west side of N. Lake Dr., and on the north, by the south side of E. Edgewood Ave. (Edgewood Ave. is also the City of Milwaukee-Village of Shorewood boundary line). The District is located just to the north of the already listed Newberry Boulevard Historic District (NRHP 9-4-79) and just to the east of the already listed Lake Park (NRHP 4-22-93). The Kenwood Park-Prospect Hill Historic District is being nominated to the National Register of Historic Places (NRHP) as a potentially eligible historic district having 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, Prairie School, Arts & Crafts, American Craftsman, American Foursquare, Bungalow, and Period Revival Styles subsections of the Architectural Styles study unit of the CRMP.³ The results of this research is detailed below and shows that the Kenwood Park-Prospect Hill Historic District is indeed locally significant under Criterion C as an architecturally important collection of residential buildings that individually are of great architectural merit and collectively constitute a well-defined and visually distinct geographic and historic entity.

The District is comprised of 543 contributing buildings, eight non-contributing ones, and one contributing structure, the Shepard Ave. gate posts. The 543 contributing buildings are fine and often outstanding examples of the most popular architectural styles applied to the residential buildings that were associated with the upper middle class residents of Milwaukee during the period of significance (1894-1954). Individually, these buildings are notable for the high quality of the materials used in their construction and for their excellent design, most 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, Tudor Revival, Georgian Revival, and Mediterranean Style designs, a number of which rank among Milwaukee's finest examples.⁴ Collectively, these buildings are also notable because they reflect national and even international 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 also notable for being the home of many of the most prominent persons that lived in Milwaukee during this period.

Historic Context

The early history of the Prospect Hill portion of the Kenwood Park-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 Lake Park, and the Newberry Boulevard Historic District, the latter of which is located just to the south of Kenwood Park-Prospect Hill. Besides containing good photographs of most of the houses in these Districts, the book also includes good capsule biographies 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 just the

³ 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.

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

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

**National Register of Historic Places
Continuation Sheet**

**Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin**

Section 8 Page 2

development history of the Kenwood Park-Prospect Hill District itself and with that portion of the immediate surrounding area that had an affect on this development

Even prior to the beginning of the Civil War, Milwaukee's favorable location at the point 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, did not 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, which 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 1880.⁵

Not surprisingly, this huge population increase was also 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 that could be obtained from the bluffs that extended for miles to the north of the original city and parallel to the lakeshore meant that building sites 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 eventually 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.⁶

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 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].

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

⁶ 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).

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 3

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, attorneys, engineers, and architects.⁷

The establishment of what is now called North Point South led inexorably to the establishment of what is now called the North Point North area. This area is located just to the north of the High Victorian Gothic style North Point Water Tower that was 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 and it too had avenues that ran diagonal to the perpendicular [Milwaukee] street grid in order to follow 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, however, and 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.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. Gilman subsequently sold these lands 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.

Although 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. 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.⁹

This observation is not only useful in understanding the slow growth in Gilman's Subdivision, but explains the comparatively rapid growth of the area just to the north of the subdivision, known as Prospect Hill. The earliest

⁷ 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.

⁸ *Milwaukee Daily Sentinel*, May 1, 1876, p. 8.

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

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 4

landowners in the Prospect Hill portion of the Kenwood Park-Prospect Hill Historic District were primarily businessmen and speculative investors. The largest known landowners in this group were attorney Donald A. J. Upham, whose son Horace A. J. Upham eventually constructed his own large residence in the District at 3109 North Lake Drive, civil engineer Peter Martineau, and real estate agent Charles Quentin. There was also some farming in the District with the largest known farm being that of Clarence Shepard located between Kenwood Boulevard to the north, Hartford Avenue to the north, Downer Avenue to the west, and Lake Michigan to the east. It was subdivided in 1891 as Kenwood Park. Shepard was a wholesale hardware dealer with his shop in downtown Milwaukee, but he maintained his residence at the farm site. The land directly north of the Shepard farm to where Summit Avenue curves northeast to intersect with Lake Drive (in the Village of Shorewood), was owned by tanning magnate Guido Pfister and includes the land in the District that is located north of Hartford Avenue. When this tract was subdivided in 1913 and 1922 as Elmwood and Lake Dells Park, respectively, it was owned by members of Fred Vogel's family, Pfister's partner in the tanning business.

The first improvements in the District were roads and this occurred well before subdivision occurred. 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 road bed for the Whitefish Bay Railway, which served the resorts.

As previously noted, the first subdivision in the District, Kenwood Park, was platted in 1891 from the Clarence Shepard farm. The largest subdivision in the District, however, was Prospect Hill, platted in 1893. 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 show pieces of the Prospect Hill subdivision were Newberry Boulevard and Lake Drive, upon which the developers spent \$160,000 for paving sidewalks and streets, curbs and gutters, water lines and sewers.

The results occurred as planned, causing an unusual situation in which an area located farther from the business district, and less accessible to schools and horse-drawn street cars, preceded Gilman's Subdivision in development. Only ten houses had been built in North Point North by 1900, whereas forty-two houses were built in the District between 1894 and 1900. After 1900, development in the District accelerated. About 176 buildings were erected in the first decade, 119 in the teens, and 162 in the twenties. After 1930, new construction in Kenwood Park-Prospect Hill largely ceased, with the exception of a few additions to the neighborhood that were made during each of the following decades on the few vacant lots that remained available.

Part of the reason that the wealthy were attracted to this area was because of its proximity to Lake Park. Lake Park was the result of city 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,

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

**National Register of Historic Places
Continuation Sheet**

**Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin**

Section 8 Page 5

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 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 North Point North 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. As changes are planned, care should be taken not to obstruct major views and vistas and to maintain to the fullest extent possible those design features which remain from the Olmsted plan.

Thanks in large part to its location near to Milwaukee's downtown and yet adjacent to Lake Park and overlooking Lake Michigan, Kenwood Park-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 today and are maintained in excellent condition. However, for a number of years beginning in the 1940s, parts of the District faced an uncertain future. The period of significance through 1954 reflects the limited post-war construction that occurred in the neighborhood. 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 located just to the west of the District north of Kenwood Boulevard expanded, frequent complaints of unlicensed boarding houses were filed with the City building inspector's office. A relaxed attitude towards the subdividing of homes also led to some of the largest mansions 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 now been re-converted back to single family use.

Architecture

The Kenwood Park-Prospect Hill Historic District is being 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. Most of these buildings are of masonry construction, they almost all exhibit a very high degree of integrity, and they have been maintained to a very high standard. Because most of the 551 buildings in the Kenwood Park-Prospect Hill Historic District are believed to have been built between 1894 and 1930, the District also has a pleasing visual cohesiveness. In addition, nearly all of these houses are architect-designed and many of them are the work of the finest architects practicing in Milwaukee during the period of significance.

Most of the earliest buildings that were built in the Kenwood Park-Prospect Hill Historic District are late manifestations of the Queen Anne style and most of these can be found in the southern half of the District located below Kenwood Boulevard. There are 115 Queen Anne style buildings in the District and these were built between 1894 and 1910. Very

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 6

few of these houses exhibit the characteristic corner tower that is most closely associated with the style, however, the Matthew Schmitt House at 2832 N. Summit Ave., built in 1895, is one of the few examples of the type in the District. Instead, most of the District's examples are less flamboyant in design 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 for its wealth of examples of Period Revival style designs. 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. This 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 that 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.

Not surprisingly, though, the first Period Revival buildings were more enthusiastic than accurate in their use of historical styles 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. By the turn-of-the-century, the District was beginning to see its first examples of true Period Revival designs, the majority of which are early examples of the Tudor Revival and the Georgian and Colonial Revival styles. Excellent early residential examples in the District include: the Tudor Revival style E. B. Cottrill Residence (2826 E. Linnwood Ave.), designed by Milwaukee architect Alexander Eschweiler, built in 1904; the Tudor Revival style John A Hill Residence (3226 N. Summit Ave.), designed by Milwaukee architect Henry A. Betts, built in 1906; the Colonial Revival style Mrs. L. C. Heide Residence (3219 N. Summit Ave.), designed by Milwaukee architect Richard Philipp, built in 1905; and the Colonial Revival style R. C. Haase Residence (3225 N. Summit Ave.), designed by Milwaukee architect Henry J. Rotier, also built in 1905.

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 affect 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 were 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

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 7

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

characteristics. 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. The most typical were brick, stucco, stone, and wood clapboard or wood shingles; 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 and 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 twenty-one examples of the Arts and Crafts style in the District. There are also eighty-seven examples of the closely related American Craftsman style as well, which 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 Kenwood Park-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 & Rose, and Fitzhugh Scott, made such designs their specialty and continued to produce them even after World War II ended. The Kenwood Park-Prospect Hill Historic District is especially rich in fine Period Revival designs, there are 36 examples of the Colonial Revival style, 20 of the Dutch Colonial Revival style, 49 of the Georgian Revival style, 86 of the Tudor Revival style, and 62 of the Mediterranean Revival style. It is worth noting that the District's clients tended to prefer the more formal Georgian, Tudor and Mediterranean Revival styles, all three of which almost always utilize more costly masonry construction.

