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NATIONAL REGISTER, HISTORY
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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 North Point North Historic District
other names/site number Gilman's Subdivision of Part of Lockwood's Addition

2. Location

street & number	Various (see inventory)			N/A	not for publication
city or town	Milwaukee			N/A	vicinity
state	Wisconsin	code	WI	county	Milwaukee
		code	079	zip code	53201

3. State/Federal Agency Certification

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

Alicia L. [Signature] Date 2/8/2000
Signature of certifying official/Title Date

State Historic Preservation Officer-WI
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

North Point North Historic District

Milwaukee

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Edson H. Beall

3/23/00

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

building(s)

district

structure

site

object

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

contributing **noncontributing**

191 7 buildings

1 sites

structures

objects

192 7 total

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

None

Number of contributing resources is previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

Tudor Revival

Colonial Revival

Bungalow/Craftsman

Other: Arts & Crafts

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.)

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1 North Point North Historic District
Milwaukee, Milwaukee County, WI

Description

The North Point North 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 District is characterized by wide streets, large, well-built, architect-designed homes, and by commanding views of Lake Michigan. Situated atop a bluff overlooking the lake, the North Point North Historic District is located about two miles northeast of Milwaukee's central business district. The District lies just northeast of the North Point Water Tower (NRHP 2-23-73), an elaborate stone-clad High Victorian Gothic style structure surrounded by a small formal park (Water Tower Park) that serves as the demarcation point between the North Point North residential area to its north and the older North Point South (NRHP 9-4-79) residential area to its south. "North Point" refers to a bulge in the coastline of Lake Michigan that, in conjunction with "South Point," forms the greater Milwaukee harbor. The North Point area became one of Milwaukee's most prestigious residential neighborhoods, largely because of the panoramic lake views that its bluff sites command.

The District includes the residential area that is bounded approximately by North Wahl Avenue, East Park Place, the northwest (rear) lot line of North Summit Avenue, North Downer Avenue, and the north and east lot lines of St. Mary's Hospital. It also includes the east-facing Lake Park side of a single block (the 2700 block of N. Lake St.) that consists of lots and houses adjacent to and similar to those in the District. Lake Park (NRHP 4-22-93) extends from Water Tower Park north to Kenwood Boulevard and it is bounded on the east by Lake Michigan and on the west by North Wahl Avenue and North Lake Drive. It is a wooded park containing a golf course, various pavilions and picnic areas connected by a system of curving pathways and roads. It provides the principal focus for several adjacent residential neighborhoods, including North Point North, and its proximity was instrumental in the development of North Point North as an upper-middle-class residential area.

North Point North Historic District consists of a portion of the bluff that was known as Gilman's Subdivision of Part of Lockwood's Addition. The District includes most of the blocks that comprised the original subdivision, some peripheral properties having been excluded because they differ in land use. Exclusively residential, the District portion of the original subdivision is bordered by Lake Park to the east and to the south, by St. Mary's Hospital and other institutional and commercial buildings to the west, and by another residential neighborhood to the north. North Point North is built-up mostly with large, masonry, single-family homes, although it includes a number of low rise apartment buildings, as well as former mansions that have been converted into multi-family dwellings. There are few vacant lots within the district.

The contributing residences in the District were built between 1895 and 1949 and are considerably larger than the houses in most Milwaukee neighborhoods. Most 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. Most of the residences are two and a half stories in height, the partial third story often intended for servants' quarters. There are also eight apartment buildings in the district, which range from two to four stories in height. The smallest ones contain four units each and the largest contains twenty-four units. With some exceptions, the District's buildings are predominantly clad in masonry. The most frequently used exterior materials are brown brick with wood and limestone trim, but there are a number of stone-faced residences as well. There is also some use of stucco, especially in conjunction with brick. In addition, there are a few clapboard-clad examples.

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

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National Park Service**

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Section 7 Page 2 North Point North Historic District
Milwaukee, Milwaukee County, WI

The architectural styles represented in the district include the Queen Anne, Colonial Revival, German Renaissance Revival, Tudor Revival, Georgian Revival, Mediterranean Revival, Arts and Crafts, Craftsman and Prairie School styles. English-influenced designs predominate, 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. Exterior decoration is rich in quality but restrained in design, giving the buildings a dignified character. 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. Most notable of these is the Frederick Bogk Residence, 2420 N. Terrace Avenue, a masterpiece designed by Frank Lloyd Wright that was built in 1916-17 (NRHP 10-18-72).

North Point North's character is partially based on the plan of its streets, which departs from the Cartesian grid that dominates most of the city. Platted before the city grid had been extended that far north, the District's streets were laid parallel to the bluff's edge. Hence, the major streets--North Wahl Avenue, North Terrace Avenue, North Lake Drive, and North Summit Avenue--run in a southwest to northeast direction, and the side streets--East Bradford Avenue and East Belleview Place--run northwest to southeast. On the edges of the district trapezoidal lots are created where these streets intersect with the city's grid. However, in the interior of the district, the lots are all rectangular, although they vary considerably in size. The blocks are long and narrow, so most of the houses face the streets that run northeast, the length of the district; but, at the ends of the blocks, the houses turn to face the side streets. There are no alleys in the district; therefore, properties meet back to back. Garages are generally located at the rear of the properties and are reached by long driveways. In general, the houses cover the major portion of their lots. Although they are more generous than in more modest Milwaukee neighborhoods, the side yards are not ample, a factor which contributes to the urban quality of the neighborhood. A consistency in the siting of the residences is established by the fact that 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 North Point North from most other Milwaukee neighborhoods.

The District boundaries also includes one small park, Gilman's Triangle, which is a small grassy landscaped triangular block formed by the intersection of Lake Drive with Downer and Bradford avenues. The District is most strongly identified with the adjacent Lake Park, however, which bounds the district on the east and on the south. The residences on North Wahl Avenue face the park, which extends to the edge of the bluff and continues down the ravine to Lincoln Memorial Drive and the shore of Lake Michigan below. Lake Park extends both north and south of the district and thus links several Eastside neighborhoods. Designed in the 1890s by the renowned landscape firm of Frederick Law Olmsted and Company, the park is outstanding for its landscaping and planning.

North Point North is an exceptionally well-preserved neighborhood. Except for the repavement of its streets and the removal of all but sixty-eight of its original Harp Luminaire street lights, North Point North has much the same appearance that it had in the early 1900s. 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 199 residential buildings in the district, of which only seven are considered to be non-contributing, and these seven by virtue of their recent date of construction, not their loss of integrity. 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. Note: the numbers preceding the addresses are purely for inventory purposes and do not appear on the District map. The inventory is then followed by descriptions of the District's resources, which are listed alphabetically by street address.

1. 2623 E. Belleview Place Julius Graef Residence 1909 C

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National Register of Historic Places
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Section 7 Page 3 North Point North Historic District
Milwaukee, Milwaukee County, WI

2.	2624 E. Bellevue Place	Albert Martin Residence	1908	C
3.	2709 E. Bellevue Place	Georgia & Edward Quick Residence	ca.1915	C
4.	2710 E. Bellevue Place	E. Singleton Smith Residence	1907	C
5.	2716-18 E. Bellevue Place	S. W. & G. H. Gottschalk Investment Property	1909	C
6.	2717 E. Bellevue Place	S. W. & G. H. Gottschalk Investment Property	1910	C
7.	2723-29 E. Bellevue Place	F. Brosius Row Houses	1909	C
8.	2803 E. Bellevue Place	Carlyle Apartments	1905	C
9.	2813 E. Bellevue Place	Carlyle Apartments	1905	C
10.	2821 E. Bellevue Place	Carlyle Apartments	1905	C
11.	2822 E. Bellevue Place	Gustav J. A. Trostal Barn	1900	C
12.	2905 E. Bellevue Place	Henry H. Coleman House	1930	C
13.	2912 E. Bellevue Place	Roman Brodesser House	1922-23	C
14.	2602A E. Bradford Avenue	P. Soloman Duplex	1952	NC
15.	2608-10 E. Bradford Avenue	William R. Franzen Investment Property	1914	C
16.	2618-20 E. Bradford Avenue	William R. Franzen Residence	ca.1914	C
17.	2703-05 E. Bradford Avenue (also known as 2474 N. Lake Dr.)	R.E.O. Investment Property	1925-26	C
18.	2704 E. Bradford Avenue (also known as 2506 N. Lake Dr.)	Alfred Oberst Duplex	1927-28	C
19.	2709-11 E. Bradford Avenue	R. E. O. Investment Duplex	1925-26	C
20.	2712 E. Bradford Avenue	C. D. Hayes Residence	1903	C
21.	2717 E. Bradford Avenue	Walter J. Richards Residence	1910	C
22.	2720 E. Bradford Avenue	Harry Berger Residence	1905	C
23.	2723 E. Bradford Avenue	Joseph E. Dixon Residence	1900	C
24.	2728 E. Bradford Avenue	F. W. Miller Residence	1905	C
25.	2734 E. Bradford Avenue	D. E. Johnson Residence	1901	C
26.	2803 E. Bradford Avenue	Dr. L. Stephan Residence	1899	C
27.	2810 E. Bradford Avenue	Alexander C. Eschweiler Residence	1901	C
28.	2819 E. Bradford Avenue	Caleb E. Johnson Residence	1912	C
29.	2622 N. Hackett Avenue	H. G. Razall Row Houses	1912	C
30.	2430 N. Lake Drive	R.E.O. Investment Co. Property	1925	C
31.	2436-38 N. Lake Drive	R.E.O. Investment Co. Property	1925	C
32.	2440-42 N. Lake Drive	R.E.O. Investment Co. Property	1925	C
33.	2452-54 N. Lake Drive	R.E.O. Investment Co. Property	1925	C
34.	2446-48 N. Lake Drive	R.E.O. Investment Co. Property	1925	C
35.	2460-62 N. Lake Drive	R.E.O. Investment Co. Property	1925	C
36.	2445 N. Lake Drive	Gilman's Triangle (Park)	1910	C
37.	2518-24 N. Lake Drive	Lake Drive Court Apartments Building	1915-16	C
38.	2519 N. Lake Drive	Arthur L. Richards Apartment House	1942-43	C
39.	2523 N. Lake Drive	Arthur L. Richards Apartment House	1942-43	C
40.	2527 N. Lake Drive	Arthur L. Richards Apartment House	1942-43	C
41.	2533-35 N. Lake Drive	R.E.O. Investment Co. Duplex	1923-24	C

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Section 7 Page 4 North Point North Historic District
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42. 2534 N. Lake Drive	Caroline and Herman Graf Residence	1913-14	C
43. 2540 N. Lake Drive	Residence	ca.1910	C
44. 2541-43 N. Lake Drive	George J. Bones Residence	1917	C
45. 2549 N. Lake Drive	Lakeview Apartments Building	1911	C
46. 2550 N. Lake Drive	Lake Drive Villa Apartments Building	1928	C
47. 2555 N. Lake Drive	Multi-Unit Complex	1982	NC
48. 2556 N. Lake Drive	Lake Drive Apartments Building	1910	C
49. 2562-64 N. Lake Drive	North Point Apartment Building	1915-16	C
50. 2583-89 N. Lake Drive	John Horter House	1915	C
51. 2603 N. Lake Drive	Charles D. Crane Residence	1903	C
52. 2604 N. Lake Drive	John C. Rugee Residence	1902	C
53. 2608 N. Lake Drive	David Wheeler Bloodgood Residence	1926-27	C
54. 2611 N. Lake Drive	Warren R. Anderson Residence	1924	C
55. 2615 N. Lake Drive	David G. Owen Residence	1905	C
56. 2616 N. Lake Drive	Edgar A. Bienenstok Residence	1925	C
57. 2620 N. Lake Drive	Orlo H. Adams Residence	1921	C
58. 2623 N. Lake Drive	Philip Ettenheim Residence	1908	C
59. 2625 N. Lake Drive	Albert F. Vogel Residence	1912	C
60. 2628 N. Lake Drive	Edward C. Devlin Residence	1924-25	C
61. 2633 N. Lake Drive	Hazel B. McKey Residence	1926-27	C
62. 2634 N. Lake Drive	John H. Moss Residence	1924	C
63. 2640 N. Lake Drive	Ralph T. Friedmann Residence	1924	C
64. 2641 N. Lake Drive	Jesse B. Whitnall Residence	1904	C
65. 2646 N. Lake Drive	Sophie M. Weschler Residence	1925	C
66. 2649 N. Lake Drive	Lawrence W. Halsey Residence	1902	C
67. 2652 N. Lake Drive	Max E. Friedmann Residence	1924	C
68. 2655 N. Lake Drive	Edward B. Birkenwald Residence	1902	C
69. 2658 N. Lake Drive	Henry Heyer Residence	1926	C
70. 2659 N. Lake Drive	Albert T. Friedmann Residence	1903	C
71. 2664 N. Lake Drive	Mrs. Dwight E. Webster Residence	1916	C
72. 2665 N. Lake Drive	J. Michael Riebs Residence	1915	C
73. 2669-71 N. Lake Drive	Radesin Residence	1901	C
74. 2670 N. Lake Drive	Julius Hassmann Property	1923	C
75. 2674-76 N. Lake Drive	Joseph G. Hirschberg Residence	1921	C
76. 2679 N. Lake Drive	Frederick W. Friese Residence	1898	C
77. 2685 N. Lake Drive	Francis M. Snavely Residence	1900	C
78. 2690 N. Lake Drive (also known as 2691 N. Wahl Avenue)	Victor L. Brown Residence	1915	C
79. 2691 N. Lake Drive	Francis S. Young Residence	1913-14	C
80. 2701 N. Lake Drive	George N. Wiswell Residence	1896	C
81. 2715 N. Lake Drive	Dr. John J. Seelman Residence	1927	C
82. 2721 N. Lake Drive	Dr. William C. F. Witte Residence	1923	C
83. 2743 N. Lake Drive	Edward G. Cowdery/Albert C. Elser Residence	1897	C
84. 2757 N. Lake Drive	William C. Middleton Residence	1895	C

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Milwaukee, Milwaukee County, WI

85. 2837 E. Park Place	Adolph Logeman Residence	1913	C
86. 2522 N. Summit Avenue	Mrs. O. Eckert Residence	1926	C
87. 2530 N. Summit Avenue	George F. Rohn Residence	1925	C
88. 2536 N. Summit Avenue	Otto Streissguth Residence	1925	C
89. 2546 N. Summit Avenue	H. J. Newman Investment Property	1922-23	C
90. 2547 N. Summit Avenue	Robert E. Locher Residence	1925	C
91. 2552 N. Summit Avenue	Louis L. Cohen Investment Property	1915	C
92. 2555 N. Summit Avenue	Kennedy L. Laffer Residence	1916-17	C
93. 2560 N. Summit Avenue	Louis L. Cohen Residence	1916	C
94. 2563 N. Summit Avenue	H. J. Newman Investment Property	1922	C
95. 2567 N. Summit Avenue	Henry B. Stanz Residence	1912	C
96. 2568 N. Summit Avenue	Rudolph Pfeil Residence	1911	C
97. 2575 N. Summit Avenue	Frank Calligan Residence	1910	C
98. 2576 N. Summit Avenue	Emmet L. Richardson Residence	1912	C
99. 2585 N. Summit Avenue	H. G. Reidler Residence	1915-16	C
100. 2588 N. Summit Avenue	S. W. & G. H. Gottschalk Investment Property	1910	C
101. 2591 N. Summit Avenue	August Rohm Residence	1909	C
102. 2605 N. Summit Avenue	Albert P. Martin Residence	1912	C
103. 2608 N. Summit Avenue	Thomas E. Brennan Residence	1912-1913	C
104. 2615 N. Summit Avenue	Frank H. Fielder Residence	1908	C
105. 2618 N. Summit Avenue	Thomas E. Brennan Residence	1911	C
106. 2621 N. Summit Avenue	Henry D. Dearsley Residence	1906	C
107. 2628 N. Summit Avenue	John H. Paul Residence	1909	C
108. 2629 N. Summit Avenue	Ferdinand A. Schaetzke Residence	1907	C
109. 2634 N. Summit Avenue	Mrs. Henry Gattman Residence	1910	C
110. 2637 N. Summit Avenue	Euclid P. Worden Residence	1900	C
111. 2642 N. Summit Avenue	Emil J. Gerich Residence	1915	C
112. 2645 N. Summit Avenue	Benjamin Sweet Investment Property	1909	C
113. 2648 N. Summit Avenue	Julius Rohn Residence	1909	C
114. 2651 N. Summit Avenue	Mrs. Mary Hayes Residence	1915	C
115. 2656 N. Summit Avenue	George F. Rohn Residence	1912	C
116. 2659 N. Summit Avenue	Albert F. O'Neil Residence	1910	C
117. 2664 N. Summit Avenue	Otto J. Hermann Residence	1909	C
118. 2667 N. Summit Avenue	John S. Maxwell Residence	1906	C
119. 2674 N. Summit Avenue	William G. Hanson Residence	1909	C
120. 2675 N. Summit Avenue	Norman S. Baker Residence	1907	C
121. 2682 N. Summit Avenue	John D. Bird Residence	1908	C
122. 2683 N. Summit Avenue	Dr. Louis Daniels Residence	1912	C
123. 2690 N. Summit Avenue	Henry Eckstein Residence	1908	C
124. 2698 N. Summit Avenue	Frank H. Fiedler Residence	1912	C
125. 2348 N. Terrace Avenue	Alfred C. Clas Residence	1921	C
126. 2360 N. Terrace Avenue	Judge John C. Karel Residence	ca.1915	C
127. 2370 N. Terrace Avenue	Dr. James J. Cavaney Residence	1928	C

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Section 7 Page 6 North Point North Historic District
Milwaukee, Milwaukee County, WI

128.	2380 N. Terrace Avenue	Frank J. and Leona Mareno Residence	1949	C
129.	2386 N. Terrace Avenue	Victor Waldheim Residence	1906	C
130.	2408 N. Terrace Avenue	Har-Van, Inc. Duplex	1968	NC
131.	2411 N. Terrace Avenue	Nathan Glicksman Residence	1906	C
132.	2420 N. Terrace Avenue	Frederick C. Bogk Residence (NRHP)	1917	C
133.	2421 N. Terrace Avenue	Dr. Rudolph G. Richter Residence	1902-03	C
134.	2426 N. Terrace Avenue	Augustus F. Chapman Residence	1906-07	C
135.	2434 N. Terrace Avenue	Robert H. McMynn Residence	1907	C
136.	2437 N. Terrace Avenue	Duncan Campbell Residence	1903	C
137.	2442 N. Terrace Avenue	Charles C. Russell Residence	1905	C
138.	2443 N. Terrace Avenue	Mrs. Ludwig Deetzen Residence	1902	C
139.	2448-50 N. Terrace Avenue	John and Katherine Cudahy Residence	1920	C
140.	2457-67 N. Terrace Avenue	David H. Friend Residence	1901	C
141.	2506 N. Terrace Avenue	Jessie Blackburn Fitzgerald Residence	1905	C
142.	2515 N. Terrace Avenue	R. M. Neil Residence	1912	C
143.	2518 N. Terrace Avenue	William E. Smith Residence	1908	C
144.	2520 N. Terrace Avenue	Herman Reel Residence	1906	C
145.	2525 N. Terrace Avenue	Benjamin M. Weil, Jr. Residence	1910	C
146.	2534 N. Terrace Avenue	Jacob H. Newman Residence	1907	C
147.	2535 N. Terrace Avenue	Louis McNally Residence	1924	C
148.	2539 N. Terrace Avenue	John M. Lindsay Residence	1914	C
149.	2542 N. Terrace Avenue	Mervin Marks Residence	1907	C
150.	2549 N. Terrace Avenue	John W. Schaum Residence	1902	C
151.	2550 N. Terrace Avenue	Walter Kasten Residence	1908	C
152.	2556 N. Terrace Avenue	Emil Juergens Residence	1910	C
153.	2557 N. Terrace Avenue	Simon Loftus Apartment Building	1927	C
154.	2564 N. Terrace Avenue	David K. Courtenay Residence	1912	C
155.	2565 N. Terrace Avenue	Charles A. Sercomb Residence	1897	C
156.	2571 N. Terrace Avenue	Arthur T. Spence Residence	1955	NC
157.	2572-74 N. Terrace Avenue	Walter Becherer Duplex	1932	C
158.	2579-81 N. Terrace Avenue	S. Segel and N. Rakita Investment Property	1970-71	NC
159.	2587-89 N. Terrace Avenue	S. Segel and N. Rakita Investment Property	1970-71	NC
160.	2604 N. Terrace Avenue	E. Eldred Magie Residence	1901	C
161.	2611 N. Terrace Avenue	Gustav J. A. Trostel Residence	1899	C
162.	2618 N. Terrace Avenue	John F. Woodmansee Residence	1911	C
163.	2623 N. Terrace Avenue	Frederick W. Walker Residence	1927	C
164.	2626 N. Terrace Avenue	John B. Hoeger Residence	1924	C
165.	2635 N. Terrace Avenue	Henry Harnischfeger Residence	1926-27	C
166.	2640 N. Terrace Avenue	Percy A. Avery Residence	1908	C
167.	2645 N. Terrace Avenue	Philip H. Dorr Residence	1925	C
168.	2649 N. Terrace Avenue	James W. Bryden Residence	1925	C
169.	2650 N. Terrace Avenue	David K. Courtenay Residence	1915	C
170.	2659 N. Terrace Avenue	Alexander C. Eschweiler, Jr. Residence	1925	C
171.	2669 N. Terrace Avenue	Arthur H. Anger Residence	1922	C
172.	2675 N. Terrace Avenue	A. Lester Slocum Residence	1930-31	C

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173. 2359 N. Wahl Avenue	Mrs. Lawrence Demmer Residence	1903	C
174. 2367 N. Wahl Avenue	Mrs. Catherine Bach Abel Residence	1908	C
175. 2375 N. Wahl Avenue	Arthur E. Gross Residence	1906	C
176. 2393 N. Wahl Avenue	Nunnemacher Residence Coach House	1906	C
177. 2409 N. Wahl Avenue	Robert Nunnemacher Residence	1906	C
178. 2419 N. Wahl Avenue	Charles J. Cottrill Residence	1905	C
179. 2433 N. Wahl Avenue	Louis Kindling Residence	1913	C
180. 2443 N. Wahl Avenue	Charles R. Manville Residence	1907	C
181. 2505 N. Wahl Avenue	Albert J. Lindemann Residence	1915-16	C
182. 2519 N. Wahl Avenue	Charles D. Crane Residence	1899	C
183. 2527 N. Wahl Avenue	Charles W. Ott Residence	1909	C
184. 2533 N. Wahl Avenue	Anders J. Christensen Residence	1924	C
185. 2543 N. Wahl Avenue	Fred Weinhagen Residence	1901	C
186. 2551 N. Wahl Avenue	Ernest A. Conrad Residence	1936	C
187. 2559 N. Wahl Avenue	Walter F. Gregg Residence	1904-05	C
188. 2569 N. Wahl Avenue	John F. Kern Residence	1899	C
189. 2579 N. Wahl Avenue	Eugene A. Lindemann Row Houses	1951-1952	NC
190. 2601 N. Wahl Avenue	William F. Luick Residence	1922	C
191. 2607 N. Wahl Avenue	Abraham L. Frisch Residence	1908	C
192. 2611 N. Wahl Avenue	Adam J. Mayer Residence	1904	C
193. 2617 N. Wahl Avenue	Second Dr. James A. Bach Residence	1923	C
194. 2623 N. Wahl Avenue	First Dr. James A. Bach Residence	1902	C
195. 2625 N. Wahl Avenue	Henry O. Hesse Residence	1913	C
196. 2633 N. Wahl Avenue	Lawrence A. Olwell Residence	1925	C
197. 2639 N. Wahl Avenue	Mrs. Leroy Post Residence	1922-23	C
198. 2647 N. Wahl Avenue	Conrad Trimbom Residence	1919-20	C
199. 2663 N. Wahl Avenue	William J. Zimmers Residence	1916-17	C
200. 2671 N. Wahl Avenue	Harrison Green Residence	1916-17	C

Building Descriptions²

1. 2623 E. Belleview Place, Julius Graef Residence, 1909. Architect: Otto C. Uehling. Because of its symmetry and its centrally located entry with sidelights and fan motif, this two-story, brick-veneered Craftsman Style house also exhibits Georgian Revival style influence. In addition, the two fluted columns framing the gabled entry have Corinthian capitals. Craftsman style features are also abundant and include the gabled main roof, which has bracketed overhanging eaves and prominent bargeboards, the grouped windows that are found throughout, and the two-story, frame sleeping porch ell attached to the east elevation. This one-family house was built by Julius Graef, a state agent for the Milwaukee German Fire Insurance Company.

