

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received MAY 12 1986

date entered

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

1. Name

historic N/A

and/or common CASS/WELLS STREET HISTORIC DISTRICT

2. Location

street & number See Inventory

not for publication

city, town Milwaukee vicinity of

state Wisconsin code 55 county Milwaukee code 079

3. Classification

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

4. Owner of Property

name N/A

street & number N/A

city, town N/A vicinity of N/A state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Milwaukee County c/o Edward Kornblum

street & number 901 North 9th Street

city, town Milwaukee state WI 53233

6. Representation in Existing Surveys

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

date 1979/1985  federal  state  county  local

depository for survey records Department of City Development

city, town Milwaukee state WI 53202

## 7. Description

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

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

The Cass/Wells Street Historic District occupies about one quarter of one city block on Milwaukee's lower east side at the northwest corner of North Cass and East Wells Streets. The district is located in the former Yankee Hill neighborhood, an area that was once one of the city's most exclusive residential districts. The historic district contains eight free-standing residential scale buildings. There are six former single-family residences: one converted to a restaurant, two that are partially converted to offices and three divided into apartments; one duplex apartment building and one neighborhood grocery store with apartments above. Seven of the buildings in the district contribute to its significance and there is one non-contributing commercial building. The seven contributing buildings span the entire period of the neighborhood's development from 1870 to 1914.

The district is distinguished from the surrounding area by its visual cohesiveness and by its difference in character. To the east of the district is a surface parking lot and an early-twentieth-century four story apartment building, to the north and west are similar apartment buildings containing from 24 to 36 units each, and to the south is a modern parking garage. The district constitutes one of the few remaining clusters of the single-family residential fabric that once covered this part of the city.

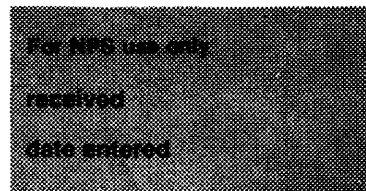
Within the district, there is a consistency in building scale, type and use. All buildings in the district are either two or two-and-one-half stories and are of similar height, width and bulk. The oldest buildings in the district are on Wells Street. They were built near the edge of the sidewalk with little or no front yard, only a modest strip of foundation plantings. The Henry Manschot House (No. 2) (1874) and the Bridget Hutchinson House (No. 4) (c.1870) are examples of Italianate architecture. The Benjamin F. Parker House (No. 1) (c.1892), is a fine example of Queen Anne design. On Cass Street, an earlier generation of houses was replaced beginning in the mid-1890s with new houses. These residences were built with setbacks that permitted small front yards as well as foundation shrubbery. The Patrick Donnelly House (No. 6) (1896) marked the transition in architectural styles from the Queen Anne to the Colonial Revival. Next door the Mrs. Willis Danforth House (No. 7) (1897) used Elizabethan Revival elements while its northern neighbor, the Charles Danforth House (No. 8) (1904) exhibits Colonial Revival features.

The exteriors of all the houses are clad with brick. The brick ranges from the cream brick used on the residences lining Wells Street (Nos. 1,3,4) to the pressed brick residences on Cass Street (Nos. 6,7,8) and the tapestry brick used for the duplex (No. 3) (1914). Wood was used extensively as trim. Wood shingles were applied to the gable ends and turret of the Parker House (No. 1) and in the gable of the Donnelly House (now covered with modern rustic wood shingles) (No. 6). Wood was used to articulate the bracketed cornice

(continued)

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

**National Register of Historic Places  
Inventory—Nomination Form**



Cass/Wells Street

Continuation sheet Historic District

Item number 7

Page 1

treatment of the Manschot House (No. 2) and the Bridget Hutchinson House (No.4) and in the modillioned cornice of the Charles Danforth House (No. 8). Wood half-timbering and stucco were used in the gable ends of the Mrs. Willis Danforth House (No. 7).