Perhaps the most interesting feature of the Period Revival presence in the District is the large number of Mediterranean Revival style examples that it contains. For reasons that are not clearly understood, the Mediterranean Revival is the least commonly found Period Revival style in Wisconsin, there being relatively few examples outside of Milwaukee. Why then, in a city having especially strong Germanic and Middle and Eastern European roots, did the Mediterranean Revival find an acceptance here that it was not to find anywhere else? Since the great majority of the Mediterranean Revival houses in the District were built in the twenties, the answer may simply be that the style became fashionable after World War I. The reasons were undoubtedly varied and may even be linked to the rise to public prominence of the "sunshine" states of Florida and California during this period, whose Mediterranean Revival style houses were being brought to public attention in both popular magazines and the movies. Another and perhaps related reason may be that designers and developers found the style to be a welcome new addition to their repertoire of Period Revival styles. George Schley, for instance, designed 16 of the 62 examples in the District, most of which are variants of the rectilinear plan, two-story, tile-roofed symmetrical main facade version of the style that predominates in the District. Regardless of the reasons, though, the examples of the Mediterranean Revival style in the District make up the largest such concentration in Wisconsin and as such are of special interest.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 8

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

The Period Revival remained the prevalent architectural style in the district through the end of the period of significance. However, within this period a single California Ranch was constructed. The single story, brick-faced, H. Friedman House at 3431 N Lake St. was built in 1953 by the Foreman Construction Company. In its lines and design the house represents the changing architectural taste, from houses that reflected previous styles to an architecture that was essentially ahistoric.

The original residents of Kenwood Park-Prospect Hill also played an important role in the shaping of its architecture. Wealthy and well-educated, many had traveled abroad and their tastes reflected this experience.

Having admired the monuments of the past and experienced the charm of English and Norman manor houses as well as the gaiety of Spanish and Italian villas, these traveled clients, when ordering a new house for themselves, wanted to live over again the pleasure they had experienced abroad.¹⁰

In order to do so, these clients overwhelmingly chose professional architects to design their homes. Most of the more prominent local architects that practiced in Milwaukee during the Period of Significance (1894-1954) are represented in District. A partial list of these men includes: Carl Barkhausen, Alexander H. Bauer, Betts and Hosmer, Herman W. Buemming, Alfred C. Clas, Edwin C. Cramer, Charles D. Crane, Gustave A. Dick, Alexander C. Eschweiler and his sons, Max Ferneckes, George B. Ferry, Frederick A. Graf, Elmer Grey, Hugh W. Guthrie, William G. Herbst, Charles J. F. Holst, Charles J. Keller, William D. Kimball, Charles Kirchhoff, Henry C. Koch, Edwin C. Kuenzli, Cornelius Leenhouts, Julius Leiser, H. G. Lotter, Robert A. Messmer, Richard Philipp, Thomas L. Rose, Henry J. Rotier, George Schley and his sons, Fitzhugh Scott, Charles Valentine, and Thomas Van Alyea.

The architect whose name appeared most frequently on the original building permits for Kenwood Park-Prospect Hill residences was George Schley and his sons, whose 76 associated buildings amount to fully 14% of the total number. Much of the explanation for this impressive total is due to the fact that Schley, like a number of his contemporaries, was a general contractor and developer as well as a designer, and the great majority of his buildings in the District were built as speculative ventures, albeit, speculative ventures at the highest end of the single family residential market.

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.¹¹

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

¹⁰ Ibid, p. 107.

¹¹ 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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 9

they designed numerous large residences for wealthy Milwaukeeans and other Wisconsinites; 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 Kenwood Park-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 south 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, and except for some private tutoring in the humanities from Dr. Gerhard Balg."¹² Philipp was born in Mayville, Wisconsin on May 2, 1874. Both his parents were born in Germany, and 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, 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, 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 plant complex nearby. Brust and Philipp designed the entire community including the houses, a 300-foot-long lodge building 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

¹² Perrin, Richard W. E. *Milwaukee Landmarks*, revised and enlarged edition. Milwaukee: Milwaukee Public Museum, 1979, p. 118.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 10

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

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 several houses in the District: the Mrs. E. A. Schroder Residence (1917), 3264 N. Hackett Ave.; the Toni Zimm Residence, (1908), 3275 N. Hackett Ave.; the Ralph Friend Residence (1909), 3008 E. Linnwood Ave.; the Julia C. Friend Flat building (1909), 3274-76 N. Shepard Ave.; and the William W. Akin Residence (1911), 3043 N. Summit Ave. In addition, Brust, Philipp and Heimerl designed the William F. Lueck Residence (1913), 3036 N. Marietta Ave. and Richard Philipp alone designed the Mrs. L. C. Heide Residence (1905), 3219 N. Summit 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 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). The only house in the District that was designed by Crane & Barkhausen is the R. G. Harper Residence, 3229 N. Marietta St. (1913). All the rest are Barkhausen's alone and they include: the L. A. Meyer Residence, 3004 N. Hackett Ave. (1915); the Mrs. C. Hinkel Residence, 3012 N. Hackett Ave. (1915); the Chris Schoen Residence, 2903 E. Kenwood Blvd. (1922); the Investment Co. Spec. House, 3417 N. Lake Dr. (1922); the Fred Oesterich Residence, 2825 E. Newport Ave. (1917); and the Ernest Clarenbach Residence, 3489 N. Shepard Ave. (1919).

Dick & Bauer/Buemming & Dick

Gustave A. Dick (1872-1935) was born in Milwaukee in 1872, the son of Bavarian immigrants John Christian Dick and Margaret Salfner. John Christian (1824-1910) held a variety of occupations after arriving in Milwaukee in 1847 (clerical, traveling salesman, saloon keeper) before he settled into his career as a notary public, insurance agent, and director and officer of the Milwaukee Mechanics Mutual Fire Insurance Company. John Christian Dick was also an alderman (1856-1857) and a state representative (1878) and was one of the pall bearers at Milwaukee founder Solomon Juneau's funeral. The Dicks had 13 children, of which 11 survived: Gustave A., Adolph Christian, Edward C., Christian H., William G., Paul F., Louis, and four girls, identified as Mrs. Louis Biersach, Mrs. Joseph Clauder, Mrs. Oscar A. Kropf, and Mrs. Albert Hentzen. Adolph Dick, Gustave's brother, went on to become one of the prominent realtors in the city and developed portions of Washington Heights. Gustave Dick pursued an architectural career. After high school he apprenticed with

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

**National Register of Historic Places
Continuation Sheet**

**Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin**

Section 8 Page 11

Henry C. Koch (1888 - ca.1894) and then attended the school of architecture at the University of Pennsylvania from which he graduated in 1896.

Gustave Dick formed his first partnership, with Herman Buemming, in 1897, and the partnership lasted through 1907-1908. Herman W. Buemming (1873-1947) was from Pittsburgh and began his career in Milwaukee in 1897 when he associated with Dick. Their numerous projects included many distinguished residences in the Concordia College and the North Point North and South neighborhoods. They also designed the Church of the Immaculate Conception in Bay View, St. Matthew's Church on South 25th Street, and Century Hall on North Farwell Avenue (razed). Buemming & Dick's buildings within the District include: the A. L. Richards Residence (1905), 2956 N. Hackett Ave.; the J. Stolz Residence (1900), 2977 N. Hackett Ave.; the Mrs. Susan Garlick Residence (1907), 3228 N. Marietta Ave.; the Dr. Edwin A. Geilfuss Residence (1905), 2850 N. Shepard Ave.; the Albert Zinn Residence (1908), 2913 N. Shephead Ave.; the John C. Post Residence (1905), 2921 N. Shepard Ave.; the C. E. Arnold Residence (1908), 2929 N. Shepard Ave.; the Eisen Residence (1908), 3129 N. Shepard Ave.; the Dr. Nelson M. Black Residence (1903), 2844 N. Summit Ave.; the H. H. Hackendahl Residence (1908), 2925 N. Summit Ave.; the J. L. Moon Residence (1905), 2929 N. Summit Ave.; and the Hackett & Hoff Spec. House (1905), 2949 N. Summit Ave.

When the partnership dissolved, Buemming moved his office to North Jackson Street, while Dick maintained the former firm's offices in the Pabst Building and he designed just a single residence in the District after parting from Buemming: the Frank Travers Residence (1915) at 3054 N. Hackett Ave. In 1914, Dick moved his firm to 811 State Street (old number) and shared premises with two of his brothers, Edward C., who sold real estate, and Louis, who sold insurance.