2. 2624 E. Belleview Place, Albert Martin Residence, 1908. Architect: Herman J. Esser. This two-story, stucco-veneered, Craftsman Style residence is oriented to the east rather than to the street. The gable-roofed entry porch on the east side is

² The information contained in the section was compiled primarily from City of Milwaukee Building Permits, Milwaukee City Directories, and from the book *North Point Historic Districts-Milwaukee*, written by Shirley du Fresne McArthur.

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reached by two flights of stairs. The hipped roof has hipped roof stucco-clad dormers as well. A prominent chimney dominates the street facade.

Albert Martin was secretary of the George Martin Leather Company.

2705 E. Bellevue Place: see 2588 N. Summit Avenue.

3. 2709 E. Bellevue Place, Georgia & Edward Quick Residence, ca.1915. Architect: unknown. The principal feature of this simple, rectangular, two-story Arts & Crafts Style house is a two-story, polygonal bay window on the left half of the front facade. A gable roof and prominent chimney crown the structure, which is brick-veneered at the first story and stuccoed above. The entry is located on the west side of the house. The home was apparently built in 1915 for Edward W. Quick, a Milwaukee physician, and his wife, Georgia.

4. 2710 E. Bellevue Place, E. Singleton Smith Residence, 1907. Architect: Henry J. Rotier. This two-story house built of brick and stone is an early Georgian Revival design. Two pairs of fluted columns support the entry porch centered on the front facade. On either side of the entry is a group of three windows. Symmetry also prevails at the second story where pairs of windows flank a large bay window, which rests on the roof of the entry porch below. This fenestration pattern is echoed by the three dormers that protrude from the gabled roof. The middle dormer contains a bay window, a smaller version of the one just below it. The house is perched higher than the rest of the houses on the block. Its front yard is separated from the sidewalk by a low retaining wall and is reached by a short flight of steps. In 1914 a brick addition to the rear of the house provided for a screen porch and treillage.

The house was built for E. Singleton Smith, secretary and later president-treasurer of the Wallace and Smith Company, manufacturers and wholesale dealers of saddlery, gloves, mittens, fur robes, and coats.

5. 2716-18 E. Bellevue Place, S. W. and G. H. Gottschalk Investment Property, 1909. Architect: Alexander C. Eschweiler. This eclectic, two-story, brick-veneered and stucco Arts & Crafts style house has an unusual combination of features. Four brick piers frame the rectangular openings of the centrally-located, recessed entry porch. The Craftsman Style feeling of the porch is reinforced by a wide, flat-roofed dormer that projects from the gable roof. The horizontality of the front facade is contrasted by the end parapets, which extend above the roof line and provide the only historic detail in the design. Probably built as a single-family residence, the structure served as a boarding house during the 1940s, 1950s, and 1960s, but it has since been converted to a two-family residence. The house is one of three structures in the district known to have been built by the real estate firm of S. W. & G. H. Gottschalk, established by Siegfried W. Gottschalk and his brother, Gustav H., in the 1890s. In addition to conducting real estate transactions, the firm engaged in the speculative building of houses, stores, and flats.

6. 2717 E. Bellevue Place, S. W. and G. H. Gottschalk Investment Property, 1910. Architect: Alexander C. Eschweiler. Designed, built, and constructed by the same individuals as its neighbor across the street, this house was erected one year later. A two-story, stone-veneered, Craftsman Style structure, the house also has some Prairie School attributes, including the overhanging eaves and exposed rafters of its gabled roof and its hip-roofed entry pavilion. Its simplicity and its avoidance of historic detail (with the exception of a diminutive oriel on the east facade) also place it in this category. Five pairs of windows are arranged symmetrically about the centrally-located entry porch, which is framed with massive piers.

7. 2723-29 E. Bellevue Place, F. Brosius Row Houses, 1909. Architects: H. C. Koch & Son. These three particularly fine brick-and stucco-veneered Arts & Crafts style row houses recall the vernacular English Tudor style. The front facade

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is characterized by three bays with gabled roofs that intersect with the gable of the main block. The gable ends are decorated with half-timbering. The double hung windows are grouped in twos, threes, and fours.

The three row houses were built by Fred Brosius, president of the Milwaukee Lithographing Company. In 1940 the west unit was converted to a two-family flat by George Schley & Sons, who also performed some interior alterations in 1949.

8, 9, & 10. 2803; 2813, and 2821 E. Bellevue Place, Carlyle Apartments, 1905. Architect: Chris Hanson. These three four-story, brick apartment buildings are identical in plan and very similar in overall design. Their symmetrical main facades are largely devoid of historic details, but each facade has shallow full-height polygonal bays at either end, much like the somewhat smaller Georgian and Federal style row houses built in Boston in the late 1700s. The flat roofs of all three were at one time finished with stone-trimmed parapets like the ones retained by the left-hand and middle structures (2821 and 2813). The parapet on the third building, however, has now been inappropriately covered with a modern version of the Mansard roof clad in wood shingles. Each building has a central entry and a light well in the middle. They were built as investment properties by the Lake Front Realty Company, which also erected the house at 2386 N. Terrace Avenue.

11. 2822 E. Bellevue Place, Gustav J. A. Trostal Barn, 1900. Architect: Eugene R. Liebert. Originally a barn on the Trostel estate (see 2611 N. Terrace Avenue), this brick, stone, and stucco-venered Tudor Revival style structure acquired a gable-hooded entry, a bay window, a balcony, and two prominent dormers in 1955, when it was moved a short distance and altered into a permanent one-and-a-half story dwelling. The one-car attached garage was presumably added at this time as well.

12. 2905 E. Bellevue Place, Henry H. Coleman House, 1930. Architect: Eschweiler & Eschweiler. A late version of Tudor Revival design, this large, two-story, brick-venered house occupies a corner lot. The windows on the front facade are arranged in groups of three about the stone-trimmed, arched entry, which is located in the first story of a two-story bay that is half timbered at the second story level. The house has a gable roof that intersects the hipped roof of the main block and a prominent chimney element dominates the west facade. A one-story garage is attached to the east side of the house.

Henry H. Coleman was the president-treasurer of Columbian Art Works Inc., a Milwaukee firm that published calendars and did lithography.

13. 2912 E. Bellevue Place, Roman Brodesser House, 1922-23. Architect: Thomas Van Alyea. This brick-venered Tudor Revival style residence is articulated with stone trim and half-timbering. A two-story stone veneered bay dominates the front facade, while the entry is located in a gabled wing that protrudes from the east side of the gable-roofed main block. The driveway continues past the entry to the attached garage at the rear of the house.

Roman Brodesser was the son of Peter Hubert Brodesser, a mechanical engineer and elevator manufacturer who was identified with the industrial and commercial development of Milwaukee and who invented several mechanical devices in connection with elevators, meat lockers, and bark conveyors for tanneries. Educated at the University of Wisconsin, Roman Brodesser also became a mechanical engineer. He married Margaret Luick, a daughter of William Luick, a prominent ice cream manufacturer in Milwaukee.

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14. 2602A E. Bradford Avenue, P. Soloman Duplex, 1952. Architect: unknown. This two-story, brick-veneered duplex is a box-like Period Revival style-influenced structure with a low hipped roof. With a picture window on each story, it is a typical product of the 1950s.

15. 2608-10 E. Bradford Avenue, William R. Franzen Investment Property, 1914. Architect: Stanley Kadow. This two-story frame house is a product of the Arts & Crafts Period. Broad eaves, bargeboards, exposed rafters, and other woodwork articulates the shingled exterior. The structure's horizontality testifies to the influence of the Prairie School. The addition of a bedroom in 1928 is the only alteration recorded, although the house was later converted into a duplex.

William R. Franzen was secretary-treasurer of the William R. Franzen Company, a Milwaukee glass works, and secretary-treasurer of the Franzen Investment Company.

16. 2618-2620 E. Bradford Avenue, William R. Franzen Residence, ca.1914. Architect: Stanley Kadow. The salient characteristics of the Bungalow Style are apparent here in the broad eaves, exposed rafter ends, and bargeboards that decorate this one-story, frame, shingle-sided residence. Shallow gabled roofs contribute to the horizontal character of the house. Originally a one-family residence, the building was converted to a three-family in 1942, when the attached garage was altered into a living unit. It is now a two-family dwelling.

William Franzen was vice-president of the William Franzen Co., a paper stock dealer, and secretary of William Franzen & Co., Inc., a bottle manufacturer.

17. 2703-05 E. Bradford Avenue (also known as 2474 N. Lake Dr.), R.E.O. Investment Property, 1925-26. Architect: Richard E. Oberst. A two-story, tan brick-veneered Tudor Revival style structure with stone and wood trim and multiple gables, this duplex is perfectly symmetrical about its central, stone-framed entry. Its principal features are the two-story octagonal bays on the front and side facades. The gable ends above them have narrow, stone trimmed windows.

Listed in the Milwaukee Directory as a draftsman in 1910, Richard E. Oberst was later classified as an architect. He built this residence, as well as several others in the immediate neighborhood, under the name of R.E.O. Investment. See 2430-2462 N. Lake Drive, 2533-35 N. Lake Drive, 2535 N. Terrace Avenue, and 2709-2711 E. Bradford Avenue.

18. 2704 E. Bradford Avenue/2506 N. Lake Drive, Alfred Oberst Duplex, 1927-28. Architect: probably Richard E. Oberst. Dominating the intersection of Bradford Avenue and Lake Drive, this large, two-story, Tudor Revival style brick-veneered duplex is oriented to both streets and has an entry on each. Crowned with intersecting gable roofs, one gable end is finished with stucco and half-timbering; another is bisected by a prominent, stone-studded brick chimney. The gabled entries each feature a door with sidelights set in a stone-framed arch with keystone. On either side of the Bradford Avenue entry is a two-story rounded bay with a four window group at both levels.

19. 2709-11 E. Bradford Avenue, R. E. O. Investment Duplex, 1925-26. Architect: Richard E. Oberst. Built at the same time as its neighbor at 2703-05 E. Bradford, this Tudor Revival style-influenced structure is also a two-story brick-veneered duplex with stone trim. The left side of the gable roof is extended downward to accommodate the one-story entry porch, which features a broad arch trimmed with irregularly shaped stones. In a similar manner, the corners of the building are articulated with randomly sized quoins. To the right of the entry is a two-story rounded bay with a band of four windows at each level.

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20. 2712 E. Bradford Avenue, C. D. Hayes Residence, 1903. Architects: Brust & Philipps. A highly original example of Georgian Revival style design, this two-story, gable-roofed, brick-veneered three-bay-wide house is symmetrically organized about a prominent entry porch framed with four Ionic columns and pilasters. A pedimented wall dormer located directly above the pediment of the front porch contains a semi-elliptical window which echoes the fanlight above the sidelighted entry. A two-story, rectilinear plan bay topped with a small dormer is located on either side of the central bay. Apparently no alterations have been made to the structure except for repairs necessitated by a fire that occurred in 1938.

21. 2717 E. Bradford Avenue, Walter J. Richards Residence, 1910. Architects: Betts & Hosmer. The main feature of this two-story, stucco and brick-veneered, composite Craftsman Style/Period Revival Style structure is the central pavilion, which rises above the roof line and terminates in a Flemish gable. On either side, two dormers with curvilinear hoods protrude from the simple gable roof, echoing the form of the hooded entry porch below.

The house was built for Walter J. Richards, an electrical engineer who served as the chief engineer at the National Brake & Electric Company.

22. 2720 E. Bradford Avenue, Harry Berger Residence, 1905. Architect: Alexander C. Eschweiler. This two-story, brick-veneered Tudor Revival Style house with limestone trim has a gabled, slate-covered roof and end parapets. The outer bays of the three-bay facade are shallow pavilions that culminate in gabled pediments. The dormer in the central bay has a smaller but identical pediment. The sidelighted entry is set in a Moorish arch, while the other apertures consist of grouped windows. An addition to the rear was built in 1926.

The house was built by Harry Berger, treasurer of the Berger-Crittendon Milling Co.

23. 2723 E. Bradford Avenue, Joseph E. Dixon Residence, 1900. Architects: Leenhouts & Guthrie. Classical Revival features of this two-story, clapboard-sided house include the Ionic-columned and ballustraded entry porch, centrally located on the front facade, and the Palladian window arrangement above it. Three narrow, gable roofed dormers protrude from the gable roof of the main block. Four broad windows with transoms complete the street facade. The structure's architects also designed the one-story addition built onto the rear of the house in 1905. The only other alteration recorded for this house was the small open entrance porch added in 1931, which replaced the original full-width, shed roofed open porch.

24. 2728 E. Bradford Avenue, F. W. Miller Residence, 1905. Architect: Alexander C. Eschweiler. Brick-veneered on the first story and stuccoed above, this fine Prairie School Style-influenced Craftsman Style two-story house has a gable roof decorated with brackets and bargeboards. The three bay facade features a central pavilion that culminates in a gable and retreats into a recessed entry porch at the first level. Apertures consist of a sidelighted entry and grouped windows.

2729 E. Bradford Avenue. See 2457-67 N. Terrace.

25. 2734 E. Bradford Avenue, D. E. Johnson Residence, 1901. Architects: Crane & Brust. A two-story, frame residence with clapboard siding and a hip roof, this large, transitional Queen Anne Style/Classical Revival residence occupies a corner lot. Two-and-a-half-story bays on the street facades terminate in gabled dormers with broken pediments. A large balustraded porch with multiple columns stretches the width of the front facade. Some of the windows on the first story, including a bay window on the east facade, have modillioned hood moldings, while windows on the second story have denticulated moldings. The fireplace and its prominent chimney were added in 1936.

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26. 2803 E. Bradford Avenue, Dr. L. Stephan Residence, 1899. Architects: Buemming & Dick. This two-story, box-like, frame structure is an early example of Classical Revival design. It is crowned with a hip roof and four gabled, pedimented dormers, one centered on each facade. Two pairs of columns support the entry porch, which has a denticulated cornice topped with an iron balustrade. A deck with a wood balustrade extends on either side of the entry porch, which is reached by two flights of stairs. Above the octagonal bay windows that flank the centrally located entry are pairs of windows skirted with wrought iron grilles. The aluminum siding was added to the house in 1972.

27. 2810 E. Bradford Avenue, Alexander C. Eschweiler Residence, 1901. Architect: Alexander C. Eschweiler. The front facade of this very fine, two-story, brick-veneered house is dominated by the two-story octagonal pavilions at either end, each of which culminates in a stepped and scalloped gable. Spanning the distance between them is a one-story arched porch, which shelters the entry of this Tudor Revival Style residence, which is faced with red brick and trimmed with Indiana limestone.

The architect, who planned many of the finest homes in the district, designed and built this residence for himself and lived in it for several years. Alexander Chadbourne Eschweiler was born in Boston, Massachusetts, on August 10, 1865, to Carl Ferdinand Eschweiler, a mining engineer from Germany, and Hannah Lincoln Chadbourne, whose family had been established in New England since 1635. Eschweiler lived in Michigan before he came to Milwaukee at the age of seventeen. He attended Marquette College for one year and worked in an architect's office briefly before entering Cornell University at the age of twenty-one. He graduated in 1890 with a degree in architecture and returned to practice in Milwaukee, where he became one of the most prominent architects in the city's history.

28. 2819 E. Bradford Avenue, Caleb E. Johnson Residence, 1912. Architects: Scott & Scott. An eclectic design, this imposing, two-story, stucco-veneered house has a Spanish Colonial Revival influence, which is expressed in the semi-circular headed windows on the first floor, the wrought iron grillwork on the arched entry and on the balcony above it, and the red clay tile roof. Six hip-roofed dormers, each with triple window groups, add a Craftsman Style influence to the design, while a pair of square chimney towers with pyramidal roofs suggest the Mission Revival style.

Caleb E. Johnson was president of the nationally-known Palmolive Company. He was born in Buffalo, New York, on June 7, 1857, to Burdette J. and Lucy P. (Elliott) Johnson, natives of New York. Burdette Johnson was employed in a soap manufacturing business owned by D. C. Beard, who loaned his son, George, and Johnson \$6000 with which to establish a soap business in Milwaukee. The small business, established in 1864, operated under a variety of names, but was known as the B. J. Johnson Soap Company by the time Caleb Johnson, who had worked as a salesman in his father's firm, was made its vice-president in 1894. When his father died in 1901, Caleb Johnson became president. In 1918, the firm became known as the Palmolive Company. Palmolive Soap subsequently became a leading product in the industry.

29. 2622 N. Hackett Avenue, H. G. Razall "Row Houses," 1912. Architects: Leiser & Holst. This two-story apartment building is located on a corner lot and is actually oriented more toward Park Place than Hackett Avenue. The fine Arts & Crafts Style structure was originally built as a four-apartment complex, with servants quarters in the attic. Brick-veneered on the first floor and stuccoed above, the building derives its character from bay windows and dormers. The windows on the first floor have stone trim, while those on the second have wood trim. The roof line is broken by four prominent gabled dormers overhanging the bay windows below them. Brick piers support the roofs of the two entry porches.

H. G. Razall was president of the H. G. Razall Manufacturing Company, which made "black books."

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2430, 2436-38, 2440-42, 2446-48, 2452-54, and 2460-62 N. Lake Drive; R.E.O. Investment Co. Properties, 1925. Architect: Richard E. Oberst. These two-story, brick-veneered residences were erected by Richard Oberst, a speculative builder who was responsible for several other houses in the district. (See also: 2703-05 and 2709-11 E. Bradford Avenue and 2535 N. Terrace Avenue.) These buildings all reflect the influence of the Period Revival styles, but their overall appearance cannot be specifically assigned to any particular style.

30. 2430 N. Lake Drive, which appears to have been built as a single-family residence, is clad in tan brick and was influenced by the Georgian Revival style. The hip-roofed structure is flanked by end chimneys and has a central entry porch, which consists of two columns supporting a balcony at the second level.

31. 2436-38 N. Lake Drive was built as a duplex and both stories have identical fenestration. Stone trim decorates the tan brick-clad facades and contributes to the Tudor Revival feeling of the structure, which has a corner entry and is crowned with interesting gable roofs.

32. 2440-42 N. Lake Drive was built as a duplex and the same fenestration pattern is utilized for both stories. Flat-roofed dormers protrude from the hip roofed attic story of the tan brick-clad structure, which has a corner entry.

33. 2446-48 N. Lake Drive is clad in brown brick and was built as a duplex. A scalloped pediment and curvilinear end parapets rise above the pair of gable roofs and give the structure its Jacobean Style-influenced design. An enclosed entry porch is located on the south side. The sun porch at the rear was added in 1927.

34. 2452-54 N. Lake Drive is a duplex residence with a stone-faced side entry. The simple, hip-roofed, brick structure is decorated with stone trim and has a vaguely French Provincial Style character.

35. 2460-62 N. Lake Drive was perhaps built as a single-family residence, but has been a duplex for many years. This large gable-roofed Tudor Revival Style structure is clad in brown brick and has an arched corner entry. The gable end facing the street is decorated with stone and is bisected by a prominent chimney ornamented with a stone tree-like motif.

36. 2445 N. Lake Drive, Gilman's Triangle. The vacant triangular block of land formed by the intersection of Lake Drive with Downer and Bradford Avenues has been designated as park land and landscaped accordingly. It was donated to the city in 1910 by the Milwaukee Protestant Home for the Aged, which is located across Downer Avenue.

2506 N. Lake Drive, see 2704 E. Bradford Avenue.

37. 2513-24 N. Lake Drive, Lake Drive Court Apartments Building, 1915-16. Architect: Walter F. Neumann. This 24-unit apartment building has three stories plus a basement story. The simple masonry structure is U-shaped in plan, and four entries are located in its central court. The windows and parapets of the brick building are trimmed with limestone. The building was erected by George W. Adams, who operated a construction company in Milwaukee.

38, 39, & 40. 2519 N. Lake Drive, 2523 N. Lake Drive, 2527 N. Lake Drive, Arthur L. Richards Apartment Houses, 1942-43. Builder: Milwaukee Engineering Company. These three two-story, brick-veneered, four-family residences are identical and were built simultaneously. The simple box-like Period Revival Style-influenced structures have flat roofs. Each structure has an entry on its south side and a two-story wood-clad bay on its street facade.

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41. 2533-35 N. Lake Drive, R.E.O. Investment Co. Duplex, 1923-24. Architect: Richard E. Oberst. The main block of this two-story, tan brick, Tudor Revival Style structure has a hipped roof with dormers. A two-story bay with a gable roof dominates the street facade and separates the two entries.

42. 2534 N. Lake Drive, Caroline Graf and Herman Graf Residence, 1913-14. Architect: Fred Graf. This one-story, stucco-veneered Arts & Crafts style house is smaller in scale than most of the buildings in the neighborhood, but has a degree of charm. A variation of the English cottage theme, the house also exhibits some Prairie School style influence. Three chimneys rise from its intersecting gable roofs. A hip-roofed porch projects from its street facade and an octagonal bay from its south side.

Fred Graf, who was responsible for many custom-designed residences in Milwaukee, as well as some churches, planned this house for Caroline Graf, who was secretary-treasurer of the William Graf Bottling Company, and her brother, Herman Graf, clerk of the Wisconsin National Bank. Fred Graf came to Milwaukee in the 1880s from South Germantown, Wisconsin, where he was born in 1859. After receiving his architectural training as a draftsman in the office of James Douglas, one of Milwaukee's foremost nineteenth century architects, he opened his own office in 1892. His work in North Point North also includes the residences at 2659 and 2690 N. Summit Avenue and 2604 N. Terrace Avenue.

43. 2540 N. Lake Drive, Residence, c. 1910. Architect: unknown. Probably built as a duplex, this two-story, brown brick-veneered Craftsman Style building has been a rooming house/clubhouse since the early 1950s. Among the elements that protrude from the simple, box-like structure are dormers, octagonal bay windows, and a columned entry porch.

44. 2541-43 N. Lake Drive, George J. Bones Residence, 1917. Architects: Leenhouts and Guthrie. A two-story, stucco-veneered house with grouped windows, a hip roof, and broad eaves, this residence is a pleasing product of the Arts and Crafts movement. An effective sequence is established by the centrally-located, gabled entry porch and the bay and the dormer above it. A dormer and a porch project from the north side. The architects, Cornelius Leenhouts and Gustave Dick, designed several other houses in the District, including 2583-89 N. Lake Drive.

45. 2549 N. Lake Drive, Lakeview Apartments Building, 1911. Architects: Betts & Hosmer. This four-story brick-clad building containing nine apartments has a vague Period Revival feel and was built by the Raulf Construction Company. The central portion of the symmetrical facade is recessed and provides for the entry and tiers of balconies above. On either side are octagonal bay windows at the first three stories and scalloped parapets at the fourth. The architects, Henry A. Betts and Clare C. Hosmer, also designed several prominent residences in the District.

Conrad Raulf, Jr. of the Raulf Construction Co. was the developer of this property.

46. 2550 N. Lake Drive, Lake Drive Villa Apartments Building, 1928. Architect: unknown. A four-story, masonry apartment building with ten units, this building has the Mediterranean Revival styling that was popular in Milwaukee in the late twenties. The street facade of the brick-veneered building has stone facing at the lower level and a balustrade motif and scalloped pediment at the parapet level. A variety of arched and pedimented windows are symmetrically organized about the centrally located entry.

Developed for Ely Miller, this building replaced a house built for John Schaum in 1910, according to plans drawn by the prominent Milwaukee architectural firm of Ferry & Clas. John Schaum, who died that same year, was president of the Schaum Engraving and Printing Company and was treasurer of the Milwaukee Journal Company.

