

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Wisconsin
COUNTY: Milwaukee
FOR NPS USE ONLY
ENTRY DATE JAN 17 1974

1. NAME

COMMON:
The Milwaukee-Downer "Quad"

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
Northwest Corner of Hartford and Downer Avenues

CITY OR TOWN:
Milwaukee

CONGRESSIONAL DISTRICT:
Wisconsin 5th

STATE:
Wisconsin

CODE:
55

COUNTY:
Milwaukee

CODE:
079

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
The University of Wisconsin-Milwaukee

STREET AND NUMBER:

CITY OR TOWN:
Milwaukee

STATE:
Wisconsin

CODE:
55

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Milwaukee County Courthouse

STREET AND NUMBER:

CITY OR TOWN:
Milwaukee

STATE:
Wisconsin

CODE:
55

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Wisconsin Survey of Historic Sites and Buildings

DATE OF SURVEY: **1973** Federal State County Local

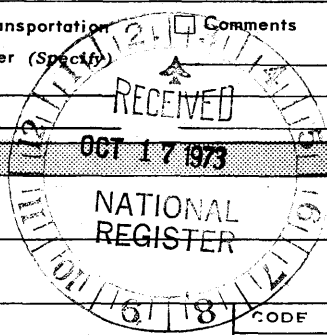
DEPOSITORY FOR SURVEY RECORDS:
State Historical Society of Wisconsin

STREET AND NUMBER:
816 State Street

CITY OR TOWN:
Madison

STATE:
Wisconsin

CODE:
55



SEE INSTRUCTIONS

STATE: **Wisconsin**

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ENTRY NUMBER: **JAN 17 1974**

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3-18-74

7. DESCRIPTION

CONDITION

(Check One)

Excellent Good Fair Deteriorated Ruins Unexposed

(Check One)

Altered Unaltered

(Check One)

Moved Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The "Quad" is the site of the original Milwaukee-Downer College campus and consists of a plot of approximately 3.5 acres on which stand the four original buildings of the college: Merrill, Holton, Johnston, and Greene halls, which were constructed between 1897 and about 1905.

The Milwaukee-Downer buildings are all of red sandstone and St. Louis red pressed brick. Bays and oriels were interestingly trimmed with terra-cotta of similar color, with slate being used for the roofs. They constitute an exceptionally harmonious grouping, all of the same basic style, variously termed "English Domestic Gothic," "Collegiate Tudor," "Collegiate Gothic," or sometimes "Institutional Gothic." Merrill, Holton, and Johnston Halls are characterized by numerous steep to moderately steep gables. While some windows are traditional pointed Gothic, the predominant arch found in both window and door openings is the Tudor, although it is sometimes slightly modified. There is also liberal use of heavily mullioned rectangular windows. Merrill Hall, built in 1897-1899, has a four-story square tower at the main entry, with crenellated parapets and small, octagonal, crenellated turrets at the four corners. Its round observatory tower also has a crenellated parapet, and even the large chimney tops received the same treatment. The college chapel was built as a wing at the rear or north side of Merrill Hall as part of the original construction. The gymnasium was similarly built as a wing at the rear or west side of Holton Hall, also part of the original construction.

Each building exhibits its own variations on the basic Gothic Revival theme. Rectangular window openings are frequently ornamented with label molds and arched openings with hood molds. Gable ends on Merrill are surmounted by inverted V-shaped coping and are pinnacled, while on the other buildings the coping is flat and there is no apical ornamentation. Chimney tops on Holton and Johnston are angled outward--or reversely battered. Johnston's buttresses are angled, supporting corners rather than flush sides of walls. Johnston also has a string course above the second story which features sculptured human heads as well as various grotesques. Greene Hall is chapel-like in appearance, with six bays of paired, Tudor-arched windows under rectangular, label-molded heads along the sides, with the bays separated by heavy buttresses, and with a large triple window under a Tudor arch with a hood mold at the north end of the building. Inside, Greene has hand-carved stone cornices at each end of heavy oak beams, a high vaulted ceiling, walls of airy Gothic windows with many diamond-shaped panes finely muntined with lead, and a massive stone fireplace at one end. Greene was originally built as a library but currently serves as a museum.