In 1921, Dick formed a new architectural partnership with Alexander Hamilton Bauer, as Dick & Bauer. Bauer, like Dick, was a native of Milwaukee, who graduated from North Division High School and then attended the University of Wisconsin in Madison. He later studied in the East and became senior appraiser for the American Appraisal Company. Dick & Bauer remained at 811 State Street until 1926, when the firm moved to Room 316 of the Century Building at North 3rd and West Wells streets. This coincided with his brother Adolph also moving his realty company, Dick & Reutemann, to the Century Building. It is likely that the two brothers, Gustave and Adolph, might have shared mutual clients who were purchasing and erecting residences and income properties. The partnership of Dick & Bauer was a particularly fruitful one. They became known for their movie theater designs and were said to have designed over 16 theaters in Wisconsin including the National, the Milwaukee, the Colonial, the Garfield, the Tower, and the Oriental in Milwaukee. They also designed the Wendler and Fass funeral homes and the Oriental Pharmacy.

In 1931, the partnership was incorporated as Dick & Bauer Inc., with Gustave Dick as president, Alexander Bauer as treasurer, Bauer's wife Eta Stevens Bauer as vice-president, and Harvey M. Risseuw as secretary. Dick was a member of the American Institute of Architects and the Wisconsin Association of Architects. For five years, he was also the chairman of the LaFollette Progressive organization in Milwaukee County and was a close friend of the two LaFollette brothers. Governor LaFollette appointed Dick to the committee that represented Wisconsin at the World's Fair in Chicago. Dick died in Milwaukee on Wednesday, July 10, 1935.

Alexander H. Bauer continued the Dick & Bauer firm name through 1937 and moved to the Colby-Abbott building in the early 1940s. Bauer served as president and secretary of the Wisconsin Chapter of the American Institute of Architects, and also belonged to the State Association of Wisconsin Architects. Bauer's memberships included the Milwaukee Real Estate Board, the City Club, the Milwaukee Art Institute, and various Masonic lodges. In his later years, Bauer collaborated with Alexander Eschweiler in the design of the original Gaenslen School for Crippled Children (now replaced with a new facility). Bauer was also responsible for remodeling the Pabst and Davidson theaters. Bauer collapsed while attending a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 12

business meeting and died on Wednesday, December 12, 1945. Funeral services were held at the Ritter Funeral Home, 5310 West North Avenue, which he had helped design.

Herman Buemming, on the other hand, went on to design many more residences in the District after parting from Dick, both under his own name and later, after he formed a new partnership with Alexander C. Guth (1884-1933) in the firm called Buemming & Guth. Prior to the creation of this partnership, Buemming's own projects in the District include: the Fred W. Rogers Residence (1912), 2831 N. Hackett Ave.; the M. J. Froehlich Residence (1909), 2825 N. Lake Dr.; the Nathaniel Greene Residence (1915), 2951 N. Lake Dr.; the F. J. Pringle Residence (1912), 2726 E. Linnwood Ave.; the William Greene Residence (1909), 2906 E. Linnwood Ave.; the W. F. Englehardt Residence (1912), 2806 E. Locust St.; the Dr. O. H. Foerster Residence (1915), 3014 N. Marietta Ave.; the B. Marcell Residence (1913), 3027 N. Marietta Ave.; the E. A. Oliver Residence (1911), 3043 N. Marietta Ave.; the Joseph R. Dyer Residence (1912), 3048 N. Marietta Ave.; the Edward J. Meisenheimer Residence (1912), 3051 N. Marietta Ave.; the James T. Bannen Residence (1916), 2906 E. Newport Ave.; the Randall Austin Ross Residence (1930), 2933 E. Newport Ave.; the H. Weiner Residence (1914), 2924 N. Shepard Ave.; the Lewis B. Heller Residence (1909), 2939 N. Shapherd Ave.; the M. Brennan Residence (1915), 3027 N. Shepard Ave.; the A. W. Ingwall Residence (1917) 3424 N. Shepard Ave.; the W. C. Bliedung Residence (1910), 2918 N. Summit Ave.; the W. Gerhardy Residence (1910), 2960 N. Summit Ave.; the F. Loesser Residence (1909), 2977 N. Summit Ave.; the Dr. G. W. Gerhard Residence (1910), 3016 N. Summit Ave.; the Mrs. R. Knox Residence (1914), 3211 N. Summit Ave.; the J. C. Friend Residence (1916), 3354 N. Summit Ave.; and the G. Asmuth Residence (1918), 3425 N. Summit Ave.

Buemming & Guth's residences in the District include: the E. H. Schwartzburg Residence (1922), 3223 N. Lake Dr.; the A. C. Wolf Residence (1922), 3355 N. Shepard Ave.; Mrs. M. F. Doaves Residence (1920), 3435 N. Shepard Ave.; and the E. R. Kiesslich Residence (1921), 3349 N. Summit Ave. In addition, Alexander C. Guth also designed two residences in the District himself before becoming Buemming's partner. These residences are: the Henry P. Hamm Residence (1918), 3354 N. Shepard Ave.; and the H. J. Trost Residence (1917), 3360 N. Shepard Ave.

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. 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,

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

**National Register of Historic Places
Continuation Sheet**

**Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin**

Section 8 Page 13

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 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.

The Eschweiler's works within the District include: the Carl F. Eschweiler Residence (1894), 2825 N. Hackett Ave.; the Peter H. Laws Residence (1894), 2839 N. Hackett Ave.; the P. L. Peterson Residence (1909), 3018 N. Hackett Ave.; the Oswald Schmidt Residence (1895), 3129 N. Hackett Ave.; the Horace A. J. Upham Residence (1911), 3109 N. Lake Dr.; the William Berger Residence (1913), 3245 N. Lake Dr.; the E. B. Cottrill Residence (1904), 2826 E. Linnwood Ave.; the M. D. Newald Residence (1909), 2977 N. Shepard Ave.; the C. A. Jenman Residence (1898), 3122 N. Shepard Ave.; the Louise M. Greene Residence (1894), 2823 N. Summit Ave.; the William F. Maas Residence (1894), 2839 N. Summit Ave.; and the Frederick H. Spangenberg Residence (1894), 2853 N. Summit Ave.

In addition, the firm also designed the fine Neogothic style Plymouth Congregational Church and Parish House at 2717 E. Hampshire St. in 1913.

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 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 buildings in the District include: the Hackett & Hall Spec. House (1902), 2918 N. Hackett Ave.; the Hackett & Hall Spec. House (1902), 2960 N. Hackett Ave.; the Hackett & Hall Spec. House (1902), 2967 N. Hackett Ave.; the W. R. Sandel Residence (1906), 3004 E. Hampshire St.; the Louis Kuhn Residence (1917), 3137 E. Hampshire St.; the Frank Schaaf Residence (1916), 2963 N.

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 14

Lake Dr.; the ? B. Wells Residence (1910), 3123 N. Lake Dr.; the L. Esser Residence (1909), 2804 E. Linnwood Ave.; the Mrs. H. J. Hoffman Residence (1913), 3037 N. Marietta St.; the Chris Greene Residence (1909), 2961 N. Shepard Ave.; the R. E. Norton Residence (1909), 2969 N. Shepard Ave.; the Mrs. L. A. Sherman Residence (1907), 3264 N. Shepard Ave.; the Drs. Nathaniel & Alfred Gray Residence (1904), 2852-54 N. Summit Ave.; the H. T. Ross Residence (1916), 3013 N. Summit Ave.; and the John Pappendieck Residence (1909), 3019 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 home town. 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 endured 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, Clas then opened his own office in 1887 and practiced alone until 1890 when he joined the 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 landmarks 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); 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 several residences within the District: the E. L. Phillip Residence (1909), 3207 N. Hackett Ave.; the Julius Rocher Residence (1913), 2907 E. Linnwood Ave.; the Percy Luebben Residence (1911), 2961 N. Marietta St.; and the Mrs. Laura Sidenberg Residence (1909), 2953 N. Shepard Ave.

After the dissolution of the partnership, 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. Ferry designed just a single identified building in the District: the James McIntosh Duplex Residence (1916), 2704-12 E. Hartford Ave.

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,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 15

Inc., with the elder Clas remaining as president until the time of his death in 1942. Clas, Shepherd & Clas also designed several buildings in the District: the Edward H. Dahinden Residence (1922), 2915 E. Kenwood Blvd.; the Otto W. Spidel Flat (1925), 3214 N. Shepard Ave.; and the Julius E. Roehr Residence (1922), 3494 N. Shepard Ave.

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 draughtsman 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 one of what would be one of the most important commissions of his career; the Ozaukee County Courthouse in nearby Port Washington. This commission culminated in the excellent limestone-clad Richardsonian Romanesque Revival Style courthouse building (109-121 E. Main St.) that was completed in 1902 and which is still in use today and was listed in the NRHP in 1976.