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47. 2555 N. Lake Drive, Multi-Unit Complex, 1982, Architect: Unknown. This modern, multi-unit building was built after 1981. Two-stories in height, clad in stucco and clapboard, with multiple gable roofs, this complex has a vaguely Arts & Crafts Style design that is not inappropriate to the District even though its size is.

In order to build this complex three historic frame buildings were either completely demolished or partially subsumed into the new construction. These buildings were as follows. 2557-59 N. Lake Drive, Herman Graf Duplex, 1909. Architect: Gustave A. Coldewe. This two-story, bungalow-styled residence had a hip roof with broad, bracketed eaves. The eaves of its dormers and the spacious front porch were also bracketed and the open porch was supported by brick piers and had a balustrade at the second level. 2567-69 N. Lake Drive, John Buerger Residence, 1898. Architects: Robert G. Kirsch & Company. One of the District's older buildings, this Queen Anne residence represented a style that is rare for the neighborhood. By 1981, the first story of this frame structure had been re-sided with aluminum, but the second still retained its original shingle siding. The entry porch on the right half of the street facade was framed with square columns and was balustraded at both stories. A large, gabled dormer with two oval windows dominated the front facade. A bay that projected from the North side of the house had a Palladian window at the attic story, which was roofed with a combination of hip, gable, and gambrel forms. John Buerger was the president of John Buerger and Company, commission merchants in the grain market. Built as a single-family residence, the structure accommodated a nursing home in the 1950s and later served as a duplex. Aluminum siding was applied to portions of the building in 1959. 2575 N. Lake Drive, Otto H. Schomberg Residence, 1912. Architect: John Roth. A two-story frame structure with clapboard siding, this house had a number of octagonal bay windows that were nestled underneath various projections, such as the roof of the open porch that stretched the width of the front facade. Balustraded at both levels, the porch was framed with four fluted, cast iron columns. Intersecting gable roofs projected out over the bay windows of the second story. Each gable end was shingled and contained a pair of windows recessed in an aperture framed with miniature columns and entablature.

48. 2556 N. Lake Drive, Lake Drive Apartments Building, 1910. Architect: unknown. Like its neighbor across the street, this masonry, Period Revival style-influenced apartment building was erected by the Raulf Construction Company. The brick-veneered structure has four stories plus a basement story and contains eight units. Octagonal bays on either corner of the street facade frame the central entry and the balconies above. The flat-roofed structure is topped with a parapet wall and a modillioned cornice.

Conrad Raulf, Jr. of the Raulf Construction Co. was the developer of this property.

49. 2562-64 N. Lake Drive, North Point Apartment Building, 1915-16. Architect: Charles Keller. This four-story, vaguely Tudor Revival style-influenced, masonry building contains eight units. The central bay of the symmetrical facade is recessed and provides for the entry, which consists of door, sidelights, and transom framed in a slight arch, like the windows on the upper story. The simple, brick-veneered building has a flat roof with parapet.

The building was developed for F. Doirty.

2574 N. Lake Drive: a vacant rectangular lot.

50. 2583-89 N. Lake Drive, John Horter House, 1915. Architects: Leenhouts & Guthrie. A fine, stucco-clad, two-and-one-half story, Arts & Crafts Style house on a corner lot. The front facade of this building has a centrally-located entry porch with stairways on either side. The gable ends of the structure's pitched roofs are decorated with half-timbering. One dormer is shingled. Fenestration consists of grouped windows. A bay projects from the north facade.

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The house was designed for John Horter, who was the corporate secretary of the Jewett & Sherman Co., dealers in coffee and spice mills.

51. 2603 N. Lake Drive, Charles D. Crane Residence, 1903. Architect: Charles D. Crane. Like the residences at 2569 N. Wahl Avenue and 2611 N. Terrace Avenue, this house reflects the influence of the "German New Renaissance style," a term that is sometimes used to refer to a style that originated in Germany during the late 1800s. However, the house, which exhibits some very modern details, also reflects later German styles that grew out of a movement at the turn of the century that used traditional architectural forms in an abstract way that was distinctly modern for its time.

Charles D. Crane, one of a handful of Milwaukee architects who experimented with these two Germanic styles, designed this house for himself. The street facade of the two-story, brick-veneered, concrete-block structure has three bays. The centrally-located entry consists of a multi-lighted door framed by a pair of large windows. On either side are three windows with transoms. Three windows above the entry are flanked by oriels, each containing three windows with transoms, the center one fan-shaped. The perfect symmetry of the facade is broken at the attic story, where a gabled, half-timbered dormer on the right is balanced by a prominent stepped gable on the left. The front porch, consisting of columns supporting a curvilinear canopy, was added by Crane in 1924 for later owners.

52. 2604 N. Lake Drive, John C. Rugee Residence, 1902. Architect: Buemming and Dick. This two-story, brick-veneered Tudor Revival Style house is trimmed with limestone, but is otherwise unornamented. The plain, but imposing structure has a corner entry with arched openings that are repeated by the windows of the attic story, which is roofed with intersecting gable forms. Built as a single-family residence, the structure now accommodates two families. Herman W. Buemming and Gustave A. Dick were prominent residential architects in Milwaukee at the turn of the century who designed several other houses in the District, both collectively and individually.

The house was originally built for John C. Rugee, who owned timberlands and lumberyards.

2608, 2628, 2633, 2634, 2640, 2646 and 2652 N. Lake Drive, George Schley and Sons Investment Properties, 1924-27. Although differing in design, these two-story, brick-veneered, single-family residences were erected on the same block of Lake Drive at approximately the same time by the same speculative builder. George Schley and his sons, Herbert A. and Perce G., owned an architectural and construction firm in Milwaukee.

53. 2608 N. Lake Drive, David Wheeler Bloodgood Residence, (1926-27). Architect and Builder: George Schley. This is a fine Georgian Revival style residence. The symmetrical facade has a centrally-located, classical entry flanked by Palladian-like window arrangements. The remainder of the windows in the red brick house are framed with shutters, with the exception of the small casement windows in the pair of small dormers that project from the hip roof.

David Wheeler Bloodgood was a lawyer and the son of a lawyer, Wheeler P. Bloodgood, who was one of the principals in the firm of Bloodgood, Kemper, Bloodgood.

54. 2611 N. Lake Drive, Warren R. Anderson Residence, 1924. Architect: Gustave A. Dick. This two-story, brick-veneered, Georgian-styled residence has a modillioned cornice, a gable roof, and three gabled dormers. On the street facade, the six-over-six double hung sash windows are symmetrically arranged about the centrally located entry. The pedimented entry porch has two Doric columns and two matching engaged columns, which frame the side-lighted door and transom. The house's rear porch was enclosed in 1936.

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This house was originally built for Warren R. Anderson, president of the Packages Publishing Company.

55. 2615 N. Lake Drive, David G. Owen Residence, 1905. Architect: Alexander C. Eschweiler. Despite its Prairie School style-influenced horizontal lines, this brick-and stucco-veneered, gable-roofed structure is actually a fine example of the Craftsman Style. The dominant feature of the street facade is the projecting gable above the centrally located entry. The bay windows on either side of the entry have shed roofs. The wood trim includes bargeboards and decorative brackets. An addition was made to the rear of the house in 1932.

This single-family residence was built for David G. Owen, president of Owen and Brother Company, commission grain merchants.

56. 2616 N. Lake Drive, Edgar A. Bienenstok Residence, 1925. Architect: unknown. This is a fine, two-story, brick-veneered, Georgian Revival Style residence. The gable-roofed structure has a centrally located entry framed by engaged columns and a broken pediment. Arranged symmetrically about the entry are six-over-six, double-hung windows with shutters. The windows on the first story have key-stoned arches.

Edgar A. Bienenstock was the president and treasurer of the Milwaukee Tank Works.

57. 2620 N. Lake Drive, Orlo H. Adams Residence, 1921. Architect: Roland A. Razall. This two-story, stucco-veneered, Craftsman Style-influenced Mediterranean Revival Style residence has a hip roof with broad, bracketed eaves. A large dormer with three windows crowns the street facade. The pedimented entry has side lights and a fan-shaped transom and is centrally located on the symmetrical front facade.

Orlo H. Adams was the secretary-treasurer of the George W. Adams Construction Company, a building construction and finance enterprise in Milwaukee. He was also in the real estate business.

58. 2623 N. Lake Drive, Philip Ettenheim Residence, 1908. Architect: Alexander C. Eschweiler. The two-story, brick-veneered Arts & Crafts Style house has a steep gable roof with two prominent chimneys on either end. The rectilinear entry porch is situated between a polygonal bay and a rectilinear plan bay that culminates in a large, gabled dormer decorated with bargeboards. The verticality of the latter bay gives this eclectic house an English Queen Anne Style touch. The building is of special interest because it is not a typical example of the work of its well-known architect, A. C. Eschweiler.

Philip Ettenheim was a partner in the firm of Ettenheim and Froehlich, a leaf-tobacco concern in Milwaukee.

59. 2625 N. Lake Drive, Albert F. Vogel Residence 1912. Architect: Herman W. Buemming. Steep, intersecting gable roofs trimmed with bargeboards lend drama to this comparatively modest 1-1/2-story residence. The lower portion of the structure is brick-veneered, while the upper part is stuccoed. A gabled entry porch protrudes from the southeast corner of the house, which exhibits both Arts & Crafts and Tudor Revival Style influences. Buemming was a prominent residential architect in Milwaukee at the turn of the century and designed several other houses in the District, both independently and in conjunction with his partner, Gustave A. Dick.

Albert Vogel was vice-president of Matthew Bros. Furniture Co.

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60. 2628 N. Lake Drive, Edward C. Devlin Residence, (1924-25). Architect and Builder: George Schley. This is a Tudor Revival composition that combines gable roofs, bay windows, and a prominent chimney. The brick veneer is complemented with stucco veneer and half-timber decoration.

Edward Devlin, an architect, lived here with his family until 1964, but it is not known if he had a hand in the design of his house.

61. 2633 N. Lake Drive, Hazel B. McKey Residence, (1926-27). Architect and Builder: George Schley. The inset garage of this Tudor Revival house marks it as a product of the twentieth century. A distinction between the first and second stories is emphasized by the form of the structure and by a change in materials, which consist of stucco with some half-timber effects at the second level and brick veneer at the first.

62. 2634 N. Lake Drive, John H. Moss Residence, (1924). Architect and Builder: George Schley. This Mediterranean Revival style house has a brick-veneered exterior and an extremely low hip roof. The arched windows of the first story complement the arched entry. The rectangular windows of the second story are framed with shutters.

John H. Moss was a lawyer and was also the vice-president of the Rockwell Manufacturing Co., which was a planing mill, blind factory, and lumberyard that had been begun by his father, Charles H. Moss.

63. 2640 N. Lake Drive, Ralph T. Friedmann Residence, (1924). Architect and Builder: George Schley. The Friedmann house is yet another fine Georgian Revival Style residence with a centrally-located classical entry surrounded by eight-over-eight double-hung sash windows on the first story and shuttered six-over-six double-hung sash windows on the second story. The gable-roofed, red brick structure has a modillioned cornice.

Ralph Friedmann was the vice-president/treasurer of the family-owned Ed. Schuster & Co., Inc., a pioneer Milwaukee department store (see also 2640 and 2659 N. Lake Dr.).

64. 2641 N. Lake Drive, Jesse B. Whitnall Residence, 1904. Architect: Charles D. Crane. Constructed of concrete block, this two-story, stone-veneered residence has a solid appearance. The Classical Revival-inspired design features a pedimented entry framed by two Ionic columns and an enclosed front porch that stretches the width of the front facade. Above the entry is a window framed by miniature columns and a broken segmental pediment. Above the bracketed cornice is a Palladian-like dormer, flanked by two gabled dormers with broken pediments. Additional dormers and a chimney project from the hip roof. The coach house at the rear of the lot was also constructed in 1904 (the second story of this concrete block structure was converted to a dwelling in 1912).

Jesse B. Whitnall, who was president of the Whitnall Coal Company, built the house. The architect, Charles D. Crane, designed several other houses in the District, both independently and in partnership with Carl Barkhausen.

65. 2646 N. Lake Drive, Sophie M. Weschler Residence, (1925). Architect and Builder: George Schley. Yet another Tudor Revival composition which combines two gable roofed forms with a hip-roofed main block. The three distinct portions of the front facade are veneered with different combinations of stone, brick, stucco, and stucco with half-timbering. The centrally located entry and the window above it are framed with stone.

Sophie Weschler was the widow of the secretary of D. D. Weschler & Sons, Inc., manufacturers of malt.

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66. 2649 N. Lake Drive, Lawrence W. Halsey Residence, 1902. Architects: H. C. Koch and Company. A 2-1/2-story masonry structure, this once dignified, vaguely Tudor Revival Style home is veneered with brick. Gabled parapets rise above the gable roofs and dormers. On the front facade, transomed windows and an oriel are arranged asymmetrically about the transomed entry. The windows and the area surrounding the entry have been modified with brick infill, compromising the architectural significance of the structure.

Converted to a three-family residence in 1939, the house was originally built for Lawrence Woodruff Halsey, a prominent member of the Milwaukee Bar who was named judge of the second judicial court in 1900, a position he maintained until he retired in 1923. Born in 1841, Halsey had come to Milwaukee in 1877 from Oshkosh, where he had begun his distinguished career after graduating from the law school at the University of Michigan. Judge Halsey assisted in the organization of the American Bar Association in 1878 and became a charter member of the Wisconsin Bar Association that same year. A well-rounded philanthropist and businessman, he helped organize schools, hospitals, armories, businesses, and even communities.

The architect of his residence, H. C. Koch, also designed the row houses at 2723-29 E. Bellevue Place, as well as various buildings throughout Milwaukee, the most famous of which is Milwaukee City Hall.

67. 2652 N. Lake Drive, Max E. Friedmann Residence, (1924). Architect and Builder: George Schley. Still another good Tudor Revival style house. The gable-roofed portion of the structure is stuccoed at the second story and decorated with elaborate half-timbering. The front facade is articulated by window groupings containing one, two, three, and four windows. The columned, gable-roofed entry porch is located on the south facade. The sunroom was added in 1964 by A. Trostel, who owned the building in the 1960s.

Max E. Friedmann was another vice-president of the family-owned Ed. Schuster & Co., Inc., a pioneer Milwaukee department store (see also 2640 and 2659 N. Lake Dr.).

68. 2655 N. Lake Drive, Edward B. Birkenwald Residence, 1902. Architect: Buemming & Dick. This eclectic, two-story, brick-veneered building is composed of an unusual variety of forms that are more typical of contemporary German and Austrian design than of American practice and may reflect the architect's awareness of European designs of the period. The front facade of the hip-roofed structure combines rectilinear and curvilinear elements. On the left, an oriel projects from a pavilion which culminates in a curvilinear parapet. This arrangement is balanced by a gabled entry porch and a prominent hipped dormer on the right (the porch was rebuilt in 1936.). Another striking feature of the structure is the elaborate bay window on its south facade.

This house was built for Edward B. Birkenwald, the president and treasurer of G. Birkenwald Company, packers, dealers in meat market supplies, and wholesale grocers. The architects, Buemming and Dick, designed many other houses in the District.

69. 2658 N. Lake Drive, Henry Heyer Residence, 1926. Architect: Velguth and Papenthien. This two-story, brick-veneered, Georgian Revival-influenced house has a central entry with sidelights and fanlight. The entry is framed by pilasters with consoles that support a canopy-like hood. The windows on the second story interrupt the roof line with their exaggerated pediments.

Henry Heyer was the head of Henry Heyer and Son, a furniture manufacturing company. His house replaced a frame house that had been built on the site in 1897 by the John Ryan Construction Company.

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70. 2659 N. Lake Drive, Albert T. Friedmann Residence, 1903. Architects: Buemming and Dick. This excellent brick-veneered, Georgian Revival Style residence has three stories and a very low hip roof. The windows are arranged symmetrically about the pedimented entry. Brick quoins articulate the corners. The south facade has a bay window on the first story. The house has undergone several alterations. In 1915 a new brick and concrete porch, designed by Brust and Philipp, replaced the original wood porch. This porch has since been removed. The structure received new window frames and a fireplace in 1953, when the interior partitions were altered. A two-story coach house is situated at the rear of the lot.

This house was built for Albert T. Friedmann. Born in Vienna, Austria, in 1865, he came to the U. S. in 1883 and became a partner in the firm of Ed Schuster and Company of Milwaukee, dealers in dry goods and home furnishings. In 1888, he married Johanna B. Schuster, daughter of Ed Schuster, the founder of the firm. Friedmann, who eventually became president of the firm, was active in various Milwaukee organizations, such as the Association of Commerce, the Citizens Bureau of Municipal Efficiency, the Centralized Budget of Philanthropy, and the Associated Charities.

71. 2664 N. Lake Drive, Mrs. Dwight E. Webster Residence, 1916. Architect: Clare Hosmer. This two-story, brick-veneered, Colonial Revival residence has a semi-circular entry porch centrally located on its symmetrical street facade. Two Doric columns and two matching engaged columns support its flared hood. Two gabled dormers project from the house's gable roof, which has broad eaves and returned eaves.

Dwight E. Webster was a manager in the Westinghouse Electric and Manufacturing Company.

72. 2665 N. Lake Drive, J. Michael Riebs Residence, 1915. Architect: Walter F. Newman. The walls of this two-story, stucco-veneered, Colonial Revival Style-influenced residence are constructed of clay tiles. The centrally located entry is framed by two columns that support a balustraded balcony. Two gabled dormers with Palladian-like windows protrude from the hip roof. A sunporch projects from the south facade.

The house was built for J. M. Riebs, Jr., a malt manufacturer. Born in Milwaukee in 1862, Riebs served as vice-president of the Hanson Hop and Malt Company and of the Berger-Anderson Milling Company before he purchased the Borchert malting plant on the south side of Milwaukee and operated this business with his two sons, Arthur J. and Paul E. Riebs.

73. 2669-71 N. Lake Drive, Radesin Residence, 1901. Architects: H. Messmer and Son. One of the older houses in the District, this two-story, brick-veneered house is an early example of the Tudor Revival Style. The steep gable ends of the roof and of the dormer are decorated with bargeboards and half-timber effects. Built as a single-family residence, the structure was converted to a two-family in 1941, when the interior stairs were removed and replaced by an enclosed exterior stair. This is the only house in the District known to have been designed by H. Messmer and Sons, a Milwaukee architectural firm that was responsible for many commercial buildings, as well as residences, in Milwaukee.

74. 2670 N. Lake Drive, Julius Hassmann Property, 1923. Architect: Charles W. Valentine. A variation on the Tudor Revival Style, this two-story, brick-veneered house consists of several gabled forms. The projecting gabled element above the centrally-located entry is stuccoed and has half-timber decoration, while the bays on either side are brick-faced.

Julius Hassmann was the treasurer of the Hassmann-Mueller Company, dealers in poultry and produce. Valentine, the architect, also designed the houses at 2370 and 2649 N. Terrace Avenue.

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75. 2674-76 N. Lake Drive, Joseph G. Hirschberg Residence, 1921. Architect: Alexander C. Eschweiler. This two-story, brick and stucco-veneered residence, which exhibits strong Tudor influence, is crowned with intersecting gable roofs. The steep, stuccoed gable ends are decorated with half-timber effects. The arched entry porch is set back a considerable distance in relation to a prominent wing that projects toward the street. Joseph G. Hirschberg was a lawyer.

76. 2679 N. Lake Drive, Frederick W. Friese Residence, 1898. Architects: Voith and Leenhouts. This two-story, gable-roofed late Queen Anne Style house has brick veneer on the first story and clapboard siding on the second. Two bay windows on the second story interrupt the roof line and culminate in steep, gabled dormers. The broad, flat-roofed entry porch has brick piers and may have been a later addition.

The house was built for Frederick W. Friese, a journalist and newspaper critic. Friese was born in Germany in 1838 and came to Milwaukee in 1849. He became commercial editor and music critic for the *Milwaukee Sentinel*. In his later years he established the *Daily Letter*, a publication that contained the most vital business transactions on Exchange and on Commission Row, trade centers in Milwaukee.

2682 N. Lake Drive: a vacant rectangular lot.

77. 2685 N. Lake Drive, Francis M. Snavely Residence, 1900. Architect: William D. Kimball. This two-story, frame, clapboard-sided structure has a Federal style influence. The hip-roofed structure is articulated with corner boards and a bracketed cornice. A pedimented entry is located on the right side of the three bay front facade. A dormer above the middle bay has a Palladian feeling. Interior alterations were made in 1936, the same year a porch was added to the rear of the house.

Francis M. Snavely was an agent for the Chicago and NorthWestern Railroad. This is the only building in the District known to have been designed by William D. Kimball, one of Milwaukee's most prominent nineteenth century architects.

78. 2690 N. Lake Drive (2691 N. Wahl Avenue), Victor L. Brown Residence, 1915. Architect: Alexander C. Eschweiler. This large Tudor Revival Style house, while not strictly authentic, has many features which closely imitate the late 15th and early 16th century English houses. One example is provided by the twin chimney stacks which tower above the house; they are built of brick laid in a spiral twist configuration. The masonry structure, for the most part veneered with red brick and sandstone trim, has some stuccoed and half-timbered portions. These materials are complemented by carved wooden bargeboards, terra-cotta tiles, leaded glass windows, and wrought iron work. Various gabled forms project from the gable-roofed main block of the house, which is oriented toward Wahl Avenue and Lake Park, as well as Lake Drive.

The building's well-known architect, A. C. Eschweiler, also designed the addition built in 1917. Another addition was made in 1922, and an addition built in 1930 was designed by Milwaukee architect Hugo C. Haeuser. Reportedly, the property's wrought-iron fence was designed by Cyril Colnik, a noted local wrought-iron craftsman, for the house at 2640 N. Terrace Avenue and was moved to this site from that address in the 1960s.

The house was built for Victor L. Brown, a lawyer and businessman who was one of Milwaukee's most prominent citizens at the time. Born August 29, 1872 in Racine, where he spent his first 19 years, Brown was educated at the University of Wisconsin and at Harvard University. Admitted to the Bar in 1896, he soon entered the law office of Charles Barber, who was one of the leading lawyers in Oshkosh, Wisconsin. The following year, Brown opened an office of his own in Milwaukee, where he practiced law until 1908. Meanwhile, he became involved in the lumber business in Alabama and

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Florida. In 1911, he acquired an interest in the Sterling Motor Truck Company of Milwaukee and later became its president, a position he held until 1920, when he retired.

79. 2691 N. Lake Drive, Francis S. Young Residence, 1913-14. Architect: Herman W. Buemming. Intersecting gable roofs crown this large, two-story, Arts & Crafts Style house, which is located on an ample, wooded lot. Its bracketed eaves are trimmed with bargeboards. Its plain "cemented" exterior is punctured with six-over-six double-hung windows. A gable-roofed entry porch is centered on the asymmetrical street facade.

Francis S. Young was vice president and general manager of the American Hair Felt Company.

2695-99 N. Lake Drive: two adjacent vacant, triangular lots, located at the intersection of N. Lake Drive, E. Park Place, and N. Wahl Avenue.

80. 2701 N. Lake Drive, George N. Wiswell Residence, 1896, Architects: Ferry & Clas. One of the earliest houses in the District, this large two-and-one-half story Tudor Revival style house occupies the northwest corner lot formed by the intersection of N. Lake Drive and East Park Place. The house is clad in brown brick and false half-timber work and its multi-gable roof is covered in tiles.

The original owner of the house, George N. Wiswell, was the president of the Milwaukee Mutual Life Insurance Co. and he lived here until 1901. A subsequent owner, Fred M. Prescott, the owner of the Fred M. Prescott Steam Pump Co., had a large addition designed by architect William H. Schuchardt added to the house in 1908. The first story of the addition included an automobile garage, one of the earliest in the District.

81. 2715 N. Lake Drive, Dr. John J. Seelman Residence, 1927, Architects: George Schley & Sons. Another partially half-timber-clad house, the Seelman House was built almost thirty years later than its neighbor next door. Clad mostly in tan brick, the design of this two-story house exhibits characteristics of both the Tudor Revival and Norman Revival styles.