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

**INVENTORY**

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class</u>
1	712 E. Wells St.	Benjamin F. Parker House	c.1892 <sup>1</sup>	C
2	718 E. Wells St.	Henry Manschot House	1874 <sup>2</sup>	C
3	724 E. Wells St.	Duplex	1914 <sup>3</sup>	C
4	801 N. Cass St.	Bridget Hutchinson House	c.1870 <sup>4</sup>	C
5	809 N. Cass St.	Cherrier's Grocery	1922 <sup>5</sup>	NC
6	815 N. Cass St.	Patrick Donnelly House	1896 <sup>6</sup>	C
7	819 N. Cass St.	Mrs. Willis Danforth House	1897 <sup>7</sup>	C
8	823 N. Cass St.	Charles Danforth House	1904 <sup>8</sup>	C

DESCRIPTION OF BUILDINGS

<u>Map No.</u>	<u>Address</u>	<u>Historic Name</u>	<u>Date of Construction</u>
2	718 E. Wells St.	Henry Manschot House <sup>9</sup> <u>Architect:</u> Charles A. Gombert	1874

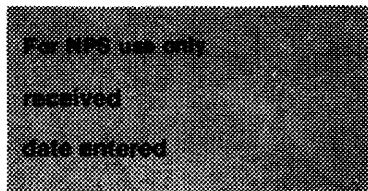
**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Cass/Wells Street  
Continuation sheet Historic District

Item number 7

Page 2



The Manschot House is an excellent example of an Italianate style residence. It is three bays wide, two stories high on a raised basement and has a low hipped roof and bracketed cornice with a center pediment. It is constructed of cream brick with brick quoins at the corners of the main block. The windows have segmental tops with stone sills and hood molds inset with incised keystones. All masonry surfaces are painted green. The principal alterations include the replacement of the original main entry with the present Colonial style door and fanlight and the removal of the front porch in 1955.

Henry A. Manschot was a successful butcher with his shop on Market Square. He had succeeded to the ownership of Jacob Nunnemacher's butcher shop in the late 1860s after working there since the 1850s. His business eventually failed and after the death of his wife he sold the house in 1891. In the 1920s, it was occupied by Francis E. McGovern after he finished his second term as Governor of Wisconsin.

1            712 E. Wells St. Benjamin F. Parker House <sup>10</sup>            c.1892  
Architect: Unknown

The Benjamin F. Parker House is an excellent example of a cream brick Queen Anne style residence adapted to a small lot in a densely built urban neighborhood. Incorporated into its design is an arched entry and a bowed shingle clad balcony reminiscent of the Shingle Style unifying a shingled oriel window and a round, cornically-roofed corner turret. These features give the small house the picturesque appearance, textural variety and geometric complexity typical of Queen Anne design. Parker was a former military man who was the secretary of the Grand Lodge of Wisconsin of the International Order of Good Templars from 1873 to 1900 and also International Secretary of the Order from 1885 until 1908. He lived in this house from 1892 until 1909 when he moved to Racine, where he died in 1912.

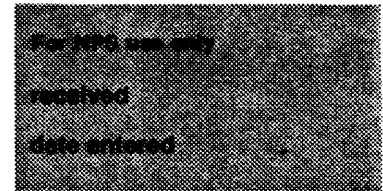
6            815 N. Cass St. Patrick Donnelly House <sup>11</sup>            1896  
Architect: Charles Fitzgerald

The Patrick Donnelly House illustrates the transition from the eclectic Queen Anne to the Colonial Revival style. It is a two and one-half story residence clad with cream colored brick. The house features Queen Anne Style massing and Colonial Revival inspired porches, railings and cornice treatments. There appear to have been few major alterations to the exterior except for the rustic modern shingling in the gable.

Patrick Donnelly was the principal of the Third District School. He lived here until his death at the age of 79 in 1915.

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

**National Register of Historic Places  
Inventory—Nomination Form**



Cass/Wells Street  
Continuation sheet Historic District Item number 7 Page 3

7 819 N. Cass St. Mrs. Willis Danforth House<sup>12</sup> 1897  
Architect: Ferry & Clas

The Mrs. Willis Danforth House illustrates the emergence of the Elizabethan Revival Style. It is a two-and-one-half-story residence clad with cream colored pressed brick. The overall decoration of the house alludes to the Elizabethan period with its use of heavy molded window sash and the gable end treatment using elaborate half-timbering and stucco. There appear to have been no major alterations to the exterior.