During his forty-six year career, which ended only 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), and 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 and the ones in the District are as follows: the H. J. Delaney Residence (1905), 2925 N. Hackett Ave.; the Charles Sears Flat building (1909), 3116-8 N. Hackett Ave.; the J. D. Learned Residence (1908), 3254 N. Hackett Ave.; the H. J. Delaney Residence (1912), 3061 N. Marietta Ave.; the Herman Black Residence (1916), 2822 E. Newport Ave.; the James M. Fox Residence (1900), 2835 N. Shepard Ave.; the Herman Black Residence (1909), 2942 N. Shepard Ave.; the A. & E. Conrad Residence (1909), 3219 N. Shepard Ave.; the A. & E. Conrad Residence (1900), 3238 N. Shepard Ave.; the Hugo Tewles Residence (1916), 3414 N. Shepard Ave.; the Misses L. & M. Weise Residence (1921), 3060 N. Summit Ave.; the J. D. Learned Residence (1909), 3132 N. Summit Ave.; the P. Bischof Residence (1904), 3278 N. Summit Ave.; the Fred Graf Residence (1921), 3482 N. Summit Ave.

Herbst & Kuenzli

William G. Herbst (1885-ca.1959) was born in Milwaukee in 1885, the son of William and Helen (Sanders) Herbst. William's father was born in Kohler, Wisconsin and came to Milwaukee in 1874, at the age of 20. City directories show William's father to have been employed as a teamster. William G. Herbst attended parochial schools and South Division High School and worked as an apprentice at various local architectural offices. He then attended the Armour Institute of Technology in Chicago and completed his studies in 1903.

Herbst subsequently worked for the American Appraisal Company and traveled in 14 states appraising manufacturing plants. He returned to Milwaukee in 1905 and worked for the firm of Kirchoff and Rose and later opened his own practice in 1911 in the Juneau Building at South 6th and West Mitchell streets. The following year, Herbst took William F. Hufschmidt as a partner, and the firm moved to larger quarters in the Caswell Block downtown in 1914. The partnership of Herbst & Hufschmidt continued until Hufschmidt's death in 1918. The firm of Herbst & Hufschmidt designed a single house in the District: the A. W. Asmuth Residence (1917), 3429 N. Summit Ave.

In the spring of 1919, Herbst formed a new partnership with Edwin C. Kuenzli. Kuenzli (1871 - 1948) was a Milwaukee native, educated in Milwaukee's public schools. He started his apprenticeship with Charles Kirchoff and later completed formal training at the University of Pennsylvania School of Architecture. Upon his return to Milwaukee, Kuenzli joined

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 16

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

the firm of Charlton, Gilbert & Dewey, and when two of the partners retired, he became a partner of Charlton until the latter's retirement in 1917. Kuenzli subsequently formed a partnership with William G. Herbst in 1919.

Herbst & Kuenzli designed a large number of projects ranging from factories to stores to residences. It is said that Kuenzli devoted much of his time to the design of ecclesiastical buildings. Among their many projects in Milwaukee are: 742 West Capitol Drive (1922, Messmer High School); 3401-3411 West Wisconsin Avenue (1924, Marquette University High School); 5400 West Washington Boulevard (1929, St. Sebastian Church); 1914 West National Avenue (1920, Milwaukee Glove Company); 1004 South 16th Street (1923, National Tea Company); 710 West Mitchell Street (1929, addition to Kunzelman-Esser Company); 1135 West Mitchell Street (1927, Wabiszewski/Penney's Building); and 1308 West Mitchell Street (1923, Mitchell Street Building Company). Herbst & Kuenzli also designed two buildings in the District: the A. P. Kunzelmann Residence (1922), 3021 N. Lake Dr.; and the large Georgian Revival style Shelburne Apartments Building (1923), 3123-3133 N. Marietta St.

Edwin Kuenzli retired in 1942 and spent his last years in Wauwatosa until his death in 1948. In 1947, William G. Herbst established William G. Herbst & Associates with his son, Roger M. Herbst. Also in the firm were John P. Jacoby (architect) and J. Herbert Haebig (chief draftsman). The firm subsequently underwent other changes in name over the years: Herbst, Jacoby & Herbst (1955-1963); Herbst, Jacoby & Herbst Inc. (1964-1980); Pfaller, Herbst & Associates Inc. (1981-1984); Pfaller, Herbst & Eppstein Inc. (1985); Herbst, Eppstein, Keller & Chadek Inc. (1986-1992); and Eppstein, Keller & Chadek (Summer, 1992 - the present). The Pfaller firm with whom Herbst joined was likewise an old, established architectural office that dated back to the 1920s.

William G. Herbst died in 1959 or 1960. His son, Roger, maintained either the presidency or board chairmanship of the firm after his father's death. Roger Herbst withdrew from the firm in 1992 and moved to Florida.

Kirchhoff & Rose

Charles Kirchhoff, Jr. (1852-1915) was born in Milwaukee and was the son of Charles Kirchhoff Sr., a cabinetmaker by trade and an immigrant from Wurtemberg, Germany. Charles Jr. was educated in the Milwaukee public schools and worked first as a cabinetmaker before turning to architecture. In 1882 he founded his own architectural firm and in 1897 began a partnership with Thomas L. Rose known as Kirchhoff & Rose. Kirchhoff practiced with Rose until his death in 1915, after which his place was ably filled by his son and fellow architect, Roger C. Kirchhoff (1890-19??), who graduated from the University of Illinois with a degree in architecture in 1913 and then practiced in New York City until 1916, when he returned to Milwaukee and took over his father's place in the firm.

Thomas L. Rose (1868-1935) was born in New York City, his father being an English-trained designer and wood and stone carver. His boyhood and early education was spent in Chicago and in 1884 he took up study under James J. Egan, one of the city's leading architects. Rose eventually was put in charge of Egan's office, a position he held until 1893. In 1894 he came to Milwaukee and entered the office of Charles Kirchhoff, Jr., becoming a partner in 1897. Kirchhoff and Rose soon became one of the largest architectural firms in the city and left an enduring legacy of well-designed buildings of all types including such well known buildings as the Majestic Theater and Office Building, Riverside Theatre and office Building, Mount Olivet Lutheran Church, Badger State Bank Building, the Palace Theater, and many others, both in Milwaukee and elsewhere. They also designed several notable buildings in the District as well, including: the very large Tudor Revival style Paula & Erwin Uihlein Residence and associated outbuildings (1914), 3319 N. Lake Dr.; the Herman Fehr Residence (1924), 3014 N. Shepard Ave; the Herman Fehr Residence (1925); 3058 N. Shepard Ave.; and the E. C. Roddis Residence (1900), 3321 N. Summit Ave.

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

**National Register of Historic Places
Continuation Sheet**

**Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin**

Section 8 Page 17

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. 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 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.

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 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.

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

**National Register of Historic Places
Continuation Sheet**

**Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin**

Section 8 Page 18

The partners also produced numerous residential designs as well and are one of the best represented firms in the District. Their residential commissions in the District include: the P. H. Donley Residence (1908), 2950 N. Hackett Ave.; the Abraham Christianson Residence (1925), 2961 N. Hackett Ave.; the Henry J. Hase Residence (1905), 3124 N. Hackett Ave.; the Mrs. A. J. Freuler Residence (1908), 3239 N. Hackett Ave.; the J. R. Freuler Residence (1901), 3284 N. Hackett Ave.; the Mrs. Louis A. Dahlman Residence (1912), 3005 E. Kenwood Blvd.; the G. H. Norris Residence (1914), 2933 N. Lake Dr.; the Lee A. Dearholt Residence (1906), 3201 N. Lake Dr.; the W. C. Vandenberg Residence (1906), 2924 E. Linnwood Ave.; the W. C. Vandenberg Residence (1903), 2923 N. Marietta Ave.; the B. C. Williams Residence (1904), 2943 N. Marietta Ave.; the Cornelius Leenhouts Residence (1908), 3118 N. Marietta Ave.; the Mrs. Mary E. McDonald Residence (1903), 3212 N. Marietta Ave.; the Mrs. C. Saunders Residence (1902), 3247 N. Marietta Ave.; the L. S. Saunders Residence (1901), 3253-55 N. Marietta Ave.; the Herman Zillgett Duplex Residence (1928), 3202 N. Shepard Ave.; the Dr. Ed. J. Schleif Residence (1903), 3258 N. Shepard Ave.; the Charles D. Riutelman Residence (1901), 3118 N. Summit Ave.; the William E. Black Residence (1903), 3240 N. Summit Ave.; the W. B. Rubin Residence (1911), 3243 N. Summit Ave.; the F. A. Geiger Residence (1909), 3252 N. Summit Ave.; and the John R. Freuler Residence (1919), 3332 N. Summit Ave.