82. 2721 N. Lake Drive, Dr. William C. F. Witte Residence, 1923, Architects: George Schley & Sons. Another typical Period Revival design by George Schley, this one being a fine example of the Mediterranean Revival style. Clad in tan brick and trimmed with Bedford limestone, this two-story house is crowned by a multi-hip green tile roof.

83. 2743 N. Lake Drive, Edward G. Cowdery/Albert C. Elser Residence, 1897, Architect: Alexander C. Eschweiler. The Cowdery-Elser house is one of the earliest as well as one of the largest and most elaborate buildings in the District. Two-and-one-half-stories tall and with a main block that measures 40 x 80-feet, this red-brown brick-clad house is surmounted by an enormous tile-clad gable roof. Essentially a Tudor Revival design, the house displays a certain Germanic influence as well in the verticality of its design and in the form of the terra cotta dwarves and gnomes that decorate the tops of the buttresses that flank the main entrance.

Edward G. Cowdery was an engineer and the general manager of the Milwaukee Gas Light Co. when his mansion was built. In 1908, the house was purchased by Albert C. Elser, vice-president of the Second Ward Savings Bank, and his wife, Mathilde Uihlein Elser, both of whom lived here until well into the 1970s.

84. 2757 N. Lake Drive, William C. Middleton Residence, 1895, Architects: Crane & Barkhausen. The two-and-one-half story Middleton house is the oldest house in the District, so the fact that it is one of the very few Queen Anne Style designs

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in the District is not surprising. A frame structure clad in clapboard and wood shingles, the house was built for William C. Middleton, the president of the Middleton Manufacturing Co., which was best known for hats, caps, and straw goods.

85. 2837 E. Park Place, Adolph Logeman Residence, 1913. Architect: Eugene R. Liebert. This two-story, brick-veneered structure, which has a gable roof with wide, overhanging eaves, combines Craftsman and Georgian Revival features. The windows on the street facade are symmetrically arranged about the central entry, which has sidelights and an arched hood. A two-car attached garage was added to the south side in 1913.

The house's original owner, Adolph Logeman, was president of Logeman Brothers, a firm that manufactured baling presses and hydraulic machinery.

86. 2522 N. Summit Avenue, Mrs. O. Eckert Residence, 1926. Architect: unknown. This two-story, brick-veneered Mediterranean Revival residence is a typical example of a residential style that was popular in Milwaukee, and elsewhere, during the 1920s. Vaguely Italian Renaissance in feeling, these houses usually have brick facing, stone trim, clay tile roofs, and round-arched windows with keystones. In this example, two such windows are located on either side of the centrally located entry and are complimented by a blind arch above the door. A low-walled terrace stretches the width of the front facade, which has groups of rectangular windows at the second level.

87. 2530 N. Summit Avenue, George F. Rohn Residence, 1925. Architect: Kirchoff & Rose.³ This simple, two-story, brick-veneered residence has a gable roof and a gabled entry. A bay window is located on the south facade.

This house, as well as the one at 2656 N. Summit, was built for George F. Rohn, president of the George F. Rohn Electric Company, electrical contractors and dealers in electrical supplies.

88. 2536 N. Summit Avenue, Otto Streissguth Residence, 1925. Architects: Rosman and Wierdsma. This one-story, brick-veneered residence is smaller in scale than most of the District's buildings. Stuccoed gable ends with half-timber decoration face the street, while the entry is located on the south facade.

Otto Streissguth owned the Otto Streissguth Realty Company.

89. 2546 N. Summit Avenue, H. J. Newman Investment Property, 1922-23. Architect: unknown. This simple, two-story, brick-and stucco-veneered residence has a hip roof. Centered on the symmetrical facade is the entry porch, which consists of a hip roof supported by brick piers.

³ Original blueprints in the possession of the current owner.

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90. 2547 N. Summit Avenue, Robert E. Locher Residence, 1925. Architect: George F. Spinti. This two-story, brick-veneered Dutch Colonial house has a gambrel roof with a broad, clapboard-sided dormer on either side. A one-story, frame sun porch on the south side has a balustraded deck above it. Twin columns on either side of the entry support its gabled hood.

Robert E. Locher was a principal member of the R. E. Locher and Schrefrin Company, smelters and refiners.

91. 2552 N. Summit Avenue, Louis L. Cohen Investment Property, 1915. Architect: George Schley. This two-story, stucco-veneered house has intersecting gable roofs with broad bracketed eaves. An ample entrance porch at the southwest corner is framed with simple columns.

92. 2555 N. Summit Avenue, Kennedy L. Laffer Residence, 1916-17. Architect: H. J. Rotier. A two-story, brick-veneered residence with a hip roof, this house is completely unadorned except for its column-framed, hooded entry, which is located in the middle of the symmetrical street facade.

The house was built for Kennedy L. Laffer, a special agent for the Northwestern Mutual Life Insurance Company.

93. 2560 N. Summit Avenue, Louis L. Cohen Residence, 1916. Architect: George Schley. The horizontality of this two-story, brick-veneered residence suggests a Prairie School influence. Brick piers support the roof of the one-story porch that spans the entire width of the front facade. Its horizontal lines are complemented by the broad, low dormer that protrudes from the shallow hip roof.

Louis L. Cohen was an attorney.

94. 2563 N. Summit Avenue, H. J. Newman Investment Property, 1922. Architect: unknown. This simple, two-story, brick-veneered residence has a gabled roof. The arched and hooded entry and the stylized Palladian window to its left are the only distinguishing features of the front facade.

95. 2567 N. Summit Avenue, Henry B. Stanz Residence, 1912. Architect: Charles H. Tharinger. A two-story, stucco-veneered structure with low hip roofs, this Prairie School style residence has characteristically horizontal lines. Square piers support the low roof of the front entry porch. An addition built onto the house in 1921 probably consisted of the attached garage at the rear. The architect, Charles H. Tharinger, also designed the residence at 2575 and 2628 N. Summit Avenue.

Henry B. Stanz was president of the H. B. Stanz Co., a wholesale cheese business.

96. 2568 N. Summit Avenue, Rudolph Pfeil Residence, 1911. Architects: Wolff and Ewens. A 2-1/2-story, frame structure with stucco veneer, this gable-roofed residence has two oversized, gabled dormers dominating its front facade. A bay window is located directly under each dormer. The symmetry is broken at the first level, where a bay is balanced by an arched entry porch. All the gable ends are decorated with half-timbering.

The house was built for Rudolph Pfeil, president of the American Show Print Company. The structure was converted to a two-family residence in the 1950s. It is the only house in the District known to have been designed by Wolff and Ewens, an architectural firm responsible for many commercial and residential buildings in Milwaukee.

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97. 2575 N. Summit Avenue, Frank Calligan Residence, 1910. Architect: Charles H. Tharinger. The two-story, brick-veneered building has grouped windows and gabled parapets, which contribute to its Tudor Revival design. A gable-roofed, arched entry porch and adjoining terrace project from the front facade.

The house was built for Frank Calligan, manager of the C. F. Adams Company, dealers of clothing, furniture, and house furnishings. The architect, Charles H. Tharinger, also designed the houses at 2567 and 2628 N. Summit Avenue.

98. 2576 N. Summit Avenue, Emmet L. Richardson Residence, 1912. Architects: Leiser and Holst. The two-story, brick-veneered structure has a gabled roof. Some Prairie School style influence can be seen in the horizontal lines of its two broad dormers and its front porch, which is supported by brick piers and stretches the width of the front facade. The house, which was converted to a four-family in 1943, was originally built for Emmet Lee Richardson, a principal member of the Milwaukee law firm of Upham, Black, Russell and Richardson. Born in Evansville, Indiana, in 1870, Richardson earned a B.A. degree from the University of Indiana, a Masters degree from Leland Stanford University, and a law degree from Harvard University. He practiced law in Evansville, Indiana, before coming to Milwaukee in 1898.

99. 2585 N. Summit Avenue, H. G. Reidler Residence, 1915-16. Architect: Herbst and Hufschmidt. This simple, two-story, brick-veneered residence has a hipped roof. Pilasters on either side of the entry support a balustraded cornice.

100. 2588 N. Summit Avenue, S. W. and G. H. Gottschalk Investment Property, 1910. Architect: probably Alexander C. Eschweiler. The first story of this simple, but well-proportioned, gable-roofed, Arts & Crafts Style structure is brick-veneered, while the second is stuccoed. Two large, multi-lighted, arched windows to the left of the shed-roofed entry are carefully balanced by the remainder of the front facade's windows, which are rectangular and are arranged in groups of two or three.

Although no architect was listed on the original building permit, it is probably safe to assume that the house was designed by Alexander C. Eschweiler. The mason was listed on the permit as W. Lietz, and the owner as S. W. and G. H. Gottschalk. The latter erected two other houses in the District in 1909-10, and in both cases, the mason was William Lietz and the architect was Alexander C. Eschweiler. Furthermore, these two houses, located at 2716 and 2717 E. Bellevue Place, are located just around the corner from 2588 N. Summit Avenue.

101. 2591 N. Summit Avenue, August Rohm Residence, 1909. Architect: H. J. Rotier. The first story of this gable-roofed house is brick-veneered, while the second story is clapboard-sided and the gabled dormers are stuccoed and half-timbered. At the second story level, below the two prominent dormers on the front facade, are two bay windows. A porch spans the width of the front facade at the first story level. A shed-roofed bay window on the north side of the house contains some stained glass.

The house was built for the owner of August Rohm and Company, merchant tailors.

102. 2605 N. Summit Avenue, Albert P. Martin Residence, 1912. Architect: Frank F. Drolshagen. This two-story, brick-veneered building, with its gable roof and brick quoins, owes much to the Georgian Revival Style. It is oriented to both Summit Avenue and Bellevue Place. On the Summit Avenue facade, three gabled dormers and various windows are symmetrically arranged about the centrally located front entry porch, which is supported by two square columns. The main feature of the asymmetrical Bellevue Place facade is a bay window on the first story.

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This house was built for Albert P. Martin, secretary of the George Martin Leather Company, the tannery founded by his father. The designer of his house, Frank F. Drolshagen, was the secretary-treasurer of the Milwaukee Pattern and Manufacturing Company.

103. 2608 N. Summit Avenue, Thomas E. Brennan Residence, 1912-1913. Architects: Leenhouts and Guthrie. This two-story residence, brick-veneered at the first level and stuccoed above, is capped with intersecting gable roofs. A bay window is located above the broad, shed-roofed entry porch.

The building, which exhibits both Tudor Revival and Prairie School influences, was designed by Leenhouts and Guthrie, a Milwaukee architectural firm that planned many other houses in the District, including the neighboring house at 2618 N. Summit. Both 2608 and 2618 N. Summit were built for the Brennan family. Thomas E. Brennan was president of the T. E. Brennan Company, insurance adjusters and accountants.

104. 2615 N. Summit Avenue, Frank H. Fielder Residence, 1908. Architect: Betts and Hosmer. An unusual design, this two-story, brick-veneered house is an unusual example of a Craftsman Style-influenced Tudor Revival Design (or vice-versa). Centered on the symmetrical main facade, the hooded entry is framed by pairs of twin columns. On either side of the entry are two-story bays that culminate in gabled roofs trimmed with bargeboards. A broad dormer with a Palladian-like window arrangement compliments the entry below it.

This house was built for Frank H. Fielder, general manager of the Western Leather Company. The architects, Betts and Hosmer, also designed several other houses in the District.

105. 2618 N. Summit Avenue, Thomas E. Brennan Residence, 1911. Architects: Leenhouts and Guthrie. The front facade of this two-story, brick-veneered Prairie School Style building is divided into three bays. Bands of windows, arranged symmetrically about the centrally located entry, each contain three windows. Consisting of a door flanked by two windows, the entry itself reinforces the trio pattern; its three elements are united under a curved hood. Two shed-roofed dormers protrude from the gable roof. The house was converted to a three-family dwelling in 1944, but was eventually restored to single-family status.

The original owner, T. E. Brennan, also built the house at 2608 N. Summit Avenue.

106. 2621 N. Summit Avenue, Henry D. Dearsley Residence 1906. Architect: Henry J. Rotier. This two-story frame house is one of the District's few examples of an American Foursquare design. The one-story porch, which stretches the width of the front facade, has four simple Doric columns, matching pilasters, a cornice, and a balustrade. Projecting from the low hip roof is a broad dormer with a band of four windows proportioned like the wide eight-over-one-windows on the facade but substituting a lattice design for the upper sash. Art brick siding was applied to the exterior in 1930.

This house was built for Henry D. Dearsley of Dearsley Brothers, plumbers and gasfitters. The architect, H. J. Rotier, also designed the house next door at 2629 as well as several others in the District.

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107. 2628 N. Summit Avenue, John H. Paul Residence, 1909. Architect: Charles H. Tharinger. Vaguely Georgian Revival in style, this two-story, brick-veneered residence has a low hip roof and a pedimented dormer. The shuttered windows, in groups of two or three, are arranged symmetrically about the centrally located hooded entry. A sleeping porch was added to the rear in 1914. The house was built for John H. Paul, a Milwaukee lawyer.

108. 2629 N. Summit Avenue, Ferdinand A. Schaezke Residence, 1907. Architect: H. J. Rotier. A two-story, concrete-block structure, this Craftsman Style house is veneered with stucco and trimmed with cornerboards and elaborate half-timber decoration. Built into a hill, the garage is attached to the partially exposed basement story, which is veneered with brick. A flight of steps leads up to the entry. The window groupings on the front facade have shutters, except for the stepped window arrangement in the gable end. Two large, gable-roofed dormers extend from the south slope of the roof.

Ferdinand A. Schaezke was president of the French Wax Figure Company, makers of store mannequins.

109. 2634 N. Summit Avenue, Mrs. Henry Gattman Residence, 1910. Architects: Betts and Hosmer. An elaborate Georgian Revival Style house, this two-story, brick-veneered residence has a symmetrical front facade. The centrally located entry porch has a broken pediment and multiple columns. An arched, column-framed window above the entry has a wrought-iron balcony. This central bay culminates in a scalloped parapet that breaks through the structure's hip roof between two dormers. Other features include bracketed eaves and brick quoins.

This structure replaced a frame house built by the John Ryan Lumber Company in 1907. Mrs. Henry Gattman was the wife of the owner of the Henry Gattman Company, a Milwaukee firm that manufactured ladies' garments.

110. 2637 N. Summit Avenue, Euclid P. Worden Residence, 1900. Architects: Brust and Philipp. An eclectic variation on the English Tudor theme, this Arts & Crafts Style house has brick veneer on the first story and stucco on the second. The gable-roofed entry is framed by two pairs of columns and flanked by large, arched, multi-lighted windows. On the second level, three oriels are each capped with a projecting, half-timbered gable roofed blind wall dormer.

Euclid P. Worden was chief engineer of the Prescott Steam Pump Company. The house was designed by Brust and Philipp, prominent residential architects in Milwaukee during the early 1900s.

111. 2642 N. Summit Avenue, Emil J. Gerich Residence, 1915. Architects: Fernekes and Cramer. This Georgian Revival Style, two-story, brick-veneered building follows the same pattern as many other houses in the District. The windows on the street facade are symmetrically arranged about a centrally located entry with classical features. In this case the entry porch is framed by two pairs of closely spaced columns that support the cornice and balustraded balcony above. The house's gabled roof has a modillioned cornice and a low, shed-roofed dormer with a band of four small windows.

The house was built for Emil J. Gerich, president of MacGillis and Gibbs Company, a lumber business. Fernekes and Cramer, a well-established architectural firm in Milwaukee in the early 1900s, also designed the residences at 2664 N. Summit and at 2411, 2539, and 2626 N. Terrace Avenue.

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112. 2645 N. Summit Avenue, Benjamin Sweet Investment Property, 1909. Architect: Herman J. Buemming. This simple, two-story American Foursquare Style house has clapboard siding, a hip roof, and a hip-roofed dormer. An open, one-story porch that extends the width of the front facade has four plain Doric columns. Benjamin Sweet was a lumber dealer.

113. 2648 N. Summit Avenue, Julius Rohn Residence, 1909. Architect: H. W. Buemming. The most unusual feature of this two-story, brick-veneered Prairie School Style house is its unusual polygonal dormer, which has three small windows and a flat roof. The otherwise simple structure has a gabled roof and a centrally located porch that has a hip roof supported by massive brick piers. An addition was built to the rear of the house in 1915.

Julius Rohn was the secretary/treasurer of the Wild and Rohn Company, a Milwaukee concern that sold wholesale crockery.

114. 2651 N. Summit Avenue, Mrs. Mary Hayes Residence, 1915. Architect: Alexander C. Eschweiler. This fine, two-story, brick and stucco-veneered, Arts & Crafts Style structure is an interesting variant on Eschweiler's several Arts & Crafts designs in the District. Two gabled dormers, which are closely spaced on the street facade, have returned eaves. Their stuccoed gable ends, which are flush with a portion of the second story that projects slightly from the main block, have narrow, arched windows, as do the gable ends on the north and south facades. The entry porch, located in the middle of the symmetrical main facade, consists of simple columns supporting a balustraded balcony.

Mary Hayes was the widow of Michael Hayes, who was a bookkeeper.

115. 2656 N. Summit Avenue, George F. Rohn Residence, 1912. Architects: Kirchhoff and Rose. Intersecting hip roofs crown this two-story, brick-veneered Prairie School Style structure. The influence of the Prairie School can be seen in its massing and fenestration. A one-story entry porch, nestled in the "L" formed by the intersection of the south wing with the main block, achieves dramatic contrast between its horizontal and vertical elements.

The house was built for the owner of the George F. Rohn Electric Company, which manufactured panel boards and steel cabinets for electrical systems. Kirchhoff and Rose, a versatile architectural firm that was responsible for many commercial buildings in Milwaukee, also designed the residence at 2647 N. Wahl Avenue.

116. 2659 N. Summit Avenue, Albert F. O'Neil Residence, 1910. Architect: Fred Graf. Steep, intersecting gable roofs lend drama to this otherwise simple 2-1/2-story, brick-veneered Tudor Revival Style structure. A one-story balustraded porch at the northeast corner of the house has a flat roof supported by square brick piers paired with round wood columns. To the left of the porch extends a terrace that spreads onto the roof of the garage, which is built into the natural berm at the front of the lot (The garage, which was added in 1917, is the only one in the District to be sited in this manner.). Two slightly-arched windows on the front facade of the house are original, but the oriel was added in 1937. There is also a bay window on the south side and a one-story porch at the rear.

The structure was converted to a two-family residence in 1972. Albert F. O'Neil was a manufacturer's representative.

117. 2664 N. Summit Avenue, Otto J. Hermann Residence, 1909. Architect: Ferneckes and Cramer. This fine, two-story Arts & Crafts Style structure with multiple gable roofs has brick veneer on the first story and stucco on the second. Two

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pairs of square wood columns support the flared gable roof of the entry porch, which is echoed in form by two superimposed gable ends at the second level. A brick-walled terrace extends to the left of the entry porch. Various minor additions were made to the house in 1913, 1917, and 1922.

Otto J. Hermann was the owner of a saloon on Second Street in downtown Milwaukee.

118. 2667 N. Summit Avenue, John S. Maxwell Residence, 1906. Architect: Charles D. Crane. This two-story, brick-veneered, Georgian Revival Style house was also influenced by the Craftsman Style. The windows on the front facade are symmetrically arranged about the central entry porch, which has multiple columns, a modillioned cornice, and a flat roof. The gable roof of the main block has a prominent cornice, Greek Revival returned eaves, and two gabled, pedimented dormers. One-story portions extend from the rear of the house. The building was converted to a two-family residence in 1943.

John S. Maxwell was a Milwaukee lawyer.

119. 2674 N. Summit-Avenue, William G. Hanson Residence, 1909. Architects: Betts and Hosmer. A product of the Craftsman Style, this simple but carefully executed design features broad, bracketed eaves and leaded glass windows. The first story of the gable-roofed structure is brick-veneered, while the second is sided with clapboards. The street facade has two low, wide dormers with band windows and a one-story, hip-roofed entry porch, framed with multiple columns. A balustraded terrace extends on either side of the entry.

William G. Hanson became general manager of the U.S. Glue Company.

120. 2675 N. Summit Avenue, Norman S. Baker Residence, 1907. Architect: N. Max Dunning. Eclectic in style, this two story brick and stucco-veneered, Arts & Crafts Style house combines traditional and modern elements to produce a unique design. The front facade is characterized by subtle relief achieved through a variety of techniques. The central bay is emphasized by a conventional, gable-roofed entry porch, complete with bargeboards. It is backed up by a bay that interrupts the roof line and that is, in turn, backed up by a hip-roofed dormer with band windows. While the central bay advances, the first-story portion of the two adjacent bays recedes. Bay windows are nestled in these recesses, which are terminated by corner pilasters.

The house was built for Norman S. Baker, a Milwaukee lawyer who served as an assistant district attorney.

121. 2682 N. Summit Avenue, John D. Bird Residence, 1908. Architect: C. H. Ringer. This two-story, brick-veneered structure exhibits both Prairie School and Classical Revival influence. Strong horizontal lines are established by the low hip roof, the wide dormer, the broad eaves, and the flat-roofed porch that stretches the width of the front facade. The four columns supporting the porch roof and the symmetry of the front facade lend a Classical feeling to the design. A porch was added to the south side of the house in 1922. Another addition, presumably to the rear of the structure, was made in 1930. John D. Bird was manager of the Power & Mining Machinery Co.

122. 2683 N. Summit Avenue, Dr. Louis Daniels Residence, 1912. Architect: Robert A. Messmer and Brother. Exhibiting both Spanish Colonial and Bungalow Style influences, this house is perhaps the most eccentric structure in the District. The two-story, hip-roofed portion of the stucco-clad frame structure is located in the middle and is surrounded by the one-story, flat-roofed portion. The enclosed front porch, which features a curvilinear parapet, projecting vigas, and

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slightly arched windows, has the entry on its right side. A bay window was added to the north facade in 1929. A fire, which occurred in 1955 caused \$11,200 in damage to the structure.

Louis J. Daniels, M.D. was a prominent member of the medical profession in Milwaukee. He was born in Milwaukee on the tenth of March 1874, and was educated at Lake Forest University in Lake Forest, Illinois, and at Rush Medical College of the University of Chicago, from which he received a Doctor of Medicine Degree in 1896. In 1908, after practicing in Milwaukee and teaching courses in the Milwaukee Medical College for several years, he did post-graduate work at the University of Heidelberg in Germany and at the University of Vienna in Austria.

Soon after he returned to Milwaukee from abroad, Dr. Daniels was appointed city health commissioner, a position he retained until 1918, when he resumed private practice, specializing in bone surgery in which field he attained a wide reputation. Dr. Daniels was a staff member of several Milwaukee area hospitals. He opened the city's first radium hospital, which was located at 753 Cass Street, and conducted it until 1919, when his health required him to give up the work.

123. 2690 N. Summit Avenue, Henry Eckstein Residence, 1908. Architect: Fred Graf. This two-story, brick-veneered structure has steep gabled roofs that are characteristic of the architect's work. The broad eaves have bargeboards and brackets. The flared roof of the front porch, which is supported by brick piers, also has brackets. A terrace extends to the right of the porch, and a bay window is located on the south facade.

Henry Eckstein was vice-president of the insurance firm C. F. Hibbard and Company.

2695 N. Summit Avenue: a vacant triangular lot.

124. 2698 N. Summit Avenue, Frank H. Fiedler Residence, 1912. Architects: Leenhouts and Guthrie. This 1-1/2-story, brick-veneered residence has a low, sprawling profile in relation to its neighbors. The gable roof of the main block is extended over the projecting entry porch, giving it a sequestered feeling. The truncated gable ends have bargeboards, as does the broad gable end facing the street. The street facade also features a bay at the first level and an octagonal bay at the second level. Another bay window projects from the south facade of the house.

Frank H. Fiedler was the general manager of the Western Leather Company.

125. 2348 N. Terrace Avenue, Alfred C. Clas Residence, 1921. Architect: Alfred C. Clas. This 1-1/2-story, Tudor Revival style house was designed by noted Milwaukee architect Alfred C. Clas as his own residence and has exterior walls clad in brown brick-veneer and stucco and false half-timber work. The building has a multi-gable roof clad in slate. Sparing use of limestone trim enriches the exterior, and a limestone balustrade edges the terrace that spans much of the main facade.

