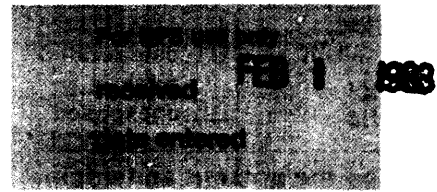


800. 10/8/84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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



1. Name

historic Abbot Row

and/or common Edwin H. Abbot Apartments

2. Location

street & number 1019-1043 East Ogden Avenue not for publication

city, town Milwaukee N/A vicinity of congressional district

state Wisconsin code 55R county Milwaukee code 079

3. Classification

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

4. Owner of Property

name Abbot Row Corporation

street & number 1019-1043 East Ogden Avenue

city, town Milwaukee N/A vicinity of state Wisconsin

5. Location of Legal Description

courthouse, registry of deeds, etc. Milwaukee County Courthouse

street & number 901 North 9th Street

city, town Milwaukee state Wisconsin

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records The State Historical Society of Wisconsin

city, town Madison state Wisconsin

7. Description

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

Describe the present and original (if known) physical appearance

Abbot Row is a two-and-one-half-story, brick-veneered building comprising ten residences built in the Queen Anne style. It measures approximately 210 feet wide (east-west) and 62 feet deep. It is located on the street-front half of the parcel with a common yard or park at the rear.

The facade of the row has five single-story porches, each serving two homes, windows of diverse sizes and shapes, and numerous shingle-sided gabled roofs and dormers. The overall appearance of the facade is one of symmetry with a tall central gable, featuring a third-story oriel window, flanked by mirror image facades. However, upon closer inspection it is noted that beyond the middle pair of houses no two facades are identical in their fenestration, brickwork, and trim details. The rear or south facade is strikingly different in appearance with its five gabled two-and-one-half-story wings. As in front, five porches serve the rear entrances. Excepting the replacement of two third-story windows on the street side of the row and a couple windows on the rear facade, there have been no structural alterations to the building. The cream brick exterior, however, is now painted gray with black and white trim. Recently, combination storm and screen doors for the front entrances were built, having been patterned after the original ones.

The interior of each of the dwellings, with the exception of 1025 Ogden, has been altered with the repositioning or removal of interior walls and features. This one residence, however, remains largely intact except for finishes. Its floor plan is typical of others in the row. The front entrance hall on the east or left-hand side of the facade of the dwelling has an open staircase adjoining the inside wall abutting the living room. The hall follows the common sidewall past a second stair, originally for servants, and on to the kitchen in the rear of the wing. The front entry hall opens twice into the living room which has the appearance of two parlors joined by the removal of a separating wall. What may have been the second parlor features a wood fireplace mantel. Now painted, the mantel is ornamented with cove moldings, turnings, and incised patterns. A wide doorway opens from the living room into a dining room which overlooks the rear garden. From the dining room, entry is gained to the kitchen through the butler's pantry, which is outfitted with a copper sink. On the second floor are three spacious bedrooms and a bath. From the landing at the top of the stairs another stairway leads to the less roomy third floor, once the servants' quarters.

The unusual landscape arrangement of the lot accomodates both private and common spaces. Ten private, landscaped patios and gardens adjacent to the rear of the residences are bounded by fences and a drive which continues around both sides of the building to intersect with Ogden Avenue. South of the drive the common yard or park, as it is called, occupies the southern third of the parcel on which the row stands. Its extensive lawn is surrounded by a border of trees, shrubs, and a fence. An unusual feature in the western third of the park is the flat-topped square terrace rising three feet above the rest of the park. A summer house, demolished in 1927, once stood there-- perhaps a remnant of the period when Bielfeld's Beer Garden occupied the site.

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 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 1889 Construction¹ **Builder/Architect** Howland Russel, architect
Geo. B. and Peter E. Posson, builders²

Statement of Significance (In one paragraph)

Abbot Row is significant for its architecture.

Architecture

Abbot Row is significant as an excellent example of a Queen Anne style rowhouse in Milwaukee. Among other rowhouses which remain in Milwaukee, only three can compare with Abbot Row in the excellence of design, two of which exhibit elements of the Richardsonian Romanesque style: these two are the five-unit row (1890-91) at 1527-43 N. Cass Street and Graham Row (1887) at 1501-07 N. Marshall Street.³ The third at 1620-28 N. Farwell is a fine example of an asymmetrical Queen Anne style design for six brick dwellings. This row bears some resemblance to Abbot Row in plan and in details but is somewhat deteriorated.

Only a few other rowhouses are found in Milwaukee, but none features as high a quality of design and landscaping as Abbot Row: 380-96 E. Becher (1894), 10 units; 1718-20 E. Lafayette (1894), six units; 1000-14 E. Lyon Street (1897), six units; Charles P. Burnham Row (c.1885) at 1008-18 W. Pierce Street, 10 units; 701-05 E. Pleasant Street (1889), three units; 1850 N. Water Street (1890), three units; and 1223-39 S. 8th Street (1894), five units. Of these, none has the appearance, as does Abbot Row, of a building executed with a singular symmetry rather than an extended row with repeating facade design elements. And of these, none has the picturesque qualities of the Abbot in its massing, roof lines, gables, windows, and details.

Rowhouse design in Milwaukee represented a break from the design of the rowhouses built earlier in the century, particularly in eastern industrial cities where each dwelling was identifiably separate though identical to its counterpart in the row. The only remaining examples in Milwaukee of this kind of rowhouse are the Abel Decker Residences at 408-10 S. Third Street. In contrast, all the other rowhouses in Milwaukee have a unified appearance without exterior divisions between units. This was perhaps due to their being built under single ownership for apartments.