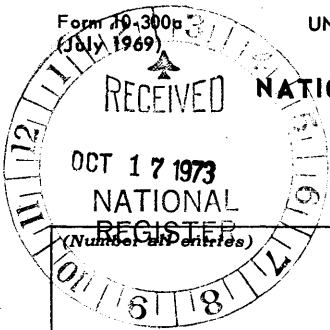
Three of the "Quad" buildings are disposed about a semicircular drive known as the "horseshoe," with Merrill Hall, the original classroom building, at the rounded (north) end and facing south; Holton Hall, the original dormitory building and gymnasium at the left (west) side and facing east; and Johnston Hall, the second dormitory, at the right (east) side of the drive and facing west. The east side of Johnston extends along Downer Avenue. Greene Hall, the fourth and last-built of the "Quad" buildings, runs lengthwise along Downer Avenue immediately north of the north end of Johnston. (See sketch below.) Holton Hall is connected with Merrill by short, single-story sun room. Merrill and Johnston also have an enclosed connecting structure.

SEE INSTRUCTIONS

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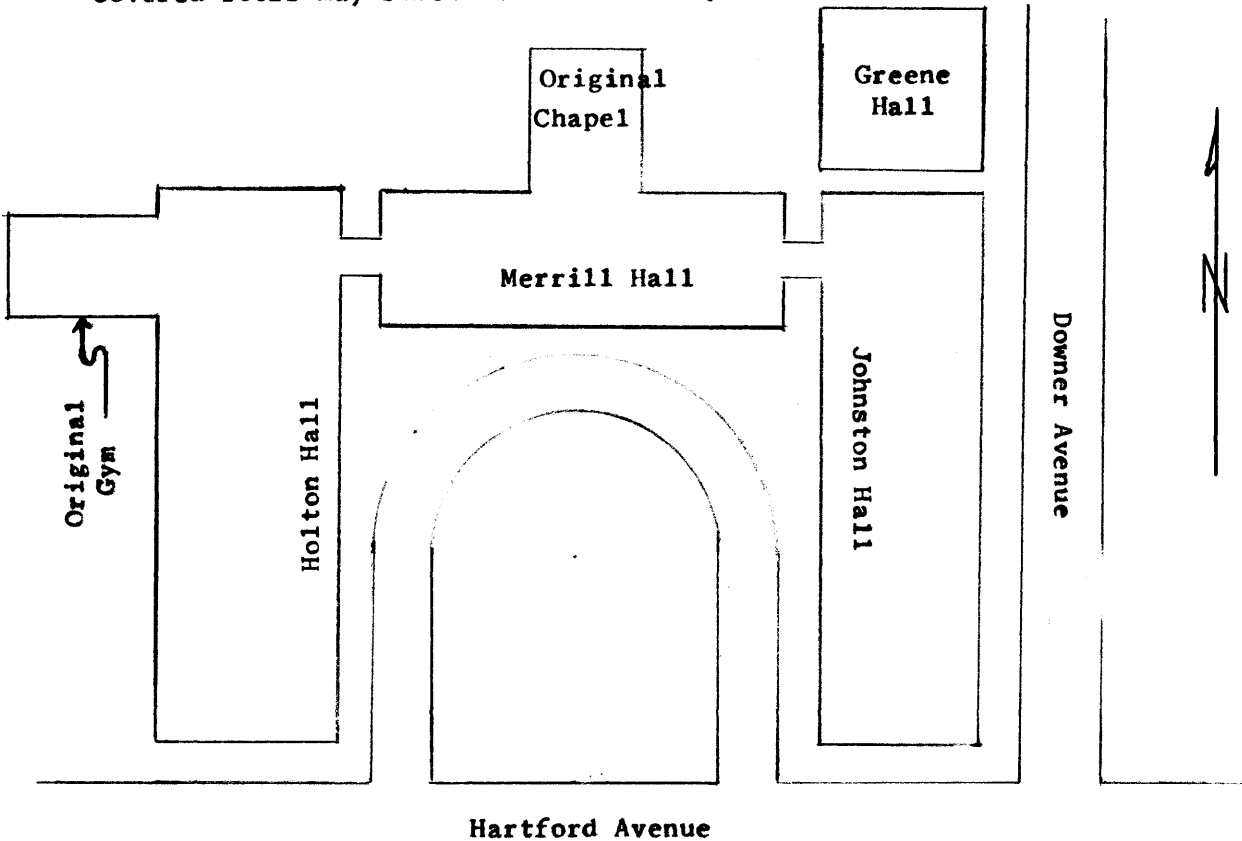
(Continuation Sheet)