Alfred C. Clas, in partnership with George Ferry, designed many of Milwaukee's most notable buildings and a number of other houses in the District, including 2701 N. Lake Drive; 2549 N. Terrace Avenue; 2367 N. Wahl Avenue; and 2433 N. Wahl Avenue.

126. 2360 N. Terrace Avenue; Judge John C. Karel Residence, ca.1915. The two-story Karel house is one of the simplest but finest Prairie School style houses in the District. Battered tan brick walls, grouped and banded windows, and a red tile covered hip roof having broad overhanging eaves all serve to underscore the horizontality of the overall design, which owes a great deal to the designs of Chicago architect George Maher.

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The first owner/occupant of the house was Judge John C. Karel, a judge in Milwaukee County's Second Division Courts.

127. 2370 N. Terrace Avenue, Dr. James J. Cavaney Residence, 1928. Architect: Charles W. Valentine. The Cavaney house is a two-story Tudor Revival style house whose exterior is clad in tan brick and stucco and false half-timber work. Limestone decoration surrounds the entrance and several of the window groups, elaborately carved wooden bargeboards and balconets enrich the main facade, and the multi-gable roof is clad in slate.

Dr. James J. Cavaney was one of Milwaukee's best known and successful family practitioners when he had this house built for himself and his family.

128. 2380 N. Terrace Avenue, Frank J. and Leona Mareno Residence, 1949. This simple, two-story, late Period Revival style has exterior walls clad in Lannon stone, a symmetrical main facade, and it is crowned with a hip roof.

Frank J. Mareno was the secretary-treasurer of the Pioneer Foundry Corporation and his wife, Leona, was the vice-president.

129. 2386 N. Terrace Avenue, Victor Waldheim Residence, 1906. Architect: Charles Hanson. The two-story Waldheim house is an over-scaled, Lannon stone-clad example of the American Foursquare style, one of the few examples of this style in the District. The first story of its symmetrical main facade is completely sheltered by a full-width open front porch whose very shallow-pitched hip roof is supported by thick stone columns. In addition, each of the four slopes of the tall hip roof that crowns the house feature a large wood shingle-clad gable-roofed dormer.

Victor Waldheim established a successful retail furniture business in Milwaukee in 1889, called Waldheim & Co.

130. 2408 N. Terrace Avenue, Har-Van, Inc. Duplex, 1968. Architect: T. Van Alyea. This modern duplex was built in 1968 on the site of the former tennis court associated with the Nunnemacher Residence at 2409 N. Wahl Avenue.

131. 2411 N. Terrace Avenue, Nathan Glicksman Residence, 1906. Architects: Fernekes & Cramer. With its shaped gable end parapets and dormers, this unusual Period Revival design owes much to Dutch and Flemish precedent and may, perhaps, reflect contemporary work in the Netherlands. A two-story building, the Glicksman house is clad in orange-brown brick and is sheltered by a gable roof. The main facade's most unusual feature is an inset open arcade that spans much of the width of the first story. Nathan Glicksman was a lawyer and partner in the firm of Glicksman, Gold, & Corrigan.

132. 2420 N. Terrace Avenue, Frederick C. Bogk Residence, 1917. Architect: Frank Lloyd Wright. The Bogk house is one of Milwaukee's few internationally famous residential buildings. It is an excellent and highly intact example of the work of Frank Lloyd Wright. Designed at the same time as the Imperial Hotel in Tokyo, the tan brick, two-story Bogk house exhibits similar features, such as grouped windows decorated with pre-cast concrete lintels, sills, and other ornamentation, dramatically wide overhanging eaves, plaster soffits under the eaves, and a shallow-pitched hip roof that is clad in green tiles. Bogk's house is one of Wright's best built works dating from this period and it is still in excellent, highly original condition today. It was individually listed in the National Register of Historic Places in 1972.

Frederick C. Bogk was secretary-treasurer and, later, president of the Ricketson Mineral Paint Works in Milwaukee. He was also a Milwaukee alderman and a partner in the fire insurance and real estate firm of Bogk and Pflieger.

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133. 2421 N. Terrace Avenue, Dr. Rudolph G. Richter Residence, 1902-03. Architects: Buemming and Dick. A truly eclectic design, being essentially a late Queen Anne style house with slight Craftsman and Tudor Revival elements. Gabled pavilions and dormers protrude from this two-story, hip-roofed, brick-and stucco-veneered structure. Woodwork of note includes the bargeboards, the bracketed eaves, exposed rafter ends, and the framing of the open front porch.

Dr. R. G. Richter, a prominent Milwaukee dentist, studied civil engineering in Frankenberg, Germany, before entering the dental profession. Graduating from Cincinnati Dental College in 1879 as a Doctor of Dental Surgery, he entered into partnership with Dr. Henry Favill of Milwaukee, from whom he bought the practice in 1882.

134. 2426 N. Terrace Avenue, Augustus F. Chapman Residence, 1906-07. Architect: William Schuchardt. This two-story, brick-veneered, Tudor Revival style-influenced Arts & Crafts Style structure has a gabled roof. The three-bay symmetrical street facade has a central hooded entry. The two-story gabled bays on either side of the entry are stuccoed and striped with vertical boards.

A. F. Chapman became treasurer of the T. A. Chapman Co., Milwaukee's first department store. William Schuchardt, who produced a number of fine houses during his comparatively short practice in Milwaukee, also designed the houses at 2525 and 2556 N. Terrace Avenue.

2427 N. Terrace Avenue: a vacant rectangular lot.

135. 2434 N. Terrace Avenue, Robert H. McMynn Residence, 1907. Architect: Alexander C. Eschweiler. The first story of this well-proportioned, two-story, gable-roofed Arts & Crafts Style house is brick-veneered and the second story above is shingled. The symmetrical street facade, articulated with grouped windows, is three-bays-wide. On the first story, a long pent roof shelters the inset centered entry and the two outer bay windows that flank it. A large projecting gable-roofed wall dormer that is ornamented with bargeboards and which contains a small triple window group is centered on the second story above the entry.

Robert McMynn was a principal member of the Milwaukee law firm of Harper and McMynn.

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136. 2437 N. Terrace Avenue, Duncan Campbell Residence, 1903. Architect: Leenhouts and Guthrie. Originally this was a two-story, Craftsman Style-influenced Queen Anne Style residence with a multi-gable roof, brick veneered first story and a clapboard sided second story. The structure was altered in 1914 with a 51 x 17' addition and was modernized in 1937 with a new roof, interior alterations, and a new front porch, which has since been removed. The pedimented entry dates from one of the later remodelings, while the bay windows on the east and south facades are both parts of the original design.

Duncan Campbell was the manager of the International Salt Company.

137. 2442 N. Terrace Avenue, Charles C. Russell Residence, 1905. Architect: H. A. Betts. Unusual variety characterizes this two-story, brick-veneered, Arts & Crafts Style-influenced Queen Anne Style residence. The roof is composed of multiple gables and the windows vary in size and shape. Multiple paired columns frame the ample front porch, which has a pedimented gablet above the entry. The integrity of the building has remained intact despite alterations made in 1916, when the interior was remodeled and an additional stairway and an elevator were installed.

Charles C. Russell was a Milwaukee lawyer.

138. 2443 N. Terrace Avenue, Mrs. Ludwig Deetzen Residence, 1902. Architects: Crane and Barkhausen. This exceptional two-story, brick-veneered, Georgian Revival Style house has a gable roof with end chimneys and a three-bay front facade. The shuttered windows and the three dormers are symmetrically arranged about the central entry porch, which consists of pairs of Doric columns supporting a balustraded cornice.

Ludwig Deetzen was president of the Wisconsin Automotive Exchange.

139. 2448-50 N. Terrace Avenue, John and Katherine Reed Cudahy Residence, 1920. Architect: Charles J. Keller. A highly stylized example of the Georgian Revival, this two-story, brick-veneered structure has a low hip roof with two distinct types of dormers, neither of which could be considered traditional. Three different kinds of windows are arranged about the centrally located entry, which is framed by an arch and has sidelights and a fanlight.

This house was built by Mrs. Catherine C. Schaetzke as a speculative property. Catherine Schaetzke was secretary of the French Wax Figure Company, of which her husband, Ferdinand A. Schaetzke, was president. The building's first owner was John Cudahy, an attorney, who, along with his brother, took over management of the family meat packing company in Milwaukee, Cudahy Brothers Co., upon the death of their father in 1919.

140. 2457-67 N. Terrace Avenue, David H. Friend Residence, 1901. Architect: Elmer Grey. This ample, two-story Arts & Crafts Style-influenced Tudor Revival Style structure, which is L-shaped in plan, is oriented to both Bradford and Terrace avenues. A multiplicity of gabled roofs, bay windows, and columned porches lend the structure a complexity that is reminiscent of an English country house. The lower portions of the frame structure are stuccoed while the upper parts are shingled, but there is some interaction between the two materials. Further interest is provided by the variety of fenestration patterns.

Elmer Grey, an architect who had a brief but illustrious career in Milwaukee before building a highly successful practice in California, designed the original portion of the house. The size of the original house was nearly doubled in 1906-07, when

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a two-story, 21' x 40' addition designed by William Schuchardt was built onto the existing structure. The addition is imperceptible, as the two portions of the building are extremely compatible and unified. The building has served as a four-family residence since about 1911.

The original portion was built as a residence for David H. Friend, a clothier whose family had, as early as 1848, established a retail clothing business that eventually developed into one of the largest in the Midwest.

141. 2506 N. Terrace Avenue, Jessie Blackburn Fitzgerald Residence, 1905. Architect: Alexander C. Eschweiler. Simple but well proportioned, this two-story, gable-roofed, Arts & Crafts Style structure is brick-veneered at the street level and stuccoed above. The street facade features a gabled entry and two gabled dormers, one of which is bisected by a large chimney. A substantial two-story addition, built onto the north side of the house in 1916, was designed by Herman W. Buemming.

Built by Alexander C. Eschweiler as an investment property, the first owner of this house was Jessie Blackburn Fitzgerald, the widow of William F. Fitzgerald, who died just as construction was completed.

142. 2515 N. Terrace Avenue, R. M. Neil Residence, 1912. Architects: Brust, Philipp and Heimerl. Smaller in scale than its neighbors, this 1-1/2-story Arts & Crafts Style building has intersecting gable roofs with bargeboards and broad eaves that hover close to the ground. Built of structural clay tile, the house has a stuccoed exterior and wood trim. To the right of the corner entry porch is a prominent chimney and a projecting wing with a bay window and a balcony.

143. 2518 N. Terrace Avenue, William E. Smith Residence, 1908. Architects: Betts and Hosmer. The influence of the Arts and Crafts movement is seen in the detailing of this two-story, brick-veneered and stucco Craftsman Style house. The gable roof and gabled entry porch have bracketed eaves and bargeboards. Other details of note on the street facade are the curvilinear dormer and the bracketed corner projections. A two-story porch designed by Kirchhoff and Rose was added to the rear of the structure in 1914.

William E. Smith was listed in the Milwaukee City Directories as an assistant manager and, later, as a buyer for the T. A. Chapman Co.

144. 2520 N. Terrace Avenue, Herman Reel Residence, 1906. Architects: Leenhouts and Guthrie. Influenced by the Art and Crafts movement, this imposing two-story Tudor Revival Style house has stone veneer at the first story and stucco with half-timbering on the upper portions. A great deal of variety is provided by the bay windows, the dormers, and the gable roofs with bargeboards. Adjacent to the centrally-located, gabled entry porch is another open porch, which has a shed roof and exposed rafters.

Herman Reel, who was born in Witten, Germany, in 1868 and came to Milwaukee with his parents in 1881, built a national reputation in the wool and fur trade. In addition to heading a large retail business in Milwaukee, he established an extensive dealership in wool and fur that had its headquarters in Chicago. Before he established his own business in 1889 Reel was associated for five years with the wool and fur warehouse of Rosenberg and Lieberman, where he gained a knowledge of the business. He had received his preliminary business training in his father's retail clothing store and in a brief course at Myer's Commercial College of Milwaukee. Having studied law with a group of other young men under the tutorship of a Mr. Churchill in a class that could be considered the beginning of what is now Marquette University, Mr. Reel was awarded a Bachelor of Law degree from that institution, although he never attended it. He was admitted to the Bar in 1897 but never engaged in the practice of law.

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145. 2525 N. Terrace Avenue, Benjamin M. Weil, Jr. Residence, 1910. Architect: William Schuchardt. A good example of the Georgian Revival, one of the predominant styles in the District, this two-story, brick-veneered house has a gable roof with a modillioned cornice, end chimneys, and three gabled dormers. Centrally located on the symmetrical front facade is the entry, framed by engaged Doric columns and a modillioned pediment. A belt course separating the two stories is made of cast stone, like the decorative lintels over the bands of windows flanking the entry.

Benjamin M. Weil, Jr. was a principal member of Benjamin M. Weil's Sons and Company, a real estate and mortgage loan company.

146. 2534 N. Terrace Avenue, Jacob H. Newman Residence, 1907. Architects: Buemming and Dick. The influence of the Arts and Crafts movement is apparent in this two-story, brick-veneered residence with gable roofs. A prominent entry porch, which is centrally-located on the asymmetrical front facade, has a gable roof with exposed rafters and bargeboards, like the roofs of the dormer and the main block.

Jacob H. Newman was a partner in the Milwaukee firm of Newman and Frisch, wholesale liquor dealers.

147. 2535 N. Terrace Avenue, Louis McNally Residence, 1924. Architect: Richard E. Oberst. A stylized version of the Georgian Revival style, this two-story, brick-veneered building has a symmetrical street facade. The centrally-located entry porch has a gable roof, with broken pediment and column supports. A single dormer projecting from the structure's hip roof borrows the broken pediment and column motives of the entry porch. A single-story octagonal bay projects from the south facade of the house.

Built by Richard Oberst's R. E. O. Investment Co., the first owner was Louis McNally, secretary of the Wadhams Oil Corporation.

148. 2539 N. Terrace Avenue, John M. Lindsay Residence, 1914. Architects: Fernekes and Cramer. This relatively plain, two-story, brick-veneered residence exhibits some slight influence from the Period Revival Styles. Its low-pitched hip roof has broad eaves and exposed rafters. The open, one-story entry porch on the south side of the house is roofed in a similar manner. An interesting feature of the front facade is its fenestration on the first story, which consists of three pairs of French doors that open onto balconets and have transom windows.

149. 2542 N. Terrace Avenue, Mervin Marks Residence, 1907. Architects: Buemming and Dick. This two-story, brick-veneered, Arts and Crafts Style-influenced residence bears a strong resemblance to 2534 N. Terrace Avenue, another house designed by Buemming and Dick and built in 1907. The gable roof of the entry porch is not nearly as steep, and other details and proportions vary slightly, but the composition is essentially the same.

Mervin Marks was a partner in the clothing manufacturing firm of Friend and Marks.

150. 2549 N. Terrace Avenue, John W. Schaum Residence, 1902. Architects: Ferry and Clas. An early example of the Classical Revival style, this two-story, brick-veneered building has a symmetrical front facade. The centrally-located entry porch has a column-supported balustraded cornice. Semi-circular headed dormers project from all sides of the pitched roof. Substantial alterations were made to the structure in 1932, when the interior was remodeled, the original nearly full-width, flat-roofed and balustraded front porch was removed, the cornice was altered, and four windows were changed.

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John W. Schaun, was long associated with journalistic interests in Milwaukee. Born in Hesse Darmstadt, Germany in 1854, he came to Milwaukee with his parents in 1856. Educated in local parochial schools, he entered the field of journalism at the age of fifteen, when he worked for a paper called the "Seebote." He eventually purchased an interest in the Milwaukee Journal Company and became its treasurer. He also established a firm known as the Schaun Engraving Company. The Schaun residence was designed by Ferry and Clas, one of the most prominent architectural firms in Milwaukee and in Wisconsin at the turn of the century. Two unaltered examples of their work can be found at 2367 and 2433 N. Wahl Avenue.

151. 2550 N. Terrace Avenue, Walter Kasten Residence, 1908. Architects: Brust and Philipp. A creative variant of the Georgian Revival style residence, this two-story, brick-veneered structure has a symmetrical front facade. A pair of two-story octagonal bays flank the wooden entry, which is framed with a pair of Ionic columns and a broken pediment. The red brick exterior, laid in Flemish bond, is trimmed with cut limestone stringcourses and keystones. Three gabled dormers, each with broken pediments, project from the gable roof, which is finished with a modillioned cornice. A one-story addition, built onto the rear of the house in 1916, provided for a breakfast room and garage.

The house was built by Walter Kasten, who was a leader in Milwaukee's financial and business circles. Born in Milwaukee in 1880, he was educated in the Milwaukee University School and the Culver Military Academy of Indiana. From the start of his business career, he was identified with banking interests. He eventually became the president of the First Wisconsin National Bank and a director of several other financial and industrial corporations, including the Wisconsin Securities Company, the American Surety Company of New York, the Kimberly-Clark Company, and the Harnischfeger Corporation. He also became a trustee of the Northwestern Mutual Life Insurance Company.

The Kasten residence is one of the finest Georgian houses planned by Brust and Philipp, a Milwaukee architectural firm that excelled in residential design and that designed several other structures in the District

152. 2556 N. Terrace Avenue, Emil Juergens Residence, 1910. Architect: William Schuchardt. The first story of this simple but well-proportioned Arts & Crafts Style house is veneered with brick while the second story is stuccoed. The intersecting gable roofs are articulated with bargeboards and exposed rafter ends. The front facade features grouped windows arranged asymmetrically about the entry.

Emil Juergens was the secretary-treasurer of the Devere and Schloegel Lumber Company.

153. 2557 N. Terrace Avenue, Simon & Martha Loftus Apartment Building, 1927. Architect: unknown. This two-story, brick-veneered, Mediterranean Revival Style apartment building has a three-bay facade. The arched entry is located in the central bay, which culminates in a curvilinear parapet. On either side of the entry are two-story polygonal bays roofed with clay tiles, which tiles also cover the pent roof that crowns the facade.

154. 2564 N. Terrace Avenue, David K. Courtenay Residence, 1912. Architects: Leenhouts and Guthrie. This two-story, tan brick-veneered structure has a low-pitched hip roof covered in clay tiles. The slightly off center entry has a hip-roofed hood braced by two pairs of brackets. The second story of the simple box-like structure is articulated with a cast stone bel course.

David K. Courtenay was a partner in the Milwaukee Insurance firm known as Courtenay and White.

155. 2565 N. Terrace Avenue, Charles A. Sercomb Residence, 1897. Architect: Henry J. Rotier. Transitional in style, the two-story, frame house exhibits both Queen Anne and Classical Revival characteristics. The hip-roofed main block

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acquires a great deal of variety through a profusion of octagonal bays, porch projections, and gabled dormers with broken pediments. The structure has undergone a series of modifications. In 1926 a one-room addition was built onto the rear of the house. The front porch was enclosed at the second story in 1929. In 1956, the stucco veneer was removed and replaced with clapboard siding. One of the oldest structures in the District, this house was built by Charles A. Sercomb, a principal of Schwab and Sercomb, machinists, iron founders, and furnace manufacturers.

156. 2571 N. Terrace Avenue, Arthur T. Spence Residence, 1955. Architect: Thomas Van Alyea. This box-like, two-story, brick-veneered, Period Revival Style-influenced residence blends into the neighborhood well, even though it was constructed later than most of its neighbors. This fairly recent structure replaced a frame residence that was moved to the site in October of 1906 from Terrace and Woodlawn. The original site was vacated and converted to park land. Arthur Spence was an attorney.

157. 2572-74 N. Terrace Avenue, Walter Becherer Duplex, 1932. Architect: Roy Oliver Papenthien. This two-story, brick-veneered, Tudor Revival Style residence was also built somewhat later than most of its neighbors. The structure relates to the district through its architectural vocabulary, which includes an arched entry, gabled roofs and dormers, and decorative half-timbering.

158 & 159. 2579-81 and 2587-89 N. Terrace Avenue, Sheldon Segel and Nathan Rakita Investment Properties, 1970-71. Architect: Segel-Vanselow, Architects, Inc. These two-story, brick-veneered Modern Movement duplexes with very low-pitched roofs are out of scale with the rest of the district and are unsympathetic in character.

160. 2604 N. Terrace Avenue, E. Eldred Magie Residence, 1901. Architect: Fred Graf. A rather picturesque composition dominated by the very large hip roof and its various dormers, this 2-1/2-story, brick-veneered house is an early example of the Classical Revival Style, but it lacks the scholarly knowledge of historic detail and overall symmetry that would later be associated with this style. The Terrace Avenue facade features bay windows and an ample front porch with Ionic columns and balustrades at two levels. Gable-roofed dormers with pediments and miniature "Ionic" columns project from the hip roof of the rectangular main block. The original building permit for this structure indicates that it was originally built at 2601 N. Wahl Avenue by E. Eldred Magie. He and his wife, Angie, lived there for many years. When William Luick bought the property in 1920, he reportedly wanted only the lot and therefore sold the house to Adolph L. Wirth, who moved it with horses and rollers to its present location.

E. Eldred Magie was the son of Jonathan Magie, who came to Milwaukee from New Jersey in 1843 and established, with his partner James Swain, a merchant tailor business in a frame building that stood on the site presently occupied by the Iro Block Building. In 1855 Jonathan married Almira J. Eldred, daughter of Elisha Eldred of Milwaukee. The only one of their several children to remain in Milwaukee was E. Eldred Magie. In 1883, he and Edward A. Wadham formed the Wadham & Magie & Company, which sold oil and railroad, mill, and miner's supplies. The company soon split into two separate businesses, the Wadham's Oil & Grease Company and the E. Eldred Magie Specialty Manufacturing Company, dealers of wholesale oil and specialties.

Magie married Angie Felthousen. In addition to the home they built for themselves at 2601 N. Wahl Avenue, they built numerous investment properties on the east side of Milwaukee and absorbed others. The houses they built were stylistically similar, as they were designed by the same architect, Fred Graf, who planned several houses in North Point North and North Point South Historic Districts (See 2534 N. Lake Drive for a biographical sketch of Fred Graf.). E. Eldred and Angie Magie had two children, E. Eldred, Jr. and Ethel, who inherited the investment properties and continued to manage them.

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161. 2611 N. Terrace Avenue, Gustav J. A. Trostel Residence, 1899. Architect: Adolph Finkler. One of the District's showplaces and an excellent example of the German New Renaissance style, this very large, highly elaborate, 2-1/2-story, brick-veneered residence exhibits the characteristics of this rare style in its choice of forms and materials. A pavilion in the middle of the Terrace Avenue facade culminates in a scalloped and stepped parapet that soars above the roofline. The carved limestone entry porch has an arcade and a modillioned, balustraded cornice. The building's facades are asymmetrical and its windows and dormers vary greatly in form. Variety is found in the choice of materials as well. The building has a red pantile tile roof and its gable ends are decorated with half-timbering. The pressed brown brick walls are trimmed with limestone, stained glass, sheet copper, and wood carving. The numerous wrought iron furnishings, including the door grille which displays a "T" for Trostel, were created by Cyril Colnik, a master craftsman responsible for much of the finest iron work in Milwaukee. In 1900 a barn designed by Eugene R. Liebert was added to the Trostel estate. Constructed of brick and stone, it was eventually converted to the single-family residence at 2322 E. Bellevue Place. The Trostel residence was converted to a duplex in 1944, when several interior alterations were made. A two-car, masonry garage was built onto the north side of the house in 1947.

Adolph Finkler, who designed the house, was the brother-in-law of its original owner, Gustav J. A. Trostel. The Trostel family was well-established in the tanning industry. Gustav's father, Albert Trostel, had come to Milwaukee from Wurtemberg, Germany, in 1852. He started a small tanning business in 1858 and by 1885 he owned and operated two large factories, the Star and the Phoenix tanneries. In 1890, he took his two sons, Gustav J. A. and Albert O., into partnership. The firm continued to expand in the years that followed, and it acquired interests in other enterprises and large amounts of real estate.