8 823 N. Cass St. Charles Danforth House<sup>13</sup> 1904  
Architect: Ferry & Clas

The Charles Danforth House is an example of Colonial Revival architecture. Indicative of the style is the gambrel roof which tops a two and one-half story block clad with russet pressed brick. The brick is laid to create splayed window lintels and keystones, and to enframe the Palladian window in the gable. The original porch posts and railings have been replaced with wrought iron, but the modillion cornice survives intact. Charles Danforth was a salesman.

3 724 E. Wells St. Duplex<sup>14</sup> 1914  
Architect: F.W. Andree

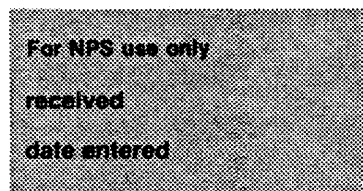
This duplex is a 2-story, flat-roofed, tapestry brick, early-twentieth-century building of plain design. The only distinguishing feature of the building is the shallow bay window on the front and the simple boxed-out projecting cornice at the eaves line. The front windows have been partially replaced with modern metal sliding units and the basement windows filled with pierced grilles of 1960s vintage. It was built as a rental property.

5 809 N. Cass St. Cherrier's Grocery<sup>15</sup> 1922  
Architect: Unknown

This non-contributing commercial building is a 2-story, flat-roofed, tapestry brick, early-twentieth-century-commercial-style, building of simple utilitarian design. The modern aluminum and glass storefront is surmounted by a pair of simple, paired wooden windows on the second floor. A rectangle of checkered brickwork enframed by a course of raised bricks ornamenting the parapet is the only decorative feature on the facade. The sides are painted common brick. An asphalt-shingle covered wood oriel projects from the south side. It was built as a grocery store by Charles F. Cherrier who lived in the owner's flat upstairs. Cherrier had operated a grocery store in an earlier building on the site since 1912.

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

**National Register of Historic Places  
Inventory—Nomination Form**



Cass/Wells Street

Continuation sheet Historic District

Item number 7

Page 4

4 801 N. Cass St. Bridget Hutchinson Residence<sup>16</sup> c.1870  
Architect: Unknown

This is a 2-story, low-hip-roofed, painted cream brick, 'L' shaped Italianate house. The upper floor of the Cass Street elevation has arched windows with incised keystones, a projecting oriel ornamented with composition panels with garland swags, and a bracketed cornice. The window sash have been partially replaced with fixed, single-light units. The first floor front was remodelled into two storefronts in 1931. Both have small arched windows flanking an arched door. A separate entrance with a bracketed metal hood leading to the upstairs apartments separates the two storefronts. A molded wood cornice separates the storefront zone from the upper facade. The Wells Street elevation is of utilitarian design. Its principal feature is the oriel window on the second floor.

This house was moved to this site from an unknown location in 1896. It was the home of Mrs. Bridget Hutchinson, a widow, who had lived in a wooden house on this site since at least 1847. Mrs. Hutchinson lived here until her death on December 13, 1899 at the age of 79. In the early twentieth century the property was used as a duplex until 1931 when the first floor was remodelled for commercial use and the upper floor into apartments.

Archaeological Resources: Because the Cass/Wells Street Historic District has been developed since the 1850s, it is unlikely that significant archaeological resources survive undisturbed.

No systematic survey of archeological resources has been conducted in the area, however, as of the present time.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

Cass/Wells Street

Continuation sheet Historic District

Item number 7

Page 5

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FOOTNOTES PART SEVEN

<sup>1</sup>The first known occupants of this building were listed in the 1892 Milwaukee City Directory.

<sup>2</sup>Milwaukee Sentinel, 31 December 1874.

<sup>3</sup>City of Milwaukee Building Permit.

<sup>4</sup>City Directories 1847-1900; City Tax Rolls 1873-1901; City of Milwaukee Building Permits.

<sup>5</sup>City of Milwaukee Building Permit.

<sup>6</sup>Ibid.

<sup>7</sup>Ibid.

<sup>8</sup>Ibid.

<sup>9</sup>Sentinel, 31 December 1874.

<sup>10</sup>Milwaukee City Directories 1892-1910; unidentified newspaper clipping dated January 24, 1912 in the possession of the Milwaukee County Historical Society.

<sup>11</sup>City of Milwaukee Building Permit.

<sup>12</sup>Ibid.