STATE	Wisconsin	
COUNTY	Milwaukee	
FOR NPS USE ONLY		
ENTRY NUMBER		DATE
		JAN 17 1974



The Milwaukee-Downer "Quad"

7. The condition of the original Milwaukee-Downer buildings varies. Exteriors have been well maintained for the most part and are generally good. Holton Hall's interior is in fair to poor condition due to normal wear and tear of long duration and lack of preventive or restorative maintenance during recent years. Other interiors are better. All four buildings are structurally sound and capable of renovation and retention for good adaptive use. Alterations have been generally minor and confined to interiors. Exteriorly, the original slate roofing has been replaced with asphalt shingles, but if sufficient funds become available, the slate covered roofs may sometime be restored.



Schematic layout of the "Quad"
Not drawn to scale

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input checked="" type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Historically, Milwaukee-Downer College grew out of a merger of the Milwaukee Female College and Downer College of Fox Lake in 1895 to become one of Wisconsin's significant educational institutions. For years, Phi Beta Kappa-chartered Milwaukee-Downer stood as the only four-year liberal arts college for women in the Midwest.

In 1964, Milwaukee-Downer College merged with Lawrence College to form Lawrence University at Appleton, and the rapidly-expanding University of Wisconsin-Milwaukee took over the adjoining Milwaukee-Downer campus and buildings.

The area of that campus known as the Milwaukee-Downer "Quad" is the original campus of Milwaukee-Downer College after its formation in 1895. Ground was broken for two of its four buildings, Merrill and Holton Halls, in 1897 and they were completed in 1899. Two more buildings, Johnston and Greene, were added over the ensuing six or seven years. The architect was Alexander C. Eschweiler, a prominent Milwaukee practitioner. In designing the first Milwaukee-Downer buildings, he is said to have consulted with Howland Russell, who had been a close runner-up in the competition for the commission.

These buildings, an excellent example of "Collegiate Gothic" at the turn of the century, are not only architecturally fine specimens in themselves but constitute the best-unified architectural grouping to be found on what is now the campus of the University of Wisconsin-Milwaukee. As Milwaukee-Downer College grew during its existence, its newer buildings had been kept in harmony with the originals. As late as 1936 the architects of the new Chapman Memorial Library, Allen and Collens of Boston, continued the spirit of the design and created a building which harmonized with the earlier structures. Nevertheless, the "Quad" is the most completely harmonious unit and the most historic. It stands out especially today, and in referring to it, Perrin states, "In contrast, the adjoining campus of the University of Wisconsin in Milwaukee...is a heterogeneous collection of buildings reflecting no unifying discipline." Elsewhere he says, "The old Milwaukee-Downer College buildings...are important Milwaukee landmarks and should be preserved as such, not only because of their architectural interest, but because of their historical association with an educational institution that had deep roots in Wisconsin and the Milwaukee community."

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Kieckhefer, Grace Norton, The History of Milwaukee-Downer College, 1851-1951, Milwaukee, 1950, 67-77 et passim.

Perrin, Richard W. E., The Architecture of Wisconsin, Madison, 1967, 84-85.

Perrin, Richard W. E., "Milwaukee Landmarks, An Architectural Heritage, 1850-1950," Lore, 16(2):53 (Spring, 1966)

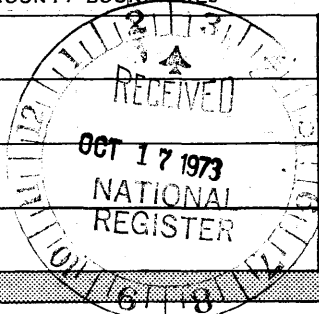
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		N 43 04 41.5 "	W 87 52 43 "	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **3.5**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Donald N. Anderson, Asst. Director, Historic Sites & Markers Division

ORGANIZATION: **State Historical Society of Wisconsin** DATE: **August 13, 1973**

STREET AND NUMBER:
816 State Street

CITY OR TOWN: **Madison** STATE: **Wisconsin** CODE: **55**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name James Morton Smith
James Morton Smith

Title Director, State Historical Society of Wisconsin

Date October 10, 1973

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

Arthur Mortensen
Director, Office of Archeology and Historic Preservation

Date 11/17/74

ATTEST:
Ronald M. Gearberg
Keeper of The National Register

Date Jan. 15, 1974