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.

Leiser & Holst

Julius Leiser (1875-1930) was a Milwaukee native, one of the eight children of German immigrants Isadore and Sarah (Kaufman) Leiser. Leiser was educated in the Milwaukee public schools, and at age 15 apprenticed himself to local architect Gustave H. Leipold. After four years with Leipold, Leiser learned the carpentry, plumbing and steamfitting trades and worked briefly for the Cedar Rapids, Iowa firm of Josslyn & Taylor. He then returned to Milwaukee and worked as a draftsman for Fred Graf and other architects and formed a short-lived partnership with Frank H. Mueller in 1898. Leiser subsequently went into partnership with Charles J. F. Holst in 1903.

Charles J. F. Holst had previously worked for the South Side architectural firm of Uehling & Linde. Holst remained Leiser's partner until his death in 1924. The firm of Leiser & Holst was known for its apartment house and church design as well as residential commissions. Many of their houses were built in the newly developing neighborhoods on the city's East and West Sides and also the adjacent suburbs. Leiser & Holst designed in a broad range of styles from Prairie School to Craftsman, and in the Tudor and Colonial Revivals. Their houses in the District include: the William M. Wolff Residence (1908), 3121-23 N. Hackett Ave.; the W. H. Perthesius Residence (1908), 3233 N. Hackett Ave.; the A. J. Wenzel Flats building (1904), 3272-74 N. Hackett Ave.; the A. J. Wenzel Flats building (1904), 3278-80 N. Hackett Ave.; the J. Smart Residence (1909), 2815 E. Hartford Ave.; the James Buckland Residence (1915), 2708 E. Newport Ave.; the Herman Zillgott Duplex (1928), 3202 N. Shepard Ave.; the Herman Zillgott Residence (1908), 3208 N. Shepard Ave.; the W. H. Perthesius Residence (1908), 3235 N. Shepard Ave.; the W. H. Perthesius Residence (1908), 3239 N. Shepard Ave.; the W. H. Perthesius Residence (1909), 3242 N. Shepard Ave.; the Dr. Studley Residence (1908), 3258 N. Summit Ave.; the Joseph F. Smart Residence (1905), 3284 N. Summit Ave.;

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 19

Julius Leiser continued to practice architectural design after Holst's death. He was also a member of the Knights of Pythias and the Masons and was treasurer of the Juneau Lodge Realty Company, the president of the James Realty Company, as well as secretary of the Teleopetic Corporation, manufacturers of sign devices. Leiser died on December 5, 1930 at the age of 55.

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 Edward A. Farmer Residence (1908?), 2912 N. Hackett Ave.; the J. W. Tufts Residence (1900), 3268 N. Hackett Ave.; and the C. Roth Residence (1904), 3263 N. Marietta 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. The later Messmer family firm designed the following buildings in the District: the C. Kurth Residence (1917), 3026 N. Marietta Ave.; the C. Kron Residence (1922), 3432 N. Shepard Ave.; the Dr. J. T. Scallard Residence (1912), 3044 N. Summit Ave.; and the E. W. Kremmers Flat building (1912), 3323-25 N. Summit Ave.

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 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, the Robert Sayle House (2112 E. Newberry Blvd., 1920), and the John Smith House (2824 E. Newberry Blvd., 1904), are located in the Newberry Boulevard Historic District (NRHP 3-7-1994), which is located just south of the Kenwood Park-Prospect Hill District. Rotier designed many houses within the latter District, including: the Frank W. Robinson Residence (1894), 2824 N. Hackett Ave.; the Herbert Kinne Residence (1901), 3309 N. Hackett Ave.; the R. H. Mansfield Residence (1908), 2816 E. Kenwood Ave.; the Harrison H. Mills Residence (1896), 2825 N. Marietta Ave.; the George Herrick Residence (1900), 2867 N. Marietta Ave.; the Mrs. M. Goodman Residence (1898), 2903 N. Marietta Ave.; the George E. Morrill Residence (1897), 2909-11 N. Marietta Ave.; the George E. Morrill Residence (1898), 2915 N. Marietta Ave.; the Ben Painter Residence (1904), 2937 N. Marietta Ave.; the George Herrick Residence (1900), 2867 N. Marietta Ave.; the Walter B. Potter Residence (1898), 2828 N. Shepard Ave.; the J. W. Du Four Residence (1895), 2841 N. Shepard Ave.; the Perley R. Sanborn Residence (1900), 2844 N. Shepard Ave.; the Wesley A. Severson Residence (1895), 2847 N. Shepard Ave.; the

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

**National Register of Historic Places
Continuation Sheet**

**Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin**

Section 8 Page 20

William Dillman Residence (1909), 2945 N. Shepard Ave.; the Dr. McCallum Flat building (1897), 3123 N. Shepard Ave.; the Harry Bradshaw Residence (1906), 3234 N. Shepard Ave.; the Fred W. Rogers Residence (1898), 2835 N. Summit Ave.; the Louis Esser Residence (1898), 2917 N. Summit Ave.; the Robert Sewell Residence (1909), 2938 N. Summit Ave.; the R. C. Haase Residence (1905), 3225 N. Summit Ave.; the H. L. Chapman Residence (1898), 3235 N. Summit Ave.; the Carroll Atwood Residence (1901), 3272 N. Summit Ave.; and the James Bradshaw Residence (1912), 3277 N. Summit Ave.

George Schley/George Schley and Sons

The firm of George Schley and Sons offered "turn-key" services as architects and general contractors. The founder, George Schley, was born in Waukesha, Wisconsin on March 21, 1868. His parents were Daniel Schley, a native of New York State, and Margaret (Stahl) Schley, who was brought to America at the age of 4 by her parents. George Schley was educated in the Waukesha public schools before he began his work career at the age of 15. His first job was as a messenger for the National Exchange Bank in Waukesha where he reportedly earned eleven dollars per month. After two years with the bank, he left to take a job in Chicago with Parker Brothers, a wholesale commission merchant firm. He started there as a receiving clerk and eventually worked his way up to cashier and bookkeeper.

Schley was married on January 15, 1889 in Milwaukee to Cara E. Hensing. In 1891 at the age of 23, Schley left Chicago with his new wife to take a job in Milwaukee as a bookkeeper with the People's Building and Loan Association. George and Cara Schley had two children, Perce George and Herbert Allen. George Schley was promoted to general manager two years later, but left about a year after that, in 1894, to start his own building and construction firm.

Over the years, Schley made a gradual transition from being only a contracting business to becoming a turn-key architectural/construction firm that offered complete, professional, in-house architectural design and construction services. In 1914 he took his two sons into the business and formally began the firm of George Schley and Sons. They were advertised as architects, engineers, and contractors who specialized in the construction of better-class residences. At least one member of the firm, but it is not known whom, was a member of the American Institute of Architects. During the late 1920s, the firm published a very impressive portfolio book of its residential work. George Schley was also active as the director and assistant treasurer of the Integrity Building and Loan Association in Milwaukee.

Thanks to their dual role as designers and developers, George Schley and his sons are associated with the design of far more buildings in the District than was any other firm. Nearly all of these residences were built as speculative ventures and they include: Residence (1906), 2834 N. Hackett Ave.; Residence (1906), 2840 N. Hackett Ave.; Residence (1905) 2844 N. Hackett Ave.; Residence (1905), 2850 N. Hackett Ave.; Residence (1905), 2854 N. Hackett Ave.; Residence (1905) 2862 N. Hackett Ave.; Residence (1906), 2936 N. Hackett Ave.; Residence (1906), 2942 N. Hackett Ave.; Residence (1908?) 2966 N. Hackett Ave.; Residence (1908), 2972 N. Hackett Ave.; Residence (1915), 2978 N. Hackett Ave.; Residence (1914) 3009 N. Hackett Ave.; Residence (1911), 3015 N. Hackett Ave.; Residence (1912), 3022 N. Hackett Ave.; Residence (1912) 3028 N. Hackett Ave.; Residence (1913), 3033 N. Hackett Ave.; Residence (1911), 3034 N. Hackett Ave.; Residence (19??) 3039 N. Hackett Ave.; Residence (1910), 3042 N. Hackett Ave.; Residence (1912), 3043 N. Hackett Ave.; Residence (1911) 3046 N. Hackett Ave.; Residence (1911), 3049 N. Hackett Ave.; Residence (1912), 3055 N. Hackett Ave.; Residence (1911) 3061 N. Hackett Ave.; the Kenneth P. Grubb Residence (1935), 3410 N. Hackett Ave.; the Arthur Straus Residence (1920), 3423 N. Hackett Ave.; the Arthur Straus Residence (1920) 3439 N. Hackett Ave.; the Arthur Straus Residence (1920) 3447 N. Hackett Ave.; the Arthur Straus Residence (1920) 3453 N. Hackett Ave.; Duplex (1927) 2841 N. Lake Dr.; Residence (1924) 2943 N. Lake Dr.; Residence (1928) 3005 N. Lake Dr.; Residence (1925) 3027 N. Lake Dr.; Residence (1929) 3033 N. Lake Dr.; Residence (1927) 3049 N. Lake Dr.; Residence