<sup>13</sup>Ibid.

<sup>14</sup>Ibid.

<sup>15</sup>Ibid.; City Directories 1912-1922.

<sup>16</sup>City Directories 1847-1980; City Tax Rolls 1873-1901.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** Period of Significance **Builder/Architect** See Below  
 c.1870-1914

**Statement of Significance (in one paragraph)**

Statement of Significance

Period of Significance: c.1870-1914

The Cass/Wells Street Historic District is architecturally significant for its fine 19th and early 20th century residences. This enclave is also significant as one of the last intact groupings of houses to survive from the exclusive Yankee Hill neighborhood that once covered almost 42 square blocks of the downtown. The quality of the materials and the craftsmanship displayed in these residences is reflective of the prominent Milwaukee architects including Charles Gombert, Charles Fitzgerald and the eminent firm of George Bowman Ferry and Alfred C. Clas, who were commissioned to design them for their middleclass clients.

Historical Background

Milwaukee's early settlers from New York, New England and England established a residential area on the high ground east of the Milwaukee River and north of downtown. Referred to as Yankee Hill, or "Yankeeberg" by the German community, it was one of the most choice residential districts in the city during the nineteenth century and soon some of the city's wealthiest German citizens chose to make it their home as well. Street grading and house construction began in the early 1840s. Historically Yankee Hill comprised the area extending north of East Wisconsin Avenue to Ogden Avenue, and east of Milwaukee Street to the lake. Today the last vestiges of this neighborhood lie within the area bounded by Mason Street, Van Buren Street, Ogden Avenue, and Lake Michigan.

Yankee Hill was home to many of Milwaukee's pioneer civic, financial, and business leaders. Its Yankee origins were reflected in street names taken from prominent political and financial figures of the day including Van Buren, Mason, Cass, Astor, and Marshall. After World War I, the area began to decline in prestige as a single family residential area as a result of the expansion of the business district as well as pressures for more intensive residential use. In response to the latter, numerous large residences were subdivided into apartments or rooming houses or were replaced by apartment buildings. It was during this period of increased population density that Cherrier's Grocery was built to provide groceries for the numerous apartment dwellers. In the 1950s, the city targeted the most deteriorated portions of Yankee Hill west of Van Buren Street for urban renewal, and most of it was demolished to make way for new construction.

(continued)



# 9. Major Bibliographical References

See Item 9, Continuation Page 1

# 10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name SW/4 Milwaukee, WI

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>6</u>	<u>4</u> <u>2</u> <u>6</u> <u>4</u> <u>8</u> <u>0</u>	<u>4</u> <u>7</u> <u>6</u> <u>5</u> <u>7</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>6</u>	<u>4</u> <u>2</u> <u>6</u> <u>5</u> <u>5</u> <u>0</u>	<u>4</u> <u>7</u> <u>6</u> <u>5</u> <u>7</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>6</u>	<u>4</u> <u>2</u> <u>6</u> <u>5</u> <u>5</u> <u>0</u>	<u>4</u> <u>7</u> <u>6</u> <u>5</u> <u>6</u> <u>0</u> <u>0</u>
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D	<u>1</u> <u>6</u>	<u>4</u> <u>2</u> <u>6</u> <u>4</u> <u>9</u> <u>0</u>	<u>4</u> <u>7</u> <u>6</u> <u>5</u> <u>6</u> <u>0</u> <u>0</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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### Verbal boundary description and justification

See item 8, p.2

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

state	<u>N/A</u>	code	county	code
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state		code	county	code
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# 11. Form Prepared By

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

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

street & number 809 North Broadway telephone 414/223-5706

city or town Milwaukee state WI 53202

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature *Jeff Dean*

title \_\_\_\_\_ date APRIL 29, 1986

### For NPS use only

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

Entered in the National Register

*for Allred Byron*  
Keeper of the National Register

date 6-13-86

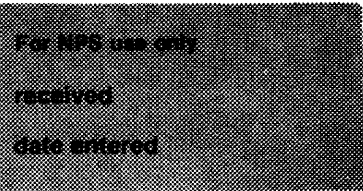
Attest:

Chief of Registration

date

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

**National Register of Historic Places  
Inventory—Nomination Form**



Cass/Wells Street  
Continuation sheet Historic District

Item number 8

Page 1

In its heyday from about 1870 to 1914, however, Yankee Hill was home to many of the city's most prominent citizens. Interspersed among the very grand houses of these families were the dignified residences of prosperous middleclass professionals such as Patrick Donnelly, and Benjamin F. Parker as well as small business entrepreneurs such as butcher Henry Manschot. The historic district is important for its representation of the middleclass residential fabric that permeated Yankee Hill and provided the background context within which some of the city's most imposing homes were built.