Historical Background

Abbot Row was built in 1889 by Wisconsin Central R.R. Co. vice-president Edwin Hale Abbot. He built it on the land he bought in 1884 which had served as Bielfeld's Beer Garden from the late 1850s until 1883.⁴ Reportedly he bought the old establishment which was adjacent to his own home on Knapp Street in order to silence the nightly revelry.⁵

In developing the row, Abbot commissioned prominent architect Howland Russel with whose work he was familiar. Five years earlier, Russel and Abbot had both served as officers

(See continuation sheet, page 1)

9. Major Bibliographical References

(See continuation sheet - page 2)

10. Geographical Data

Acreeage of nominated property .84

Quadrangle name Milwaukee

Quadrangle scale 7.5 Minute Series

UMT References

A

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| | | | | | | | | | | | | | | |
| Zone | | Easting | | | Northing | | | | | | | | | |

Verbal boundary description and justification

The property measures approximately 227' east-west by 180' north-south, occupying Block 17 and the East 7.57' of Block 18 in the E½ of the SW¼ Sec. 21-7-22, Milwaukee.

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

| state | N/A | code | county | code |
|-------|-----|------|--------|------|
|-------|-----|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Gary Tipler

organization Preservation Services date October 27, 1982

street & number 403 W. Washington Avenue telephone (608) 257-2318

city or town Madison state Wisconsin 53703

12. State Historic Preservation Officer Certification

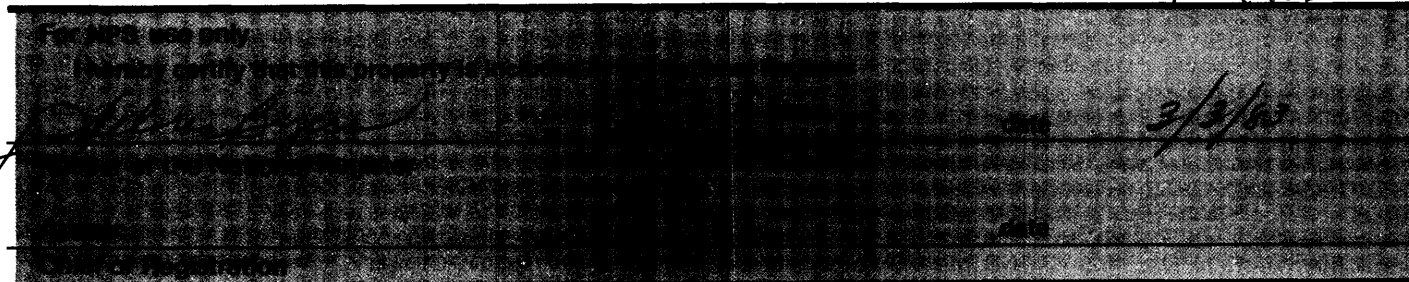
The evaluated significance of this property within the state is:

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 Richard M. Mery

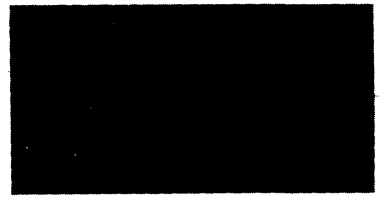
title Director, State Historical Society of Wisconsin date 1/24/03



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

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

Abbot Row, Milwaukee, Milwaukee Co., WI



Continuation sheet

Item number 8

Page 1

of the Associated Charities, a service organization whose membership included Milwaukee's elite.⁶

Howland Russel's architectural career in Milwaukee, which spanned the period 1880 to 1916, included primarily residential commissions. One residence he designed in the Queen Anne style, though with more restraint than he exercised in Abbot Row, is the Hathaway-Brumder House (1887) at 2105 East Lafayette Place, built by the Posson brothers who later built Abbot Row.⁸ Russel is perhaps better known for his later commissions including the Edward Diedrichs House at 1241 N. Franklin Place, remodeled by Russel in 1895 in the Neo-Classical style, and the Hawley-Bloodgood residences (1896) in the Chateausque style next door at 1249 Franklin Place and 1139 Knapp Street.⁹

(See Footnotes on continuation sheet, page 2)

EX-10781/64

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

Abbot Row, Milwaukee, Milwaukee Co., WI

Continuation sheet

Item number 8 and 9

Page 2

Footnotes to Item 8, Significance

1. Evening Wisconsin, March 23, 1889, p. 2.
Milwaukee Sentinel, March 23, 1889, p. 3.
2. Building permits and other records, 1889-1975, General Office, Department of Building Inspection and Safety Engineering, 1010 Municipal Building, 841 North Broadway, Milwaukee.
3. Wisconsin Inventory of Historic Places, State Historical Society of Wisconsin.
4. Milwaukee Sentinel, May 3, 1884, p. 3.
5. Exclusively Yours, January 1961, p. 5.
6. Milwaukee Sentinel, November 25, 1884, p. 3.
7. City Directories.
8. McArthur, Shirley du Fresne, North Point Historic Districts - Milwaukee, North Point Historical Society, Milwaukee, 1981.
9. Zimmerman, H. Russell, The Heritage Guidebook, Landmarks and Historical Sites in Southeastern Wisconsin, Heritage Banks Inland Heritage Corporation, Milwaukee, 1976.

Item 9. Major Bibliographical References

1. Milwaukee Landmarks Commission Landmark Inventory-Nomination Form, June 1979.
2. Wisconsin Department of Transportation, Historic Site Eligibility Study; Section I - Historic Site Case Report; Lake and Park Freeway; Milwaukee, Wisconsin, 1977, pp. 55-63.
3. Zimmerman, H. Russell, The Heritage Guidebook, Landmarks and Historical Sites in Southeastern Wisconsin, Heritage Banks Inland Heritage Corporation, Milwaukee, 1976.