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 21

(1929) 3057 N. Lake Dr.; Residence (1928) 3067 N. Lake Dr.; Residence (1928) 3075 N. Lake Dr.; Residence (1926) 3365 N. Lake Dr.; Residence (1917) 3405 N. Lake Dr.; Residence (1925) 3453 N. Lake Dr.; the Arthur Schmidman Residence (1953) 3459 N. Lake Dr.; Residence (1926) 3465 N. Lake Dr.; Residence (1925) 3477 N. Lake Dr.; Residence (1926) 3481 N. Lake Dr.; Residence (1929) 3487 N. Lake Dr.; the David R. Thomas Residence (1926), 2905 E. Locust St.; the Albert Blatz, Jr. Residence (1913), 2843 N. Marietta Ave.; the Walter Becherer Residence (1927), 2922 N. Marietta Ave.; the Roger Trump Residence (1924), 2930 N. Marietta Ave.; Residence (1923), 2934 N. Marietta Ave.; Residence (1922), 2942 N. Marietta Ave.; Residence (1923), 2950 N. Marietta Ave.; the F. L. Lawton Residence (1904), 3238 N. Marietta Ave.; Residence (1925), 3333 N. Shepard Ave.; Residence (1923), 3365 N. Shepard Ave.; Residence (1921), 3411 N. Shepard Ave.; the Walter C. Carlson Residence (1917), 3419 N. Shepard Ave.; Residence (1917), 3427 N. Shepard Ave.; the Eugene Yahr Residence (1920), 3443 N. Shepard Ave.; the Edwin C. Ostermann Residence (1921), 3484 N. Shepard Ave.; the Walter J. Adams Residence (1913), 3050 N. Summit Ave.; Residence (1914), 3312 N. Summit Ave.; Residence (1921), 3365 N. Summit Ave.; the J. G. Leser Residence (1922), 3375 N. Summit Ave.; Residence (1921), 3418 N. Summit Ave.; the Arthur Straus Residence (1919), 3424 N. Summit Ave.; Residence (1919), 3438 N. Summit Ave.; the O. Bausenbach Residence (1919), 3445 N. Summit Ave.; Residence (1919), 3446 N. Summit Ave.; the Arthur Straus Residence (1919), 3452 N. Summit Ave.; Residence (1919), 3453 N. Summit Ave.; Residence (1920), 3468 N. Summit Ave.; the Arthur Straus Residence (1920), 3474 N. Summit Ave.; Residence (1922), 3481 N. Summit Ave.; the Edward Hoffman Residence (1920), 3486 N. Summit Ave.; and the Arthur Straus Residence (1919), 3487 N. Summit Ave.

Fitzhugh Scott

Fitzhugh Scott (1881-1957) was born in Milwaukee in 1881, but his family moved to Atlanta, Georgia in his infancy, where Scott grew up and went to school. In 1897 he entered the Georgia Institute of Technology, but left after three years to take a position in an architect's office. After a year and one-half of work experience, he returned to college at Columbia University in New York City and graduated in 1905 with a degree in architecture. Later that year he returned to Milwaukee and was employed in Alexander Eschweiler's firm. In 1908, Scott left Eschweiler and established his own Milwaukee firm.

In 1914, Scott formed the firm of Scott & Scott with his brother, Frederick M. Scott, Jr., who sold real estate. The firm was later augmented by the addition of Scott's son, Fitzhugh Scott Jr. (1910-19??). Over the years the firm added new partners and continued in existence even after the death of the Fitzhugh Scott Sr. in 1957. The firm became known as Fitzhugh Scott Architects and Planners in 1974 and in 1975, was expanded with new partners and became a new firm, Kahler, Slater, Fitzhugh Scott, which later became just Kahler - Slater.

The senior Fitzhugh Scott was an exceptionally able designer who designed a number of the finest houses in and near the District. The District's examples include: the Myron Laskin Residence (pre-1929), 2929 E. Edgewood Ave.; the John F. Dumphry Residence (1914), 3005 E. Hampshire St.; the grand Tudor Revival Style Armin Schlesinger Residence (1912), 3270 N. Marietta St.; the Dr. A. B. Schwartz Residence (1928), 2921 E. Newport Ave.; the Charles S. Pearce Residence (1913), 3038 N. Shepard Ave.; the E. Slocum Residence (1913), 3048 N. Shepard Ave.; the W. B. Johnson Residence (1914), 3038 N. Shepard Ave.; the Massee & Pearce Apartment Building (1913), 3128-32 N. Shepard Ave.; the Carl B. Rix Residence (1909), 3010 N. Summit Ave.; the John Thompson Residence (1913), 3053 N. Summit Ave.; and the Residence (1915), 3059 N. Summit Ave.

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 8 Page 22

Charles W. Valentine

Charles Valentine (1879-1951) was born on November 17, 1879 in Milwaukee to William C. and Margaret (Buckenberger) Valentine. William Valentine was a cabinetmaker, and his job probably acquainted his son, Charles, with a construction-related trade at a very early age. William Valentine died at the age of 71 on January 16, 1908. In 1895, when Charles was about 16 years of age, he appeared for the first time in the Milwaukee city directory, and was working as a clerk on North Water Street in Milwaukee's Central Business District. Two years later in 1897, according to the city directory, Valentine became a draftsman for the prestigious Milwaukee architectural firm of Ferry and Clas, which was noted for its designs of fine Neoclassical and Period Revival style buildings. Valentine became an architect after an apprenticeship period of several years, which in those days was a common way to enter the architecture profession. He worked for Ferry and Clas until starting his own architectural practice in 1910. For a few years, Valentine worked out of his home at 2562 North Palmer Street on Milwaukee's Near North Side and then moved his office to a downtown Milwaukee location in 1912 at 324 East Wisconsin Avenue. Valentine had a very successful career, and over the years he changed the location of his office to several different downtown Milwaukee locations. He also left his North Palmer Street house shortly after moving his office to downtown Milwaukee and then lived with his wife, Eda, and their daughter, Almira, in a succession of at least seven different houses in northeast suburban Milwaukee. Near the end of his active career in 1940, he moved his architectural office to his home at 5537 North Berkeley Boulevard in the Milwaukee suburb of Whitefish Bay. Valentine retired in 1946, but reportedly worked in some capacity, perhaps as a consultant, for the Milwaukee architectural firm of Brust and Brust. Valentine was still working for the firm when he died on January 31, 1951 at the age of 72. Valentine was a member of the American Institute of Architects, the State Association of Wisconsin Architects, the Men's Sketch Club, and Lake Park Lutheran Church.

Charles W. Valentine was a very capable and facile architect who apparently specialized in the design of private residences and worked mainly in the Period Revival styles that were popular during the early twentieth century, when his practice was at its peak. Examples of Valentine's residential design work are often found in the finest residential neighborhoods in Milwaukee and the surrounding communities. Those within the District include: the J. H. Sillman Residence (1926), 2723 E. Edgewood Ave.; the J. Hogan Residence (1903), 2861-63 N. Hackett Ave.; the R. Lediger Residence (1912) 3023 N. Hackett Ave.; the R. Lediger Residence (1913), 3027 N. Hackett Ave.; the Isaac Barnett Residence (1924), 3107 N. Hackett Ave.; the D. C. Lappin Residence (1922), 3475 N. Hackett Ave.; the Roy B. Sanborn Residence (1916), 3482 N. Hackett Ave.; the S. A. Weyenberg Residence (1927) 3435 N. Lake Dr.; the August Knoll, Jr. Residence (1920), 2807 E. Linnwood Ave.; the Charles A. Krause Residence (1916), 2977 N. Marietta Ave.; the O. E. Koehler Residence (1916), 3060 N. Marietta Ave.; the Mrs. Bessie Hansen Duplex (1923), 3269 N. Marietta Ave.; the W. H. Grau Residence (1920), 3028 N. Shepard Ave.; the Carl A. Moebius Residence (1921), 3454 N. Shepard Ave.; the W. E. V. Shaw Residence (1914), 2968 N. Summit Ave.; the A. L. Morsell Residence (1915), 3038 N. Summit Ave.; the F. W. Ellis Residence (1909), 3253 N. Summit Ave.; and the Carl Prinz Residence (1914), 3324 N. Summit Ave.