**Area of Significance**

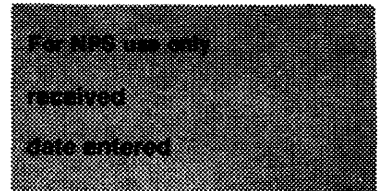
**Architecture**

The Cass/Wells Historic District is architecturally significant for its fine collection of middleclass Victorian houses. These range from the dignified Italianate Henry Manschot House (No. 2) (1874) and the Bridget Hutchinson House (No. 4) (c.1870) to the flamboyantly Queen Anne Benjamin F. Parker House (No. 1) (1892) to the transitional Patrick Donnelly House (No. 6) (1896) to the period revival architecture of the Elizabethan-inspired Mrs. Willis Danforth House (No. 7) (1897) and the Colonial Revival Charles Danforth House (No. 8) (1904). The informal modern architecture of the early twentieth century is represented by the somewhat altered duplex at 724 E. Wells Street (No. 3) (1914).

Although in and of themselves most of these buildings are fine examples of domestic architecture, their real significance lies in their combined impact as the last intact grouping of high quality middleclass houses surviving from the Yankee Hill neighborhood to display such a wide range of architectural styles. The wonderfully varied streetscape is almost a catalogue of the major domestic architectural styles popular in Yankee Hill from 1870 to 1914. The houses were the products of some of the city's most prestigious architects, including Charles Gombert and Ferry and Clas, as well as the works of lesser lights, such as Charles Fitzgerald, who carried on a predominantly domestic practice among the city's Irish community. These houses are a reminder of the high quality, limited-budget design such illustrious designers as Ferry and Clas and Gombert were capable of producing when not designing a major public building such as the Milwaukee Central Library (NRHP-1974) or the North Point Water Tower (NRHP-1973). These lesser works preserve an important aspect of nineteenth century architectural practice: that designing small houses and commercial buildings was the bread-and-butter of most Milwaukee firms and major commissions for churches, mansions, commercial blocks and public buildings were the exception.

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

**National Register of Historic Places  
Inventory—Nomination Form**



Cass/Wells Street

Continuation sheet Historic District

Item number 8

Page 2

Boundary Description

The boundaries of the Cass/Wells Street Historic District are described as follows: Beginning at the intersection of North Cass Street and East Wells Street; then north along the west curb line of North Cass to the north property line of 823 North Cass; then west to the east curb line of the alley; then south to the north property line of 712 East Wells; then west to west property line of the same; then south to the north curb line of East Wells; then east to the point of beginning in the city of Milwaukee, Milwaukee County, Wisconsin.

Boundary Justification

The boundaries of the Cass/Wells Street Historic District are clearly suggested by the intact group of residences amidst development of different character. This area of the city was once the prestigious Yankee Hill neighborhood that was built with residences of similar scale and type like those in the district. These remaining residences are a visually distinct grouping that are associated with the neighborhood's period of development between 1870 and 1914. Boundary rationales are as follows: to the east is a surface parking lot and an early-twentieth century four-story apartment building; to the west and north are similar four-story apartment buildings; and to the south is a contemporary parking garage built in 1977. These changes in land use and building type easily define this enclave of residential scale buildings as separate and distinct from the larger neighborhood context.

Preservation Activity

Preservation activity in the district has been limited to general maintenance by the property owners. The buildings have been maintained in good to excellent condition with conservation of architectural details and elements. This has resulted in a historic district of high architectural integrity.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet Cass/Wells St. Historic Dist. Item number 9

Page 1

City of Milwaukee Building Permits

City of Milwaukee Tax Rolls

Milwaukee City Directories

Milwaukee Sentinel

# CASS/WELLS STREET HISTORIC DISTRICT