162. 2618 N. Terrace Avenue, John F. Woodmansee Residence, 1911. Architect: John A. Moller. Georgian Revival in style, this two-story, brick-veneered house has a symmetrical three-bay front facade. The recessed, transomed, and side-lighted entry is framed by columns and a denticulated, balustraded cornice. The central bay also features a Palladian window arrangement at the second story and a shed-roofed dormer above. Other fenestration consists of windows decorated with keystones. The large window groupings on the first story include transoms. The gable-roofed structure has stepped end parapets and a modillioned cornice.

John F. Woodmansee was a Milwaukee lawyer. He was also president of the Daily Reporter Company by 1911 and by 1921, he was also secretary-treasurer of the Wisconsin Dry Milk Company.

163. 2623 N. Terrace Avenue, Frederick W. Walker Residence, 1927. Architect: Eschweiler and Eschweiler. This large, two-story, brick-veneered, Dutch Colonial Revival house has the gambrel roof with flared eaves that is associated with the style. Three small, shed-roofed dormers protruding from the roof and nine shuttered six-over-six double-hung windows are symmetrically arranged about the central entry on the front facade. In 1966, the attached garage at the rear of the house was remodeled into a room and a fence for a swimming pool and patio was erected.

This house was built for Frederick W. Walker, who was vice president of Northwestern Mutual Life Insurance Company. A brick-veneered residence designed by Ferry and Clas originally occupied this site. Built in 1894 for Mrs. Franz Falk, the house was razed, presumably to make way for the present structure.

164. 2626 N. Terrace Avenue, John B. Hoeger Residence, 1924. Architects: Clas, Shepherd, and Clas. This two-story, brick-veneered, Tudor Revival house is crowned with intersecting gable roofs finished with slate. A wood-framed, pitch-roofed entry porch is nestled in the "L" formed by a large, two-story, gabled pavilion that projects from the front facade.

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pair of arched windows on the second story are trimmed with stones of random size and shape. Grouped windows on the first story have unusually deep, stone lintels. A hip-roofed dormer projects from the attic story. John B. Hoeger became the secretary/treasurer of J. Knauber Lithographing Company.

165. 2635 N. Terrace Avenue, Henry Harnischfeger Residence, 1926-27. Architect: Eugene R. Liebert. An unusual combination of details lends interest to this two-story, brick-veneered residence. The red clay tile roof and the inset arches surrounding the first story windows suggest a Mediterranean Revival image. Other features, such as the abstracted twin-chimney element, provide an almost Tudor Revival Style contrast. Perhaps the most interesting detail is located above the entry, where four playful, boyish sculpted figures act as mullions for a group of second story windows. These provide an interesting contrast to the carved wood knights in armor that appear to support the roof of a porch on the first house built by Henry Harnischfeger. Located outside the District at 3424 W. Wisconsin Avenue, this unusual house, built in 1905, was also designed by Eugene R. Liebert.

Henry Harnischfeger was born July 10, 1855, in Salmuenster, Kreischlichtern, Hessen Nassau, Germany. He attended school until the age of thirteen and then became an apprentice to a locksmith in the city of Orb. Soon after he completed his apprenticeship, he emigrated to the United States. After being employed in a succession of jobs in New York, he came to Milwaukee in 1881 to work as a foreman in the newly established Whitehill Sewing Machine Company. When the company began to fail, Harnischfeger formed a partnership with Alonzo Pawling. The new firm, called Pawling and Harnischfeger, engaged in general tool and pattern making and in the building of machinery under contract. A variety of new tools and patterns were manufactured, and the company grew. A big break came in 1887, when H. A. Shaw of the Allis-Chalmers Manufacturing Company developed a revolutionary traveling crane design, and Pawling and Harnischfeger were selected to fabricate it.

The three-motor electric traveling crane was so successful that Pawling, Harnischfeger, and Shaw formed a new enterprise called the Shaw Electric Crane Company. Later, Shaw withdrew, but Pawling and Harnischfeger became permanently associated with the manufacture of cranes, excavating machinery, and related industries. The firm continued to grow, with the result that it achieved a national reputation. In 1911, Mr. Pawling withdrew from the business because of poor health, and in 1924 the name of the company was changed to the Harnischfeger Corporation. Eventually, the firm became known throughout the world and established branch facilities in various U. S. cities as well as in many foreign countries.

In 1892, Harnischfeger married Marie E. Kauwertz of Milwaukee, a granddaughter of Reverend Geyer, one of the prominent Lutheran clergymen of Wisconsin. Harnischfeger was an active member of the Turnverein, the Wisconsin Club the Old Settlers Club, the Milwaukee Association of Commerce, the Wisconsin Natural History Society, the Metal Trades Association, the Foundrymen's Association, and the Associated Charities of Milwaukee. He died at his home in Milwaukee on November 15, 1930. An editorial that appeared in the *Milwaukee Journal* began with this statement: "The life of Henry Harnischfeger, whose death at seventy-five takes from Milwaukee one of its outstanding leaders, is also the story of a chapter in America's industrial development."

166. 2640 N. Terrace Avenue, Percy A. Avery Residence, 1908. Architects: Fernkes & Cramer. Distinguished by the quality of its materials and workmanship, as well as its unusual styling, this 2-1/2-story, Arts & Crafts Style house is constructed of stone and has a slate roof with gabled end parapets and bracketed eaves. The symmetrical three-bay facade features a centrally located entry with wrought iron grilles on the door and its sidelights. Grilles are also located under two of the three pairs of windows on the second story. Windows on the first story are in groups of three. The one-story, stone sun porch with crenellated parapet, which was added onto the south side of the house in 1926, was designed by Judell and Bogner. A second story porch on the rear was enclosed in 1969.

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Percy A. Avery was an inventor who founded the Avery Portable Lighting Co. and Acetylite Gas Co. The grounds may have lost a valuable accessory. The wrought iron fence at 2691 N. Lake Drive that is attributed to Cyril Colnik, is said to have once belonged to this house before it was moved to its present location.

167. 2645 N. Terrace Avenue, Philip H. Dorr Residence, 1925. Architect: Hugo V. Miller. This unusually fine Colonial Revival house has a Federal Style-like simplicity. The front asymmetrical facade of the two-story, brick-veneered building has a gable-hooded, fan-lighted entry framed by engaged columns and has six-over-six double hung windows with keystones and/or shutters. The front yard is surrounded by a white picket fence.

Philip H. Dorr was the president of The Kinite Corporation, a Milwaukee steel manufacturing company, at the time he built this house. The Milwaukee City Directory had previously listed him as the secretary of the Wetmore Reamer Company, manufacturers of reamers, in 1921, and as a salesman for A. O. Smith Corporation from 1922-24.

168. 2649 N. Terrace Avenue, James W. Bryden Residence, 1925. Architect: Charles A. Valentine. Two overlapping gable-roofed pavilions dominate the front facade of this hip-roofed, two-story, brick-veneered, Tudor Revival house. One is decorated with half-timbering and the other houses a stone-framed entry.

James W. Bryden had been secretary of Cudahy Brothers Company, meat packers and curers, but he was probably retired when he built this house.

169. 2650 N. Terrace Avenue, David K. Courtenay Residence, 1915. Architects: Leenhouts and Guthrie. This large, fine, two-story, brick-veneered, Colonial Revival house is crowned with low hip roofs. The symmetrical front facade is organized about a central pavilion featuring a shallow one-story portico with four fluted Doric columns that surrounds an entry that itself is enframed by a fanlight and sidelights. The windows are framed with shutters. The second story extends above the attached garage on the south side of the house.

This was the second home in North Point North built by David K. Courtenay, who was a principal member of the insurance firm of Courtenay and White. The first was built in 1912 and was also designed by Leenhouts and Guthrie. It is located at 2564 N. Terrace Avenue.

170. 2659 N. Terrace Avenue, Alexander C. Eschweiler, Jr. Residence, 1925. Architect: Alexander C. Eschweiler, Jr. A two-story, box-like structure with an unusually steep hip roof, this house has a Tudor Revival Style design. The first story is veneered with brick, the second with stucco and half-timbering. A gable-roofed entry porch is centered on the front facade. Fenestration consists of grouped leaded glass windows on the first and second stories and small hip-roofed dormers on the slopes of the roof.

Alexander C. Eschweiler, Jr. was one of nine children born to the prominent Milwaukee architect, Alexander C. Eschweiler, Sr. and his wife, Marie. Like his brothers, Carl and Theodore, he followed in his father's footsteps by attending Marquette University and then earning an architectural degree at Cornell University. All three brothers were taken into partnership by their father in 1924.

171. 2669 N. Terrace Avenue, Arthur H. Anger Residence, 1922. Architect: unknown. This two-story, brick-veneered Tudor Revival Style structure has gabled roofs and banded windows. The focal point of the front facade is a one-story, stone-trimmed entry pavilion with a blind-arch portal and a crenellated parapet.

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Arthur. H. Anger was president of the Anger Engineering Company, Ford and Lincoln Car Dealers, and was also treasurer of the William Steinmeyer company, retail and wholesale grocers.

172. 2675 N. Terrace Avenue, A. Lester Slocum Residence, 1930-31. Architect: Richard Philipp. A creative interpretation of the Tudor Revival style, this outstanding, very large, two-story, stone-veneered house has a Y-plan composed of several gable-roofed wings. At the center of the front facade is a gable-roofed entry pavilion of authentic half-timber construction. On either side, wings project-toward the street at a 45-degree angle. The one on the left has a prominent chimney element and terminates in a two-story half-timbered octagonal bay. The house is of unusually solid construction. Its Lannon stone veneer is bonded to the structural clay tile of which most of its walls are constructed. The house has a reinforced concrete floor system and fire-proofed wood framing. The roof is covered with heavy shingle tiles and the sheet-metal work is made of lead-bearing copper.

The steel casement windows are glazed with leaded glass. Unlike most of the other Tudor Revival houses in the District, which have decorative half-timbering made of boards applied to the wall surface, this house has genuine half-timber construction, which utilized ash timbers taken from an old barn. The interior of the house is of similar quality, exemplified by the butternut paneling in the library and tile, stone, and wood floors throughout the house.

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A. Lester Slocum was first vice-president and treasurer of the Slocum Straw Works when he built this home. Born in 1890, the son of Albert and Fannie M. Slocum of Milwaukee, he was educated in the city's public schools until 1909, when he entered Cornell University, from which he received a B.A. degree in 1913. On completing his education, he entered his father's business, the Slocum Straw Works, a company engaged in the manufacture of ladies' straw and felt hats. He was elected treasurer in 1920, and made vice president as well in 1925. He was also a director of the National Bank of Commerce and vice-president of the Wisconsin Investment Company of Chicago. In 1914, he married Gertrude E. Smith of Milwaukee. The Slocums had two sons, Arthur L., born in 1917, and Sidney B., born in 1920. A member of many organizations, Lester Slocum was especially active in boys' welfare work and served as a member of the council of the Boy Scouts of America.

173. 2359 N. Wahl Avenue, Mrs. Lawrence Demmer Residence, 1903. Architects: Buemming and Dick. A picturesque composition of steep gable roofs, bay windows, and porches, this 2-1/2 story, Queen Anne house has brick veneer on the first story and shingles on the upper stories. The southeast corner of the first story is open and provides for an entry porch. Fenestration consists of banded windows. A large, two-story barn, also planned by Buemming and Dick, was constructed at the same time as the house and was executed in the same materials and design vocabulary. Located behind the house, but oriented toward a large, triangular yard to the south, the barn has since been converted to a dwelling with the address of 2348A N. Terrace Avenue, since access to it is via Terrace Avenue. This structure has a bay and dormer on its east and west facades and a domed ventilator/cupola on its gabled roof.

The house and barn were built for Emma U. Demmer, widow of Lawrence Demmer, who was the second vice-president and general superintendent of Milwaukee Western Fuel Company.

174. 2367 N. Wahl Avenue, Mrs. Catherine Bach Abel Residence, 1908. Architects: Ferry and Clas. A creative Craftsman Style-influenced variation of the Tudor Revival Style, this building has a symmetry that is uncharacteristic of the style. The hood over the centrally located side-lighted entry is slightly cambered. The polygonal oriels on the second story are truncated by the projected rectilinear plan gable ends of the dormers above them. The gable roof is covered with slate. Interior alterations occurred in 1948, when the building was temporarily converted to a three family residence.

The house was originally built for Catherine Bach Abel, widow of John H. Abel, who was president of Abel and Bach Company, manufacturers of trunks.

175. 2375 N. Wahl Avenue, Arthur E. Gross House, 1906. Architect: Alexander C. Eschweiler. This two-story, brick-veneered, box-like structure has a steep hip roof and is a highly original variant of the Arts & Crafts Style. Variety in the fenestration creates interest in the otherwise unadorned exterior. Two arched openings to the recessed entry porch on the left side of the front facade are balanced by two large windows on the right. At the second story, an arched window is flanked by matching oriels. The wide, flat-roofed dormer on the front facade is a sharp contrast to the gabled dormer on the south facade.

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The house was built for Arthur E. Gross, who was then vice president of the Phillip Gross Hardware Company, a business established by his father and, at that time, located on Grand Avenue (now West Wisconsin Avenue). Arthur Gross was born in Milwaukee on March 20, 1864. After completing his education in the public schools, he entered his father's business. Rapid growth led to a move to larger quarters on Third Street in 1915 and to a reincorporation under the name of Phillip Gross Hardware & Supply Company. Arthur Gross became president of the company in 1913, when his father passed away.

2385 N. Wahl Avenue: a vacant rectangular lot.

176. 2393 N. Wahl Avenue, Nunnemacher Residence Coach House, 1906. Architect: Alexander C. Eschweiler. See following entry.

177. 2409 N. Wahl Avenue, Robert Nunnemacher Residence, 1906. Architect: Alexander C. Eschweiler. Resembling the English manor houses of the seventeenth century, this spacious 2-1/2-story, red brick, Jacobean Revival Style mansion is trimmed with Bedford limestone, wrought iron, and leaded glass. The gable roof, which is finished with slate, terminates in end parapets and chimneys. Stepped and scalloped parapets also rise from the front facade, which has a two-story octagonal bay at either end. Between the bays is a terrace that leads to the arched portal left of center. In 1943, a petition signed by area residents prevented the house from being subdivided into apartments. St. Mark's Episcopal Church acquired the property in 1944 for use as a rectory. Since 1962, it has been divided into apartments. The coach house at the rear of the property, which imitates the residence in material and detail, has also been converted into an apartment.

Robert Nunnemacher conducted a successful grain and shipping business and was a manufacturer of machinery utilized in his business and in similar enterprises. He became president of the Galland-Henning Pneumatic Malting Drum Company. Born April 7, 1854, he was educated in the Engelmann School and the German-English Academy of Milwaukee, in Notre Dame University, and in Stuttgart, Germany, before pursuing his business career. Robert was the fourth son of Jacob Nunnemacher, a native of Switzerland, who came to Milwaukee in 1843, established a prosperous meat market, amassed real estate in the heart of the city, and eventually built the Grand Opera House on the site where the Pabst Theater now stands. Robert and his brother Rudolph, who was an extremely successful banker, regularly contributed to the collection of the Milwaukee Public Museum, their gifts consisting of artifacts acquired in their frequent travels. At the time of his death on March 3, 1912, Robert Nunnemacher was president of the board of trustees of the Public Museum. In his will he bequeathed fifteen thousand dollars to the City for the acquisition of new exhibits for the museum.

Robert Nunnemacher married Louise Avers in 1884, and they were the parents of three children, Marie, Henry Jacob, and Anita. Henry Jacob Nunnemacher became the president of the Galland-Henning Manufacturing Company, manufacturers of hydraulic and automatic machinery, and he served as the director of the First Wisconsin National Bank and the Milwaukee Mechanics Insurance Company.

178. 2419 N. Wahl Avenue, Charles J. Cottrill Residence, 1905. Architect: Alexander C. Eschweiler. A fresh variation on the English theme, this two-story, brick, Arts & Crafts Style house is crowned with gable roofs trimmed with bargeboards. The symmetrical front facade features three two-story bays that culminate in contiguous gabled dormers. The gable-roofed entry porch projecting from the central bay is balanced by the oriels of the outer bays. A porte-cochere projects from the north facade and leads to an attached garage at the rear of the house.

In 1908, Charles J. Cottrill became assistant treasurer of the Goll & Frank Company, a wholesale dry goods concern, for whom he had worked as a cashier and a bookkeeper.

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179. 2433 N. Wahl Avenue, Louis Kindling Residence, 1913. Architects: Ferry and Clas. This unusual, two-story, Tudor Revival Style house is constructed of brick and stone. The gable roof terminates in end parapets and end chimneys. The front facade, which is also parapeted, features an oriel at one end and a two-story polygonal bay at the other. A sidelighted entry is recessed in an arched aperture. The fenestration consists of bands of round-headed windows and a series of small, rectangular dormers. Details of note include the polygonal bay's small carved figures, which depict gremlins engaging in various sports, including tennis, bowling, and golf.

Louis Kindling founded the Louis Kindling Company, manufactures of cigars, and the Kindling Machinery Company, which manufactured machinery used in the cigar industry. He served as president of both companies.

180. 2443 N. Wahl Avenue, Charles R. Manville Residence, 1907. Architect: H. A. Betts. This large, 2-1/2-story, stone house is a very unusual mix of Tudor Revival and Jacobean Revival style features. Its steep gabled roofs have scalloped end parapets, and there is a parapeted pavilion with a two-story polygonal bay at the center of the front facade. To the left of this pavilion is an arcaded entry porch, which is balanced on the right by a 1-1/2-story wing with large arched windows. A two-story projection on the south facade provides for a porte-cochere in its first story. Fenestration consists of grouped windows and hip-roofed dormers.

Born in 1866, Charles Rollins Manville was associated with the Manville Covering Company from its inception in 1886. The company manufactured insulated boiler and pipe coverings developed by his father, Charles Brayton Manville, who founded the business. Charles Rollins Manville served as secretary and treasurer of the company until 1901, when it was consolidated with the H. W. Johns Manufacturing Company of New York, manufacturers of roofing and covering materials. After consolidation, the firm was known as the H. W. Johns-Manville Company (Johns-Manville, Inc., after 1920; Johns-Manville Corporation after 1927), and Charles Rollins Manville became general manager in charge of the Milwaukee plants and western branches, a position he retained until his death in 1920. He was also well known as an art collector.

181. 2505 N. Wahl Avenue, Albert J. Lindemann Residence, 1915-16. Architect: Fitzhugh Scott. The 14-inch-thick walls of this 2-1/2-story, Arts & Crafts Style house are constructed of stone lined with structural clay tile. Its multiple gable roofs are trimmed with bargeboards. The front facade has a gable-roofed entry porch, banded windows, and gabled dormers. A porte-cochere projects from the north facade.

Albert J. Lindemann was the president of the A. J. Lindemann and Haverson Company, a stove-manufacturing company.

182. 2519 N. Wahl Avenue, Charles D. Crane Residence, 1899. Architect: Charles D. Crane. Influenced by the Classical Revival style that was popular at the turn of the century, this two-story house, with pitched roofs and denticulated cornice, has the formality and many of the details associated with the style. The symmetrical front facade has three distinct bays, which are articulated by brick quoins at the brick-veneered first story and wood quoins at the clapboard-sided second story. The central bay, which culminates in a broken pediment, features a columned portal leading to a recessed entry, an octagonal bay window at the second story, and a round-headed window at the attic story. The first story windows of the outer bays have Baroque pediments and spindle-like mullions. Other fenestration includes shuttered double-hung windows and small rectangular dormers.

In 1917, a two-story addition to the rear of the house provided for a sunroom and sleeping porch. Interior alterations were made in 1949, when the house was converted to a duplex.

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The second oldest building on N. Wahl Avenue, this structure was the first of two homes in North Point North that prominent Milwaukee architect Charles D. Crane designed for himself. The second, located at 2603 Lake Drive, was built in 1903.

183. 2527 N. Wahl Avenue, Charles W. Ott Residence, 1909. Architect: Alexander C. Eschweiler. An almost abstract version of the Tudor Revival Style house, this 2-1/2-story, brick structure is composed of several gabled forms, but ornamentation is unusually restrained. The building's gabled roofs terminate in end parapets, trimmed with limestone copings. A modern version of the oriel type of window projects from the front facade. A limestone stringcourse marks the division between the first and second stories. The otherwise unadorned walls are punctured with an arcaded entry porch and trimmed with limestone.

Charles W. Ott was secretary and assistant manager of the William Steinmeyer Company. In his later years, years, he had an office in the First Wisconsin National Bank of Milwaukee building.

184. 2533 N. Wahl Avenue, Anders J. Christensen Residence, 1924. Architects: Peacock and Frank. A stylized and diminutive example of the French Norman Revival style, this two-story house has walls of structural clay tile veneered with brick. The entry is located at the southwest corner next to a cylindrical tower that has a conical roof crowned with a spire. A gabled pavilion also projects from the street facade, which is articulated with diamond-paned windows in a variety of configurations. The structure is crowned with gable roofs of various pitches. The overall effect is one of picturesque romanticism.

Anders J. Christensen, president of Anders J. Christensen, Inc., was a well established furrier in Milwaukee. Born in Denmark in 1866, he began to learn the fur business at the age of fourteen and eventually traveled through Europe, buying and selling furs in Germany, France, Norway, Sweden, and England. In 1892, he moved to New York, and in 1900 he came to Milwaukee, where he established his own furrier business on Milwaukee Street. The company imported, manufactured, and retailed furs of all kinds.

185. 2543 N. Wahl Avenue, Fred Weinhagen Residence, 1901. Architect: Carl Barkhausen. Exhibiting characteristics of the German New Renaissance style, this 2-1/2 story, brick-veneered structure has a pair of stepped and scalloped gable ends on its front facade. A two-story polygonal bay and a one-story wood-framed front porch also project from the front facade, which is trimmed with elaborate terra cotta decoration. Fenestration includes grouped windows and round-headed windows at the attic story.

The house which was converted to a two-family residence in 1959, was originally built for Fred Weinhagen, president of the Wisconsin Bridge and Iron Company.

186. 2551 N. Wahl Avenue, Ernest A. Conrad Residence, 1936. Architects: George Schley and Sons. Although this stone and stucco-veneered, Mediterranean Revival Style-influenced house employs a traditional architectural vocabulary, it is clearly a later addition to the neighborhood. Like many of the surrounding houses, it is a two-story structure with pitched roofs, but it is nevertheless smaller in scale. A wing accommodating a shed-roofed entry, and an oriel at the second story, is set back from the remainder of the front facade, which features banded windows and a curved, one-story bay with three round-headed windows. A two-story gable-roofed addition appears to have been built onto the north side of the house later, although there are no building permits to substantiate this.

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Ernest A. Conrad was a realtor and a founder and president of the Milwaukee Real Estate Board.

187. 2559 N. Wahl Avenue, Walter F. Gregg Residence, 1904-05. Architects: Leenhouts and Guthrie. Many characteristics of the Tudor Revival style are exhibited in this early, two-story, brick-veneered example. Its gabled roofs are trimmed with bargeboards and its facades are animated with bay windows. A bay and an arched entry porch on the front facade are parapeted to accommodate the balconies above them. The porch to the left of the entry was enclosed in 1925.

Walter F. Gregg and his brother, James R. Gregg, operated a grocery business at 548 Van Buren Street in Milwaukee.

188. 2569 N. Wahl Avenue, John F. Kern Residence, 1899. Architects: Crane and Barkhausen. An excellent example of the German New Renaissance style, this 2-1/2-story, brick structure has the stepped gable parapets that are characteristic of the style. The asymmetrical front facade features a pavilion with a stepped gable, an arcaded entry porch with a balustraded cornice, and an octagonal bartizon with a domed roof and spire. Fenestration includes a broad elliptical-arched window on the first story, a variety of single and banded windows, and a wide, shed-roofed dormer. A porte cochere projects from the north facade. The pressed orange-brown brick exterior is trimmed with red sandstone and with wrought iron work by Cyril Colnik. The building reportedly contained the first individual room air-conditioning system in Milwaukee; cool air could be transported throughout the house via a network of 2' x 3' wooden ducts that had thermostat-controlled shutters in each room. The house is known as the oldest building on N. Wahl Avenue. In 1917, a two-story addition to the rear of the house provided for a garage and an apartment above it.