Summary

The Kenwood Park-Prospect Hill Historic District is thus being 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 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 within it are also among the best examples of their particular styles to be found with the boundaries of the city of Milwaukee. The significance of the

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 23

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

District is further enhanced by its highly intact and very well maintained state of preservation. The streetscapes in Kenwood Park-Prospect Hill are unusually cohesive because of this intact building stock and because of the retention 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 very little new construction in Kenwood Park-Prospect Hill. Only a very small number of buildings have been constructed since 1940 and even these are mostly single-family residences that were built on land that had originally belonged to older houses adjacent to them.

Archeological Potential

The extent of any archeological remains in the District is conjectural at this time. So far as is known, very few 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 (1891) 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 nearly all the contributing buildings within the District are the original buildings on their respective lots, save only for a few that replaced earlier buildings that were either destroyed by fire or that were later replaced with larger and/or more modern houses. It is possible, however, that archeological remains from some of these 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 Kenwood Park-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. Portions of the District have also benefited from the fact that they have been made City of Milwaukee Historic Districts (N. Lake Drive Historic District and N. Lake Drive Estates Historic District) and have thus been protected by that city's strong local landmark ordinance since then, which is administered by the staff of the City of Milwaukee Historic Preservation Commission.

Criteria Considerations

(A) One property owned by a religious institution is located within the district. It is an integral part of the nominated district and is significant for its architectural contribution to the district.

(G) The period of significance for the district was extended beyond the 50 year mark to include the small number of houses built after the Second World War. The last of these contributing buildings was constructed in 1954, shortly after the 50 year mark. No other buildings were built in the district for another 10 years.

Kenwood Park-Prospect Hill Historic District
Name of Property

Milwaukee
County and State

Wisconsin

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:

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

Name of repository:

10. Geographical Data

Acreage of Property 132.5 acres

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

1	<u>16</u>	<u>428610</u>	<u>4770080</u>	3	<u>16</u>	<u>428940</u>	<u>4768740</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>428950</u>	<u>4770080</u>	4	<u>16</u>	<u>428540</u>	<u>4768740</u>
	Zone	Easting	Northing		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	2/08/01
organization	Water Tower Landmark Trust, Inc.	telephone	608-251-9450
street & number	1311 Morrison St.	zip code	53703
city or town	Madison	state	Wisconsin

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

**National Register of Historic Places
Continuation Sheet**

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

Section 9 Page 1

MAJOR BIBLIOGRAPHIC REFERENCES

- Bruce, William George. *Builders of Milwaukee*. Milwaukee: The Bruce Publishing Co., 1946.
- Building Permits and Other Records 1890-1982. General Office, Department of Building Inspection and Safety Engineering, 1010 Municipal Building, Milwaukee, Wisconsin.
- Fire Insurance Maps of Milwaukee, Wisconsin. New York: Sanborn-Perris Map Co., 1894 (corrected and revised: 1899 and 1907), 1969.
- Gregory, John G. *History of Milwaukee, Wisconsin*. Chicago: S. J. Clarke Publishing Co., 1931.
- Hatala, Carlen and Les Vollmert. Layton Boulevard Historic District NRHP Nomination Form. Milwaukee: City of Milwaukee's Department of City Development, 1993.
- Landscape Research. *Built in Milwaukee: An Architectural View of the City*. Milwaukee: City of Milwaukee, n.d., but ca.1981.
- McArthur, Shirley du Fresne. *North Point Historic Districts-Milwaukee*. Milwaukee: North Point Historical Society, 1981.
- Milwaukee Daily Sentinel*. May 1, 1876.
- Milwaukee Historic Preservation Commission. *Milwaukee Landmarks*. Milwaukee; City of Milwaukee (n.d., but ca.1981).
- Perrin, Richard W. E. *Milwaukee Landmarks*. Milwaukee: Milwaukee Public Museum, 1968.
- . *The Architecture of Wisconsin*. Madison: State Historical Society of Wisconsin, 1969.
- Simon, Roger David. *The Expansion of an Industrial City: Milwaukee, 1880-1910*. Ann Arbor: University Microfilms, Inc. 1971.
- . "The City Building Process: Housing and Services in Milwaukee Neighborhoods 1880-1910." *Transactions of the American Philosophical Society*, Vol. 68: PT. 5, 1978.
- Turner, Diane and William Kissinger. North Point North Historic District Nomination Form. Milwaukee: Milwaukee Historic Preservation Commission, 1980.
- Watrous, Jerome A (ed.). *Memoirs of Milwaukee County*. Madison: The Western Historical Association, 1909.
- Wright, Alfred G. *Milwaukee City Directories*. Milwaukee: 1900-1925.

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 2

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

MAJOR BIBLIOGRAPHIC REFERENCES, CONTINUED

Wyatt, Barbara (ed.). *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, Division of Historic Preservation, 1986, Vol. 2.

Zimmerman, H. Russell. *The Heritage Guidebook, Landmarks and Historical Sites in Southeastern Wisconsin*. Milwaukee: 1976.

----. "The Past in Our Present." *Milwaukee Journal*, 7/28/1968, 7/8/1973, 6/30/1974.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Kenwood Park-Prospect Hill Historic District
Milwaukee, Milwaukee County, Wisconsin

VERBAL BOUNDARY DESCRIPTION

The Kenwood Park-Prospect Hill Historic District consists of a large residential area that extends west from and lies adjacent to Lake Park in the city of Milwaukee and west from and adjacent to that portion of the east side of N. Lake Dr. that lies north of Kenwood Blvd. The District is bounded roughly on the west by North Hackett Avenue, on the north by East Edgewood Avenue (the City of Milwaukee-Village of Shorewood boundary), on the east by N. Lake Dr., and on the south by the north (rear) lot lines of the lots having exposure on the 2600, 2700, 2800, 2900, and 3000 blocks of E. Newberry Avenue. The District boundary begins at a point that corresponds to the northeast corner of the lot associated with 3000 E. Newberry Blvd., then continues east to the west curbline of N. Lake Drive. The line then turns 80° and continues in a northerly direction along the west curbline of N. Lake Drive a distance of seven blocks to the point of intersection with the south curbline of E. Edgewood Ave. The line then turns 90° and continues west along said curbline to the northwest corner of the lot associated with 3493 N. Hackett Ave., then turns 90° and continues in a southerly direction along the rear (west) lot lines of all the lots having exposure on the 3400, 3300, 3200, 3100, 3000, 2900, and 2800 blocks N. Hackett Avenue until reaching a point that corresponds to the southwest corner of the lot associated with 2825 N. Hackett Ave. The line then turns 90° and continues east along the south lot line of said lot to the point of intersection with the west curbline of N. Hackett Ave. The line then continues east across said street to a point on the east curbline that corresponds to the southwest corner of the lot associated with 2824 N. Hackett Ave. The line then continues east along the south lot line of said lot and along the south lot line of the adjacent lot associated with 2823 N. Summit Ave. to the point of intersection with the west curbline of N. Summit Ave. The line then continues east across said street to a point on the east curbline that corresponds to the southwest corner of the lot associated with 2824 N. Summit Ave. The line then continues east along the south lot line of said lot and the south lot line of the adjacent lot associated with 2823 N. Shepard Ave. to the point of intersection with the west curbline of N. Shepard Ave. The line then continues east across said street to a point on the east curbline that corresponds to the southwest corner of the lot associated with 2824 N. Shepard Ave. The line then continues east along the south lot line of said lot and along the south lot line of the adjacent lot associated with 2825 N. Marietta Ave. to the point of intersection with the west curbline of N. Marietta Ave. The line then continues east across said street to a point on the east curbline that corresponds to the northwest corner of the lot associated with 3000 E. Newberry Blvd. The line then continues east along the north lot line of said lot to the POB. Said boundaries contain 132.50 acres, more or less.

BOUNDARY JUSTIFICATION

The boundaries of the Kenwood Park-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 Lake Park, which is already separately listed in the NRHP, and by large lakefront estates that consist of houses and landholdings 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 older and much smaller than those in the District or else they 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 older than buildings in the District and have separate developmental histories, while buildings to the north are located in the Village of Shorewood, a separate municipality and one with a different developmental history.

Kenwood Park-Prospect Hill Historic District
Name of Property

Milwaukee
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.)

name/title	Various (see separate list)		date
organization			telephone
street & number			zip code
city or town	state	Wisconsin	

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.

3100 N.

E. KENWOOD

AVE.

AVE.

AVE.

AVE.

AVE.

DRIVE

N. L

3000 N.

E.

LINWOOD

AVE.

TENNIS COURTS

LAKE

2900 N.

E. LOCUST

ST.

N. MARIETTA

N. LAKE PARK

E. RAVIA

2800 N.

E. NEWBERRY

BLVD.

GOLF

2700 N.

E. PARK

PLACE

N. DOWNER

N. HACKETT

N. SUMMIT

N. SHEPARD

N. LAKE

KENWOOD PARK-PROSPECT HILL HISTORIC DISTRICT

Milwaukee, Milwaukee Co., WI



--- District Boundary Line

■ Not Contributing

Not to Scale

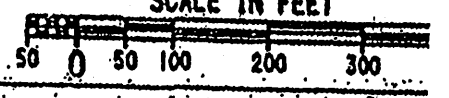
1

DEPARTMENT OF CITY DEVELOPMENT

MILWAUKEE, WISCONSIN



SCALE IN FEET



3500 N. E.-EDGEWOOD

AVE.

AVE.

AVE.

AVE.

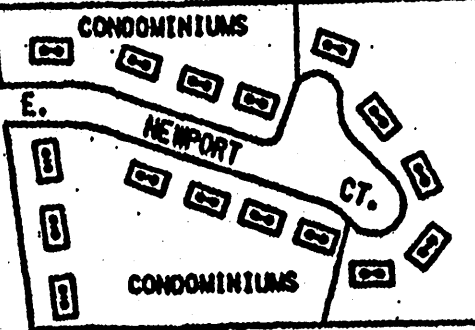
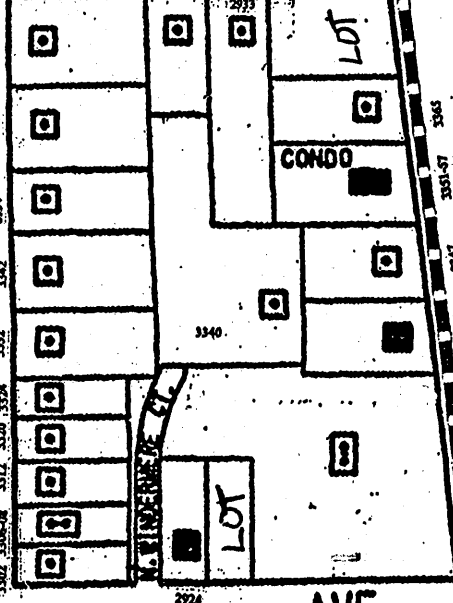
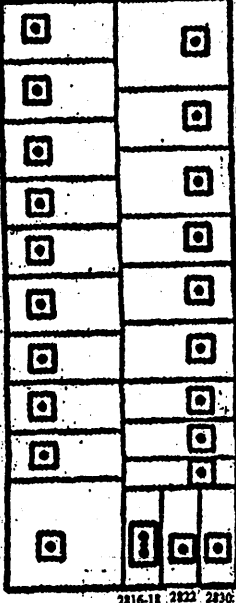
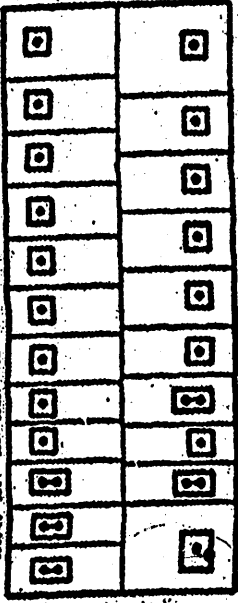
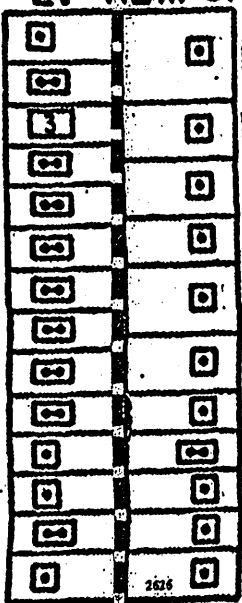
AVE.

DRIVE

3400 N.

E. NEWPORT

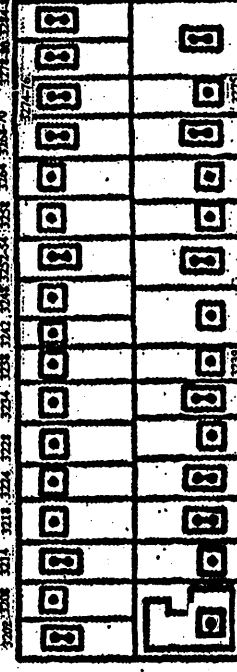
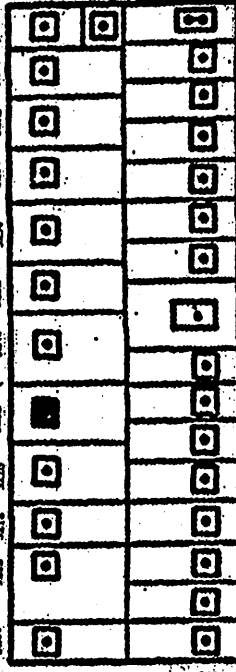
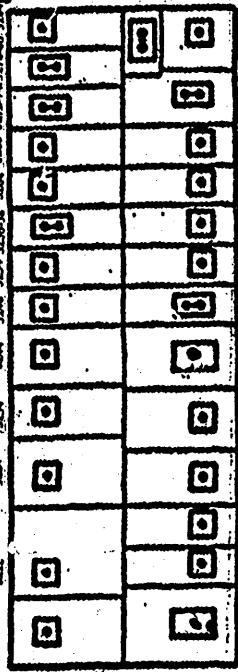
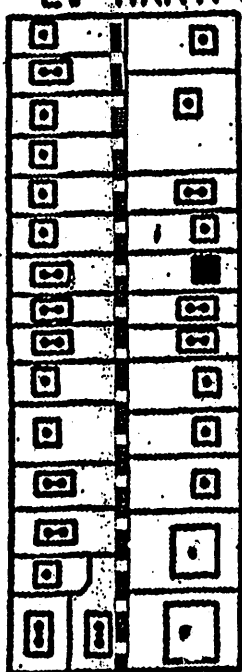
AVE.



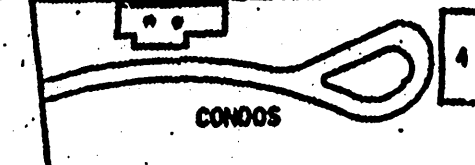
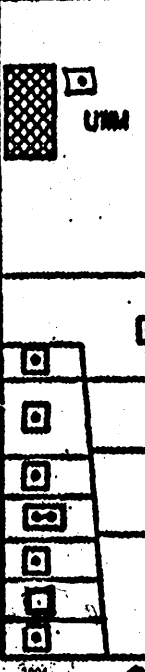
3300 N.

E. HARTFORD

AVE.



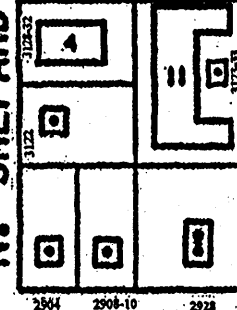
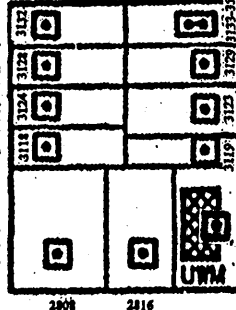
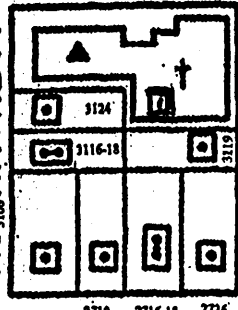
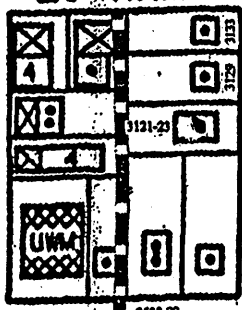
AVE.



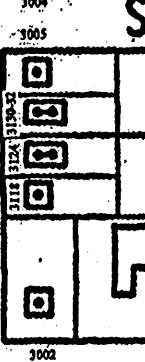
3200 N.

E. HAMPSHIRE

ST.



AVE.



3100 N.

E.-KENWOOD

N.-DOWNER

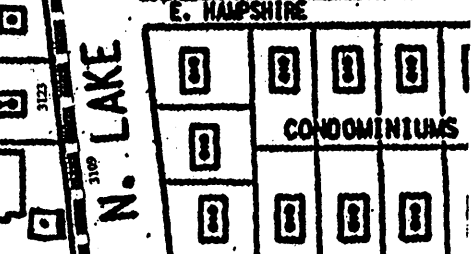
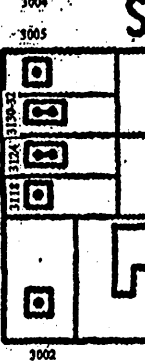
N.-HACKETT

N.-SUMMIT

N.-SHEPARD

N.-MARIETTA

N.-LAKE



KENWOOD PARK-PROSPECT HILL HISTORIC DISTRICT

Milwaukee, Milwaukee Co., WI



District Boundary Line

Not Contributing

Not to Scale

2



SCALE IN FEET