John F. Kern succeeded his father, John B. A. Kern, as operator of the Eagle Flour Mill, which became one of the largest in the country. When the business was started in 1866, by Col. John Anderson and Dr. Erastus P. Wolcott, it was a 40' x 130' mill located on a mile-long canal that was also built by Anderson. The canal, in conjunction with a dam and a lock, supplied water power to nearby industries, until an 1866 flood destroyed the dam and encouraged customers to switch to steam. Under John B. A. Kern's leadership, various additions to the mill, including the introduction of a steam roller system in 1878, increased its size to a 180' x 135' six-story building, with a capacity of 1500 barrels of flour a day.

189. 2579 N. Wahl Avenue, Eugene A. Lindemann Residence and Investment Property, 1951-1952. Architects: Klug & Smith. Out of scale in its surroundings, this low-profile, brick-veneered, Colonial Revival, double row house is considerably smaller than its older neighbors. The front facade alternates three bay windows with two pedimented entries at the first level. The windows on the second story are framed with shutters. The low hip roof terminates in end chimneys. The garage, and an enclosed passageway linking it to the residence, were built in 1952. A greenhouse was built onto the rear of the house in 1953.

At the time he built this house, Eugene A. Lindemann was president and general manager of the A. J. Lindemann and Hoverson Company; the stove manufacturing firm founded by his father had by this time expanded to include the manufacture of water heaters, refrigerators, and freezers.

190. 2601 N. Wahl Avenue, William F. Luick Residence, 1922. Architects: Brust & Philipp. This outstanding building is the District's most accurate recreation of early English design. It was built for a client who admired and desired to have an authentic English Cotswold house. The two-story building has Lannon stone walls lined with structural clay tile, and some of the exterior surfaces are treated with textured stucco. The pitched roofs are covered with a heavy, variegated slate. The corner location of the house orients it to both E. Bellevue Place and N. Wahl Avenue. A couple of one-story bays, with parapeted balconies above them, project from the west facade, while an elaborately-carved wood balcony projects from the

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Wahl Avenue facade. A two-story octagonal bay with a conical roof occupies the corner position. Fenestration consists of banded windows, some with transoms. A garage is unobtrusively attached to the west facade. A Cotswold style "dry wall", built of Lannon stone, surrounds the property. The interior, with its Moravian-tiled walls, its hand-palmed plaster walls, its ornamental plaster ceilings and moldings, and its carved stone mantels, is carried out in Cotswold styling as well. An elevator was installed in the house in 1929.

William Ferdinand Luick was the founder and head of the Luick Ice Cream Company, one of the largest manufacturers of ice cream in the country at one time. He was born in Milwaukee on December 7, 1869, and was educated in St. Mary's parochial schools, from which he graduated at the early age of twelve; he later attended Marquette College. At the age of fourteen he took a job as a clerk and office helper for a plumber. After two years, he entered the employ of his father, John Luick, who owned a confectionery establishment, where he worked for several years. He also spent some time working in New York City and in Chicago. In 1897, he established the Luick Ice Cream manufacturing plant, which grew so rapidly that by 1920 his business was producing over 1,500,000 gallons of ice cream. His factory was one of the best equipped of its kind in the country and the first to manufacture brick ice cream by mechanical means.

191. 2607 N. Wahl Avenue, Abraham L. Frisch Residence, 1908. Architects: Brust and Philipp. A creative interpretation of the Tudor Revival Style, this two-story, brick-veneered house has a wealth of detail. The central portion of the three-part facade is a two-story bay with a modillioned cornice and a hooded, column-framed entry. The identical bays on either side each contain an oriel and culminate in a gabled dormer with bargeboards. The gable roof is also trimmed with bargeboards. The limestone trim includes a stringcourse separating the first and second stories. Fenestration consists of grouped windows, some with transoms.

Abraham L. Frisch was the owner of A. L. Frisch and Company, a wholesale liquor business in Milwaukee.

192. 2611 N. Wahl Avenue, Adam J. Mayer Residence, 1904. Architect: Henry G. Lotter. A fine early example of the Tudor Revival Style, the design of this two-story, brick-veneered house makes use of multiple gables and half-timber effects. The front facade also features a bay window and a recessed entry porch with an arched, plastered portal.

Adam J. Mayer was the treasurer of the F. Mayer Boot and Shoe Company.

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193. 2617 N. Wahl Avenue, Second Dr. James A. Bach Residence, 1923. Architect: Walter F. Neumann. This two-story, brick-veneered, Tudor Revival Style house has a gabled roof with end parapets. A large, gabled, brick projection on the front facade is trimmed with bargeboards and conventionalized half-timbering, as is the gabled dormer. The facade also features a bay-window with exposed framing, an oriel with a crenellated parapet, an arched entry, and a broad, arched window. Other fenestration consists of grouped windows.

The second house built for Dr. James A. Bach, M. D (see the following).

194. 2623 N. Wahl Avenue, First Dr. James A. Bach Residence, 1902. Architect: Carl Barkhausen. This elaborate, late Queen Anne Style house reflects its architect's knowledge of contemporary German house designs and it has an impressive assortment of wood trim. The front facade of the two-story, brick-veneered structure features an octagonal bay that culminates in a domed turret. A spindled porch that is cantilevered from the second story has exposed joists and brackets. The entry porch has a prominent curvilinear roof supported by brick piers. The gable roofs are trimmed with bargeboards and brackets. Fenestration includes a series of windows with semi-circular transoms.

Dr. James A. Bach practiced medicine and surgery in Milwaukee for over forty-five years. He was born on a farm in Washington County, Wisconsin, on October 13, 1860, of parents who emigrated to the U.S. from Luxembourg. After completing his public school education, Bach attended the State Normal School at Oshkosh, after which he taught school for two years. In 1879, he entered the University of Michigan, from which he graduated with a Doctor of Medicine degree in 1884. He practiced in Milwaukee until 1887, when he went to Europe to study the diseases of the eye, ear, nose, and throat, attending clinics in London, Berlin, and Vienna. He returned to Milwaukee, where he specialized in the treatment of these diseases and was highly regarded as an expert in his field. For twenty-five years he held the chair of ophthalmology and otology in the Wisconsin College of Physicians and Surgeons, of which he was one of the organizers. This later became the medical department of Marquette University where he continued to teach these specialized subjects for three years. He was also one of the organizers of the Bartlett Clinical Club.

In 1895, Dr. Bach married Catherine E. Pick of West Bend. To them were born six children: Edwin C., James J., Marcus J., Catherine T., John R., and Rosemary L. Two of Dr. Bach's children, Edwin and Marcus, followed in his footsteps and became eye, ear, nose, and throat specialists in Milwaukee.

195. 2625 N. Wahl Avenue, Henry O. Hesse Residence, 1913. Architect: Augustine V. Wiskocil. Influenced by the Prairie School style, this two-story, brick-veneered, Craftsman Style structure is devoid of historical detail. The front facade features a flat-roofed entry porch and a two-story octagonal bay. The house has grouped windows and low hip roofs.

Henry O. Hesse was principal of Center Street School in Milwaukee.

196. 2633 N. Wahl Avenue, Lawrence A. Olwell Residence, 1925. Architects: Buemming and Dick. This large, two-story, stone-veneered, Elizabethan Revival Style house has multiple gable roofs, grouped windows, and arched entries. A gabled pavilion projecting from the front facade is trimmed with scalloped bargeboards, as is a gable end on the north facade. An attached garage extends from the south facade.

Lawrence A. Olwell was a principal member of the Milwaukee law firm of Olwell and Brady.

197. 2639 N. Wahl Avenue, Mrs. Leroy Post Residence, 1922-23. Architects: Peacock and Frank. In detail, this late Georgian Revival Style structure makes a fascinating comparison with the house at 2519 N. Wahl, designed by Charles D. Crane in 1899, whose massing is less horizontal in nature. The two-story, brick-veneered building has a symmetrical front

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facade, with three bays that are articulated with brick quoins. The central bay, which culminates in a pediment, features a columned portal leading to a recessed entry. The large windows of the outer bays have column-like mullions. Two small rectangular dormers project from the hip roof.

Leroy Post was the vice-president of the Herbert Finance Company.

198. 2647 N. Wahl Avenue, Conrad Trimborn Residence, 1919-20. Architects: Kirchhoff and Rose. This two-story, Tudor Revival Style house has intersecting tile-covered gable roofs and its walls are built of structural clay tile and covered in brick veneer. The entry is housed in a half-timbered, two-story pavilion nestled in the "L" of the main block. Fenestration consists of grouped windows. An attached garage projects from the south facade.

Conrad Trimborn was the president and treasurer of the Milwaukee Bridge Company.

199. 2663 N. Wahl Avenue, William J. Zimmers Residence, 1916-17. Architect: Herman W. Buemming. This two-story, brick, Tudor Revival Style dwelling is crowned with two prominent chimneys and intersecting gabled roofs with end parapets. Two-story bays with slate-covered gable roofs project from the south and north facades, while a two-story polygonal bay protrudes from the front facade, which also features a full-width raised terrace. The entry, which is located on the north side of the house, has a stuccoed and half-timbered gabled bay above it. Fenestration consists of grouped windows. A porch was added to the rear of the structure in 1932.

William J. Zimmers was a principal member of the Milwaukee law firm of N. L. Baker and W. J. Zimmers.

200. 2671 N. Wahl Avenue, Harrison Green Residence, 1916-17. Architects: Schuchardt and Judell. An interpretation of the English Tudor style, this complex two-story structure is characterized by multiple gables and polygonal bays. The first story is veneered with brick, while the upper portions are stuccoed and decorated with half-timber work. The arched entry is housed in a two-story, shed-roofed pavilion located at the intersection of two wings.

Harrison Green was a principal member of the Milwaukee law firm of Doerfler, Green, and Bender.⁴

Besides these buildings, the District also contains sixty-eight (68) Milwaukee Harp Luminaire street lamps as well, of which twenty-two (22) are in original condition. These graceful streetlights were once found throughout the city and their design, with its eponymous harp-like main element, has come to symbolize a gentler period in the Milwaukee's history; so much so, in fact, that they were given Landmark status by the City of Milwaukee Historic Preservation Commission in 1975.

The Milwaukee Harp streetlight fixture was designed by the engineering consultant firm of Vaughan, Meyer & Sweet in 1915 to provide a bridge between the traditional gaslight, or carbon-arc, units and incandescent lights. The finial of the Harp is a replica of the vent chimney of the [preceding] gaslight units. Two men from the

⁴ The author is deeply indebted to Diane Turner and William Kissinger, researchers for the Milwaukee Landmarks Commission, who researched and wrote the Milwaukee Landmarks Commission's North Point North Historic District nomination in February and March of 1980. Their text describing the buildings in the District is used here largely verbatim, the only changes being ones that reflect subsequent scholarly research into the architectural styles found in the District.

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consulting firm who were instrumental in the design of the units were Howard R. Ilgner, later Superintendent of Milwaukee's Bureau of Illumination, and Henry F. Hyde, ultimately Assistant Superintendent.

A Harp light consists of four distinct components: the cast aluminum or cast iron harp, the custom designed refractive glassware, the flare-bottomed ornamental concrete pole, and the underground encased isolating transformer. The Harp fixtures were originally adaptable for use with either gas or electricity, and the first were fabricated with cast iron. Later, cast aluminum was used in order to reduce weight and avoid rust. The glassware was designed by the Holophane Company of Newark, New Jersey. The concrete poles used Wisconsin red granite as the primary material.⁵

Lack of parts and high costs have resulted in the loss of all but a few of these highly distinctive streetlights and the survivors are now concentrated in just a few areas of the city, one of these being North Point North. Recently, however, the City has been replacing some of the original concrete poles with taller modern ones of similar design.

The streetlights are of insignificant size and scale and therefore not included in the count but worth noting in this text.

⁵ 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 Milwaukee Harp Luminaire entry.

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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

1895-1949

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Eschweiler, Alexander C.
Leenhouts & Guthrie

Narrative Statement of Significance

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

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Significance

The proposed North Point North Historic District is a residential district in the city of Milwaukee that consists of seven whole blocks and portions of three others that are bounded by North Wahl Avenue, North Lake Drive, East Park Place, North Downer Avenue, and the west side of North Summit Avenue. The District is located just to the northeast of the already listed North Point South Historic District (NRHP 9-4-79) and North Point Water Tower (NRHP 2-23-73) and it is located just to the east of Lake Park (NRHP 4-22-93). The North Point North Historic District is being nominated to the National Register of Historic Places (NRHP) as a potentially eligible 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.¹ The results of this research is detailed below and shows that the North Point North Historic District is 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 191 contributing buildings, 7 non-contributing ones, a contributing park, and one building that is already listed in the NRHP. The 191 contributing resources that are buildings are fine examples of the most popular architectural styles applied to the residential buildings associated with the upper middle class residents of Milwaukee during the period of significance (1895-1949).² Individually, these buildings are notable for the high quality of the materials used in their construction and for their excellent design, most of them being 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 Arts & Crafts, Tudor Revival, and Georgian Revival Style designs, several of which are among Milwaukee's finest examples. 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 North Point North Historic District and of the larger surrounding area that includes the District are included in Shirley du Fresne McArthur's fine book *North Point Historic Districts-Milwaukee*. The book contains good summary histories of both North Point North and North Point South and also of Lake Park and of Newberry Boulevard (NRHP 3-7-94), the latter of which is located just to the north of North Point North. 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 many of the owners of the houses in these districts. Consequently, the historic context that follows deals primarily with just the development history of the North Point North District itself and with that portion of the immediate surrounding area that had an affect on this development

¹ 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.

² The period of significance is bounded by the construction dates of the contributing resources in the District.

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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. This partially explains why the communities along the Lake Michigan shore in Wisconsin became the state's first major population centers. Chief among these was Milwaukee, which quickly became both Wisconsin's major port and its major point of entry for new residents coming to the state, a situation that allowed the city to rapidly acquire both a large work force and also the industries necessary to employ them. This fortunate situation was further improved when the city became connected to the emerging national railroad system in the 1850s. As a consequence, Milwaukee's population increased dramatically; from 1712 in 1840, to 20,051 in 1850, 45,246 in 1860, 71,440 in 1870, and 115,587 in 1880.³

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 the 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 apartment buildings.⁴

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].

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

³ Landscape Research. *Built in Milwaukee: An Architectural View of the City*. Milwaukee: City of Milwaukee, n.d., but ca.1981, p. 9.

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

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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.⁵

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, which is located just to the north on the other side 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, originally platted as Lockwood's Addition in 1855 by John Lockwood, also 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, 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.⁶

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

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, which were not installed in some parts of the District until 1900. 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.⁷

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. Although subdivided much later (1893), Prospect Hill was immediately provided with complete sewer and water service. This was apparently paid for by the developers in anticipation of increased property values and rapid sales. The results occurred as planned, causing an unusual situation, where an area 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

⁵ 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.

⁶ *Milwaukee Daily Sentinel*, May 1, 1876, p. 8.

⁷ Simon, Roger David, *The Expansion of an Industrial City: Milwaukee, 1880-1910*, Ann Arbor: University Microfilms, Inc., 1971, p. 271.

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1900, even though the area north and west of it extending as far north as present-day Locust Street was already extensively built up. After 1900, development in the district accelerated. About seventy-five buildings were erected in the first decade, fifty-eight in the teens, and forty-seven in the twenties. After 1930, new construction in North Point North virtually ceased, with the exception of a few additions to the neighborhood made during each of the following decades on the few vacant lots that remained available.

Among the prominent Milwaukeeans who settled in North Point North during the 1890s were: John F. Kern, who followed his father in operating the Eagle Flour Mill, which became one of the largest mills in the country; and Gustav J. A. Trostel, who joined his father and brother in operating a highly successful tanning and leather currier business in Milwaukee. Soon after the turn of the century, North Point North homes were built by many successful men including: A. F. Chapman, treasurer of T. A. Chapman Company; A. Friedman, president of Edward Schuster & Company; Judge Lawrence W. Halsey, a leader in the Milwaukee Bar; Robert Nunnemacher, whose family built the Nunnemacher Opera House in Milwaukee; and Charles B. Manville, vice-president of Johns-Manville Inc. In the teens and twenties, other well known Milwaukeeans moved into the neighborhood: Victor Brown, attorney and lumberman; Caleb E. Johnson, first president of the Palmolive Company; Alexander C. Eschweiler and Alfred C. Clas, two of Milwaukee's best known architects; Henry Harnischfeger, president of Harnischfeger Corporation, which manufactured cranes and excavating machinery; and A. Lester Slocum, first vice-president and treasurer of the Slocum Straw works. During its period of growth, North Point North was also the home of numerous doctors and attorneys as well, as it still is today.

Part of the reason that the wealthy were attracted to this area was 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, 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.

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Thanks in large part to its location near to Milwaukee's downtown and yet adjacent to Lake Park and overlooking Lake Michigan, North Point North continues to be one of the most prestigious residential neighborhoods in Milwaukee today and continues to attract owners who are in many ways similar to the first occupants of the residences in the District. Most of the buildings in the District are highly intact and are maintained in excellent condition. However, for a number of years beginning in the 1940s, parts of the district faced an uncertain future. As the wealthiest families moved out of the district to new communities located still further north along the lakeshore, frequent complaints of unlicensed boarding houses were filed with the Building Inspector's office. A relaxed attitude towards the subdividing of homes lead to the multiple unit conversions of many of the largest mansions. In 1970, a home at 2585 North Terrace Avenue was demolished by developers who proposed to build a seven story apartment building. This provided the catalyst to unify 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 houses have now been re-converted to single family use.

Architecture

The North Point North Historic District is being nominated to the National Register of Historic Places under Criterion C for its local significance as 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. These buildings are almost all of masonry construction, they almost all exhibit a very high degree of integrity, and they have been maintained to a very high standard. Because approximately ninety percent of the residences in North Point North were built between 1900 and 1930, the District also has a pleasing visual cohesiveness. In addition, nearly all of these houses are architect-designed. Many of them are the work of the finest architects practicing in Milwaukee and elsewhere during the period of significance, and the most notable is the work of the celebrated Wisconsin-born architect, Frank Lloyd Wright.

The North Point North Historic District is especially notable architecturally because it is particularly rich in early examples of Period Revival and related 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. That this is so probably reflects the fact that interest in reproducing accurate modern interpretations of historic architectural styles was still new then and those with the ability to do so were almost exclusively architects who were in touch with the latest national trends in architecture, both as a result of their training in the nation's first schools of architecture and as a result of their awareness of what was happening in and around the nation's larger, mostly eastern cities, such as New York, Boston, and Philadelphia. Such architects were, for the most part, located only in the state's largest cities in the 1890s, as were clients with the means and the interest to build in what were then the latest styles.

These first Period Revival buildings were more enthusiastic than accurate in their use of historical styles and 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. Excellent early residential examples include the Classical Revival style Henry C. Miller House in Racine by Milwaukee architects Crane & Barkhausen, built in 1899 (1110 S. Main St. - Southside Historic District); the Classical/Georgian Revival style Smith-Desmond House in Milwaukee by Milwaukee architects Ferry & Clas, built in 1898 (2924 East Newberry Blvd. - Newberry Boulevard Historic District); and the Classical/Georgian Revival style George Douglas and Major James Sawyer houses in Milwaukee, both by Milwaukee architect William D. Kimball and both built in 1895 (2704 and 2705 N. Shepard Avenue).

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By the turn of the century, the increasing popularity of the Period Revival styles, most notably the Colonial, Georgian, and Tudor Revivals, was beginning to make itself felt in all of Wisconsin's larger communities, but most notably in Milwaukee, Wisconsin's largest and richest city. The years between 1900 and the onset of World War I 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. Period Revival designs were not the only ones competing for client's approval during this period, however, since houses of equivalent cost and size designed in the Arts and Crafts and Prairie School styles were also popular with this clientele. Wisconsin's finest collection of buildings that demonstrate this stylistic competition during this 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 and the North Point North Historic District to the south, Kenwood Boulevard to the north, and Downer Avenue to the west, and it is crossed by the Newberry Boulevard 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 many outstanding Period Revival examples from the decade that followed.

The earliest buildings built in the North Point North Historic District are nine mostly late manifestations of the Queen Anne style that were built between 1895 and 1900, nearly all of which also reflect the increasing interest in the Classical Revival styles that was occurring nationally during this period. The turn-of-the-century, however, began a period of architectural eclecticism that saw the creation of the first true Period Revival designs in the District. The vast majority of these are examples of the Tudor Revival and Georgian and Colonial Revival styles, although there are also a small number of excellent examples of German-influenced turn-of-the century designs that are eloquent reminders of the Milwaukee's especially rich Germanic heritage. The original residents of North Point North 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.⁸

In order to do so, these clients overwhelmingly chose professional architects to design their homes. Most of the more prominent local architects that practiced during the Period of Significance (1895-1949) are represented in the District. The list includes: Herman W. Buemming and Gustave A. Dick, Charles D. Crane and Carl Barkhausen, Alexander C. Eschweiler, George B. Ferry and Alfred C. Clas, Elmer Grey, William D. Kimball, Charles Kirchoff, Henry C. Koch, Cornelius Leenhouts and Hugh W. Guthrie, John A. Moller, Richard Philipp, Thomas L. Rose, and Thomas Van Alyea. The work of internationally renowned architect Frank Lloyd Wright is also represented in the district by his Frederick Bogk Residence at 2420 North Terrace Avenue.

The architect whose name appeared most frequently on the original building permits for North Point North residences was Alexander C. Eschweiler. A prolific designer, he planned numerous buildings in Wisconsin that have been recognized both locally and nationally. His many noteworthy accomplishments in Milwaukee include: the Charles Allis House (now the Charles Allis Art Museum), the Milwaukee-Downer College buildings (now part of the University of Wisconsin-Milwaukee), the Wisconsin Telephone Company Building, the Milwaukee Gas Light Company Building, and the Clinton Street Filling Station (the prototype for the Wadham's Oil Company service station of the 1930s). These examples of his work indicate the designer's versatility, which is also apparent in the houses he planned for North Point North.

⁸ Ibid, p. 107.

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Eschweiler's work in the North Point North Historic District is especially interesting because it illustrates the deep roots that the Arts and Crafts movement, that began in England in the mid-nineteenth century, had 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 being typically influenced by the many vernacular housing traditions that had evolved throughout that country and larger houses being most heavily influenced by the architecture of the Tudor, Elizabethan, and Jacobean periods. Not surprisingly, since these traditions had many things in common, the residential architecture that evolved in the Arts and Crafts period also shared many common characteristics as well. Differences in size and degree of elaborateness notwithstanding, most of the houses designed in this style featured irregular plans, roofs having a variety of planes, and wall surfaces that were clad in a variety of materials but most typically brick, stucco, stone, and wood clapboard or wood shingles, while half-timber work was also frequently found, even in the smallest examples. Since these works were frequently published in both English and American architectural magazines of the time, they would have been well known to American architects with wealthy clientele such as Eschweiler.

Whether it was because of his personal preference or for some other reasons, the buildings that Alexander C. Eschweiler completed in the District between the turn-of-the-century and World War I are almost without exception, heavily influenced by English Arts and Crafts Style practice. The more elaborate of his designs during this period were usually done in his distinctive Elizabethan and Jacobean-influenced idiom. Excellent examples of this type of design include: the Robert J. Nunnemacher Residence and Stables (1906), 2409 N. Wahl Ave.; the Charles J. Cottrill Residence (1905), 2419 N. Wahl Ave.; the Charles W. Ott Residence (1909), 2527 N. Wahl Ave.; the Harry Berger Residence (1905), 2720 E. Bradford Ave.; and his own house (1902), 2810 E. Bradford Ave. Simpler, but almost equally large residences designed in the Arts and Crafts idiom include: the Jesse Blackburn Fitzgerald Residence (1905), 2506 N. Terrace Ave.; the Robert N. McMynn Residence (1908), 2434 N. Terrace Ave.; the David G. Owen Residence (1906), 2615 N. Lake Dr.; the Frederick W. Miller Residence (1905), 2728 E. Bradford Ave.; and the Mary Hayes Residence (1915), 2651 N. Summit Ave.

Following World War I, however, 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 the state overwhelmingly reflected client preferences for these styles. The largest and the best of these houses were still architect-designed, of course, and architects such as Eschweiler & Eschweiler, Brust & Phillips, and Fitzhugh Scott in Milwaukee, made such designs their specialty and continued to produce them even after World War II ended.

Architects

Research of original building permits indicates that most of the houses in the North Point North Historic District were architect-designed. Some thirty-one firms are represented in the District and range from such high profile, prestigious offices of Alexander C. Eschweiler, Brust & Phillips, and Leenhouts & Guthrie, to little known individuals like Roland A. Razall.

The following are the biographies of a number of the architects and architectural firms that worked in the District.⁹

⁹ 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 Layton Boulevard Historic District NRHP nomination, which was written in 1993, have been reused here in largely identical form, the only changes being the addition of lists of projects in the North Point North Historic District that are associated with each firm.

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Peter Brust and Richard Philipp

Brust and Philipp was considered to be one of the quality design firms in the city in the early twentieth century. The firm was founded in 1906 by the two principals and their partnership lasted until 1926. During this time they designed more than 35 large residences for wealthy Milwaukeeans; 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 District include: the St. Joseph's Convent Chapel, 1501 S. Layton Blvd.; and the huge Tudor Revival Style Gallun House at 3000 E. Newberry Blvd., one of the firm's largest residential commissions, which is located just to the north of the North Point North 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."¹⁰ 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 was credited with designing many 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

¹⁰ Perrin, Richard W. E. *Milwaukee Landmarks*, revised and enlarged edition. Milwaukee: Milwaukee Public Museum, 1979, p. 118.

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to work independently. In the mid-teens, Brust and Philipp designed their largest work, a master plan for the Town 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, 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.

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

Brust & Philipp designed several houses in the District: the Ferdinand Luick Residence (1922), 2601 N. Wahl Ave.; the Abraham L. Frisch Residence, 2607 N. Wahl Ave.; the Walter Kasten Residence (1908), 2550 N. Terrace Ave.; the Charles D. Hays Residence (1909), 2712 East Bradford Avenue; and the Euclid P. Worden Residence (1908), 2637 N. Summit Ave. In addition, Brust, Philipp and Heimerl designed the Sarah Stern Weil Residence (1912), 2515 N. Terrace Ave.

Gustave A. Dick/Dick & Bauer/Beumming & Dick/Herman Beumming

Gustave A. Dick was born in Milwaukee in 1872, the son of Bavarian immigrant John Christian Dick and Margaret Salfner. John Christian (1824-1910) was an ambitious man and 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 pallbearers 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 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 firm of Buemming and Dick had offices in the Pabst Building at the northwest corner of North Water Street and East Wisconsin Avenue. The partnership lasted through 1907-1908. Their numerous projects included many distinguished residences in the Concordia College and the North Point 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 Mrs. Lawrence Demmer Residence (1904), 2359 N. Wahl Ave.; the Marvin Marks Residence (1907), 2542 N. Terrace Ave.; the Jacob H. Newman Residence (1908), 2534 N. Terrace Ave.; Dr. Rudolph G. Richter Residence (1903), 2421 N. Terrace Ave.; the John C. Rugee Residence (1903), 2604 N. Lake Dr.; the Edward R. Birkenwald Residence (1903), 2655 N. Lake Dr.; the Albert T. Friedmann Residence (1903), 2659 N. Lake Dr.; and the Dr. Louis J. Stephan Residence (1900), 2803 E. Bradford Ave.

When the partnership dissolved, Buemming moved his office to North Jackson Street, while Dick maintained his offices in

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the Pabst Building. 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 these years just before and after World War I, Dick designed a single residence in the District, a fine Georgian Revival residence for Warren A. Anderson (1914) at 2611 N. Lake Dr. Herman Beumming, on the other hand, went on to design many more residences in the District, including: the William J. Zimmers Residence (1917), 2663 N. Wahl Ave.; the Albert F. Vogel Residence (1913), 2625 N. Lake Dr.; the Frank S. Young Residence (1914), 2691 N. Lake Dr.; the Warren E. Sweet Residence (1909), 2645 N. Summit Ave.; the Julius Rohn Residence (1909), 2648 N. Summit Ave.; and the Lawrence A. Olwell Residence (1925), 2633 N. Wahl Ave.

A new architectural partnership, with Alexander Hamilton Bauer, was formed in 1921 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. That same year, the firm moved to new quarters in the Mariner Tower (today's Wisconsin Tower) at North 6th Street and West Wisconsin Avenue.

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. He was one of the founders of First Church of Christ Scientist in Whitefish Bay where he lived at 988 East Circle Drive. Bauer was earlier a first reader at the First Church of Christ Scientist in Milwaukee when he lived on Farwell Avenue. Bauer's other 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 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.

Frank F. Drolshagen

Frank F. Drolshagen was born in Milwaukee on March 4, 1884 and attended local public and parochial schools. He graduated from the Cornell University School of Architecture in 1907 and worked for a period of time in New York and Cincinnati. He returned to Milwaukee in 1909 and worked for a number of local architects including A. C. Eschweiler,

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Elmer Grey, Eugene Liebert, R. Messmer, and William Schuchardt. During this time period, he also served as the secretary-treasurer of his family's business, the Milwaukee Pattern and Manufacturing Company.

In 1913, Drolshagen began his long association with architect Herman Esser, and, while in this firm, designed the river front facade on the Gimbels Department Store building (now the Marshall Field's building), the Robert Johnston Plant on National Avenue, and the south building for A. O. Smith. In 1928, Drolshagen opened his own office in the Pfister and Vogel Administration Building at 647 West Virginia Street, a building he designed during his tenure with Esser. Drolshagen continued practice through 1957, after which time he apparently retired.

Not much is known about Drolshagen's residential work. It appears likely that he specialized more in commercial and industrial projects. Drolshagen was versatile in designing in a variety of Period Revival styles and designed the Colonial Revival house at 2605 North Summit Avenue in the District for Albert P. Martin in 1912.

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Alexander C. Eschweiler/ Eschweiler & Eschweiler

Alexander Chadbourne Eschweiler (August 10, 1865 - June 12, 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 in the Metropolitan Block at Third and State Streets. During these early years 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. Eschweiler was the District's most prolific designer, his work within its boundaries including: the Arthur E. Gross Residence (1907), 2375 N. Wahl Ave.; the Robert J. Nunnemacher Residence and Stables (1906), 2409 N. Wahl Ave.; the Charles J. Cottrill Residence (1905), 2419 N. Wahl Ave.; the Charles W. Ott Residence (1909), 2527 N. Wahl Ave.; the Jesse Blackburn Fitzgerald Residence (1905), 2506 N. Terrace Ave.; the Robert N. McMynn Residence (1908), 2434 N. Terrace Ave.; the David G. Owen Residence (1906), 2615 N. Lake Dr.; the Philip Ettenheim Residence (1908), 2623 N. Lake Dr.; the Joseph G. Hirschberg Residence (1921), 2676 N. Lake Dr.; the Victor L. Brown Residence (1915), 2690 N. Lake Dr.; the E. G. Cowdery Residence (1897), 2743 N. Lake Dr.; the Siegfried W. and Gustav H. Gottschalk Investment Property (1910), 2717 E. Bellevue Pl.; the Alexander C. Eschweiler Residence (1902), 2810 E. Bradford Ave.; the Frederick W. Miller Residence (1905), 2728 E. Bradford Ave.; the Harry Berger Residence (1905), 2720 E. Bradford Ave.; and the Mary Hayes Residence (1915), 2651 N. Summit Ave.

Eschweiler's three sons, Alexander Jr., Carl F. and Theodore L., followed in their father's footsteps and studied at Marquette University and Cornell University before being taken into the business in 1923. With the inclusion of the younger Eschweilers, the firm was renamed Eschweiler and Eschweiler. Offices were set up at 720 East Mason Street. The practice continued to design a variety of buildings including schools, churches, office buildings, residences, and industrial complexes. Among their better known projects are the Bankers Building, the Wisconsin Telephone Company Building, the Wisconsin Gas Company Building, WTMJ's Radio City, the Mariner Building, the Rex Chainbelt building, Cutler-Hammer Corporate Headquarters, the Milwaukee Arena, and the Milwaukee Public Museum. In honor of the firm's fiftieth anniversary, a commemorative publication written by Richard S. Davis was published in 1943 with an updated edition produced in 1951.

Alexander 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. The 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 1,250 drawings

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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 office also designed houses in the District as well, including: the Alexander C. Eschweiler, Jr. Residence (1925), 2659 N. Terrace Ave.; the Frederic W. Walker Residence (1927), 2623 N. Terrace Ave., and the Henry H. Coleman Residence (1930), 2905 E. Bellevue Pl.

Max Ferneckes

Max Ferneckes was born in Milwaukee, but not many details are known at this time about his life. He studied architecture at the Polytechnic Institute at Munich, Germany. In Milwaukee, Ferneckes 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, and Dolliver shared Ferneckes' residence at 2424 North Humboldt Avenue during their 5-year partnership. The men had offices in the University Building. The firm 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 opened offices in the prestigious Pabst Building, formerly located at 100 East Wisconsin Avenue. The partners designed a variety of 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 Percy Avery Residence (1908), 2640 N. Terrace Ave.; the John M. Lindsay Residence (1914), 2539 N. Terrace Ave.; the Nathan Glicksman Residence (1906), 2411 N. Terrace Ave.; the Emil J. Gerich Residence (1915), 2642 N. Summit Ave.; and the Otto J. Herman Residence (1909), 2664 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 the Railway Exchange Building. 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.

William G. Herbst

William G. Herbst 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, however, show William's father to have been employed as a teamster. William G. Herbst attended parochial schools and then 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 second Frank Fiedler Residence (1916), 2585 N. Summit Ave.

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In the spring of 1919, Herbst formed a new partnership with Edwin C. Kuenzli. Kuenzli (January 24, 1871 - November 21, 1948) was a Milwaukee native, educated in Milwaukee's public schools. He started his apprenticeship with Charles Kirchhoff and later completed formal training at the University of Pennsylvania School of Architecture. Upon his return to Milwaukee, Kuenzli joined 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 moved their offices from the Caswell Block to the Bartlett Building at 176-178 West Wisconsin Avenue and then relocated to the former Bloodgood-Hawley house at 1249 North Franklin Place in 1929. 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); 3021 North Lake Drive (1922, Albert P. Kunzelman house); 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). In Wauwatosa, Herbst & Kuenzli designed 2900 North Menomonee River Parkway (1929, Notre Dame Hall, Mount Mary College).

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 last residence being in Fox Point, Wisconsin at 6421 N. Berkeley Boulevard. His son, Roger, maintained either the presidency or board chairmanship of the firm after his father's death. The firm left its Franklin Place office in 1982 to move briefly to 3113 West Highland Boulevard (1982) and then located at 210 East Michigan Street in Downtown Milwaukee. Roger Herbst withdrew from the firm in 1992 and moved to Florida.

Cornelius Leenhouts/Leenhouts & Guthrie

Hugh Wilson Guthrie (1863 - November 8, 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 - January 14, 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

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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 Chicago Columbian Exposition in 1892. In 1897, Leenhouts went out on his own and formed a brief partnership with Frank J. Voith, who had worked for A. C. Clas from 1887 to 1893. The partnership ended with the untimely death of the 28-year-old Voith on January 26, 1899. Leenhouts subsequently formed a partnership with Hugh Guthrie that lasted until his own death at the age of 70 on January 14, 1935. The firm later became Leenhouts, Guthrie and Leenhouts with the inclusion of Leenhouts' son, Willis, in 1930. The elder Leenhouts was a member of the Wisconsin chapter of the American Institute of Architects and of the national organization, was a charter member of the City Club, and was a member of various Masonic orders.

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. The partners also designed a number of houses within the District, including: the first David K. Courtenay Residence (1912), 2564 N. Terrace Ave.; the second David K. Courtenay Residence (1925), 2650 N. Terrace Ave.; the Herman Reel Residence (1906), 2520 N. Terrace Ave.; the Duncan C. Campbell Residence (1903), 2437 N. Terrace Ave.; the George S. Bones Residence (1917), 2541-43 N. Lake Dr.; the John Horter Residence (1915), 2589 N. Lake Dr.; Joseph E. Dixon Residence (1901), 2723 E. Bradford Ave.; the Frank Fiedler/Rev. Henry Colman Residence (1911), 2698 N. Summit Ave.; the first Thomas E. Brennan Residence (1911), 2608 N. Summit Ave.; and the second Thomas E. Brennan Residence (1913), 2618 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). From 1918 to 1939, Guthrie lived in Fox Point on a three-acre estate on Beach Drive, but moved to 628 East Knapp Street in 1940 where he lived until his

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death. 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, after a short illness.

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. 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. Within the North Point North Historic District the Messmer firm designed the large and unusual stucco-clad bungalow at 2675 N. Summit Ave. in 1912, which became the home of Dr. Lewis J. Daniels.

Richard E. Oberst

Richard E. Oberst was born in either 1885 or 1886 and was a life-long Milwaukee resident. His father was a grading contractor, which undoubtedly contributed to his early exposure to the building trades. Oberst first appeared in the 1902 Milwaukee city directory as a laborer when he was about 16 years old. In 1903 and 1904, he still lived at the family home, but his occupation had changed to student. Presumably he went to technical school, or at least finished high school, because in 1905 he had become a draftsman, according to the city directory. Oberst continued to work as a draftsman until 1910 when he is first listed as an architect in partnership with Albert Jewett. Their office was located at 152 West Wisconsin Avenue. Little is known about Jewett. He first appeared in the Milwaukee city directory in 1909 as an instructor at the Milwaukee School of Trades. It is possible that Oberst was enrolled there and that he subsequently met Jewett. In 1911, the partnership dissolved, and both Jewett and Oberst began separate practices. Oberst remained in the West Wisconsin Avenue office. Jewett appears for the last time in the 1912 city directory, and his career might have been floundering because his occupation had reverted to draftsman. It does not appear that Oberst served as an apprentice under Jewett before they formed their partnership, so it is more likely that Jewett was also just beginning to establish himself as an architect when the two became partners.

Oberst was very active during the booming 1920s when many American cities, including Milwaukee, were experiencing rapid growth and high levels of building activity. His other known major works include: the Excelsior Masonic Temple, 2422 West National Avenue (1922); the Oddfellows Lodge, 745 North 10th Street (1917, razed); the Anderson Funeral Home, 2427 West National Avenue (1924); the Pythian Castle Lodge, 1925 West National Avenue (1927); an early apartment building at 1022 South 11th Street (1913); and numerous other residences and small commercial structures. Oberst's designs in the District include: the Louis McNally residence, 2535 North Terrace Avenue (1925); the eight buildings he designed and developed in the 2400 and 2500 blocks of N. Lake Dr. (2430, 2436-38, 2440-2442, 2446-48, 2452-54, 2460-62, 2474 and 2506 N. Lake Dr.) in 1925; and the adjacent R.E.O. Investment Co. Property (1925), 2709-11 E. Bradford Ave.

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In the 1920s, Oberst moved to 2474 North Lake Drive. The Tudor style house dates from the 1920s and could have been designed by Oberst, but unfortunately no building permit can be found to confirm a designer. His office at that time was located nearby at 1821 North Farwell Avenue. Oberst was a member of the Tripoli Shrine Masonic Temple at 3000 West Wisconsin Avenue at the time of his death at the age of 86 in 1972. He was a 32nd degree Mason, which is the second highest possible rank in the Order. Most likely it was his fraternal affiliations that helped him win the commissions for the Excelsior Masonic Temple, the Pythian Castle Lodge, and the Oddfellows Lodge.

Beginning in the late 1930s, Oberst continuously maintained an office at 2659 North 27th Street almost up until his death. He was listed as an architect in city directories until 1972. Oberst became one of Wisconsin's first registered architects in 1917 when the American Institute of Architects became a regulatory body that enforced professional standards. He favored various Period Revival and more modern styles for his 1920s and 1930s buildings. Many of his buildings were constructed with quality, low maintenance materials such as brick, stone, copper and clay roof tiles and, as a result, many of the exteriors of his early buildings survive intact and in good condition.

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.

The many works of George Schley and Sons in the District include: the Ernest A. Conrad Residence (1936), 2551 N. Wahl Ave.; the David Wheeler Bloodgood Residence (1926), 2608 N. Lake Drive; the Edward C. Devlin Residence (1925), 2628 N. Lake Dr.; the Hazel B. McKey Residence (1926-27) 2633 N. Lake Drive; the John H. Moss Residence (1924), 2634 N. Lake Drive; the Ralph T. Friedmann Residence (1924), 2640 N. Lake Drive; the Sophie M. Weschler Residence (1925), 2646 N. Lake Drive; the Max E. Friedmann Residence (1924), 2652 N. Lake Drive; the Dr. John J. Seelman Residence (1927), 2715 n. Lake Dr.; and the Dr. William Witte Residence (1922), 2721 N. Lake Drive.

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Charles W. Valentine

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 James W. Bryden Residence (1925), 2649 N. Terrace Ave.; the Dr. James J. Cavaney Residence (1928), 2370 N. Terrace Ave.; and the Oscar T. Husting Residence (1924), 2670 N. Lake Drive.

Charles Valentine 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.

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Conclusion:

The North Point North Historic District is thus being nominated to the National Register of Historic Places because the buildings within it designed by the noted Milwaukee architects listed above constitute a architecturally impressive 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 several of the individual houses are also among the best examples of their particular styles to be found within the boundaries of the city of Milwaukee. The significance of the District is further enhanced by its highly intact and very well maintained state of preservation. The streetscapes in North Point North are visually 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 and the retention of many of the period street lights also contribute to the maintenance of the District's traditional residential character. In addition, there has been very little new construction in North Point North. Only thirteen buildings have been constructed since 1940. These were all small apartment buildings, row houses or single-family residences and only eight original residences had to be demolished to accommodate them.

Archeological Potential

The extent of any archeological remains in the District is conjectural at this time. So far as is known, no buildings were located within the District prior to the construction of the first extant house in 1895 (the William C. Middleton Residence, 2757 N. Lake Dr.). In addition, the early platting of the District (1854) and the distance of this plat from the core of the city until the mid-1880s are both factors that argue against any prior development. 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 early buildings that were either destroyed by fire or replaced with larger and/or more modern houses. It is still 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 North Point North 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. The District has also benefited from the fact that it was made a City of Milwaukee Historic District in 1980 and has been protected by that city's strong local landmark ordinance, which is administered by the staff of the City of Milwaukee Historic Preservation Commission.

North Point North 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 60 acres

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

1	<u>16</u>	<u>428925</u>	<u>4768640</u>	3	<u>16</u>	<u>428460</u>	<u>4767860</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>428480</u>	<u>4767660</u>	4	<u>16</u>	<u>428500</u>	<u>4768240</u>
	Zone	Easting	Northing		Zone	Easting	Northing

X 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	8/31/98
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
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Continuation Sheet

Section 9 Page 1 North Point North Historic District
Milwaukee, Milwaukee County, WI

MAJOR BIBLIOGRAPHIC REFERENCES

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MAJOR BIBLIOGRAPHIC REFERENCES, CONTINUED

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National Park Service

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Section 9 Page 2 North Point North Historic District
Milwaukee, Milwaukee County, WI

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.

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National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1 North Point North Historic District
Milwaukee, Milwaukee County, WI

5	16	428600	4768460
	Zone	Easting	Northing
6	16	428880	4768640
	Zone	Easting	Northing

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

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 2 North Point North Historic District
Milwaukee, Milwaukee County, WI

VERBAL BOUNDARY DESCRIPTION

The North Point North Historic District consists of a residential area that extends west from and lies adjacent to Lake Park in the city of Milwaukee. The District is bounded roughly by North Wahl Avenue, East Park Place, the northwest (rear) lot line of the 2500 and 2600 blocks of North Summit Avenue, a three-block-long stretch of the east side of North Downer Avenue, and the north and east lot lines of the land associated with St. Mary's Hospital. The District begins at the point of intersection of the west curbline of N. Wahl Avenue and the east curbline of N. Terrace Avenue, then continues in a northeasterly direction along the west curbline of N. Wahl Avenue a distance of four blocks to the point of intersection with the southeasterly curbline of N. Lake Drive. The line then continues in a northwesterly direction across the three-way intersection of N. Wahl Avenue, N. Lake Dr., and E. Park Place to a point corresponding to the southeast corner of the block formed partially by N. Lake Dr. and E. Park Place, then continues north along the west curbline of N. Lake Dr. to a point on the northeast corner of the north lot line associated with 2757 N. Lake Drive, then turns 90° and continues west along said lot line to the northwest corner of said lot, then turns 90° and continues in a southerly direction along the rear lot lines of 2757, 2743, 2721, 2715, and 2701 N. Lake Drive to a point located on the north curbline of E. Park Place. The line then continues directly south across East Park Place to a point on the south curbline of said thoroughfare, then turns 90° and continues west along said south curbline to the point of intersection with the east curbline of N. Hackett Ave. The line then turns 55° and continues southwest along said curbline until it reaches the southwest corner of the lot associated with 2622 N. Hackett Ave. The line then turns 35° and continues in a southeasterly direction until it intersects the northwest corner of the lot associated with 2659 N. Summit Avenue. The line then turns 90° and continues in a southwesterly direction along the rear lot lines of the remaining lots associated with the 2600 and 2500 blocks of N. Summit Avenue to a point corresponding to the northwest corner of the lot associated with 2563 N. Summit Ave. The line then turns 45° and continues in a southerly direction along the east curbline of N. Downer Avenue to the south corner of the triangular block known as Gilman's Triangle, then turns 45° and continues in a southeasterly direction across N. Lake Drive to the easterly curbline of said N. Lake Drive, then turns 90° and continues in a southwesterly direction along said curbline to a point that corresponds to the southwest corner of the lot associated with 2430 N. Lake Drive. The line then turns 90° and continues in a southeasterly direction along the south lot lines of said lot and of the lot associated with 2411 N. Terrace Ave. to a point on the northwesterly curbline of N. Terrace Ave. The line then continues across N. Terrace Ave. to a point on the southeasterly curbline of said thoroughfare, then turns 90° and continues in a southwesterly direction along said southeasterly curbline to the POB. Said boundaries contain 60.50 acres, more or less.

BOUNDARY JUSTIFICATION

The boundaries of the North Point North 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, a large urban green space that is already separately listed in the NRHP. 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 and north of the District, meanwhile, while similar in type, size, integrity, and quality, are generally somewhat older than buildings in the District and have separate developmental histories.

North Point North 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)		
organization			date
street & number			telephone
city or town	state	Wisconsin	zip code

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Page 1 North Point North Historic District
Photos Milwaukee, Milwaukee County, WI

Items a-d are the same for photos 1 - 14.

Photo 1

- a) North Point North Historic District
- b) Milwaukee, Milwaukee County, WI
- c) Timothy F. Heggland, April 14, 1999
- d) State Historical Society of Wisconsin
- e) N. Wahl Ave., View looking NE
- f) Photo 1 of 15

Photo 9

- e) 2700 block E. Bradford Ave., View looking N
- f) Photo 9 of 15

Photo 2

- e) 2409 N. Wahl Ave., View looking NW
- f) Photo 2 of 15

Photo 10

- e) 2728 E. Bradford Ave., View looking NE
- f) Photo 10 of 15

Photo 3

- e) 2433 N. Wahl Ave., View looking NW
- f) Photo 3 of 15

Photo 11

- e) 2600 block N. Lake St., View looking NE
- f) Photo 11 of 15

Photo 4

- e) 2527, 2533, 2543 N. Wahl Ave., View looking NW
- f) Photo 4 of 15

Photo 12

- e) 2633, 2641 N. Lake St., View looking NW
- f) Photo 12 of 15

Photo 5

- e) 2601 N. Wahl Ave., View looking N
- f) Photo 5 of 15

Photo 13

- e) 2655, 2659 N. Lake St., View looking NW
- f) Photo 13 of 15

Photo 6

- e) 2617, 2623 N. Wahl Ave., View looking NW
- f) Photo 6 of 15

Photo 14

- e) 2671, 2679 N. Lake St., View looking NW
- f) Photo 14 of 15

Photo 7

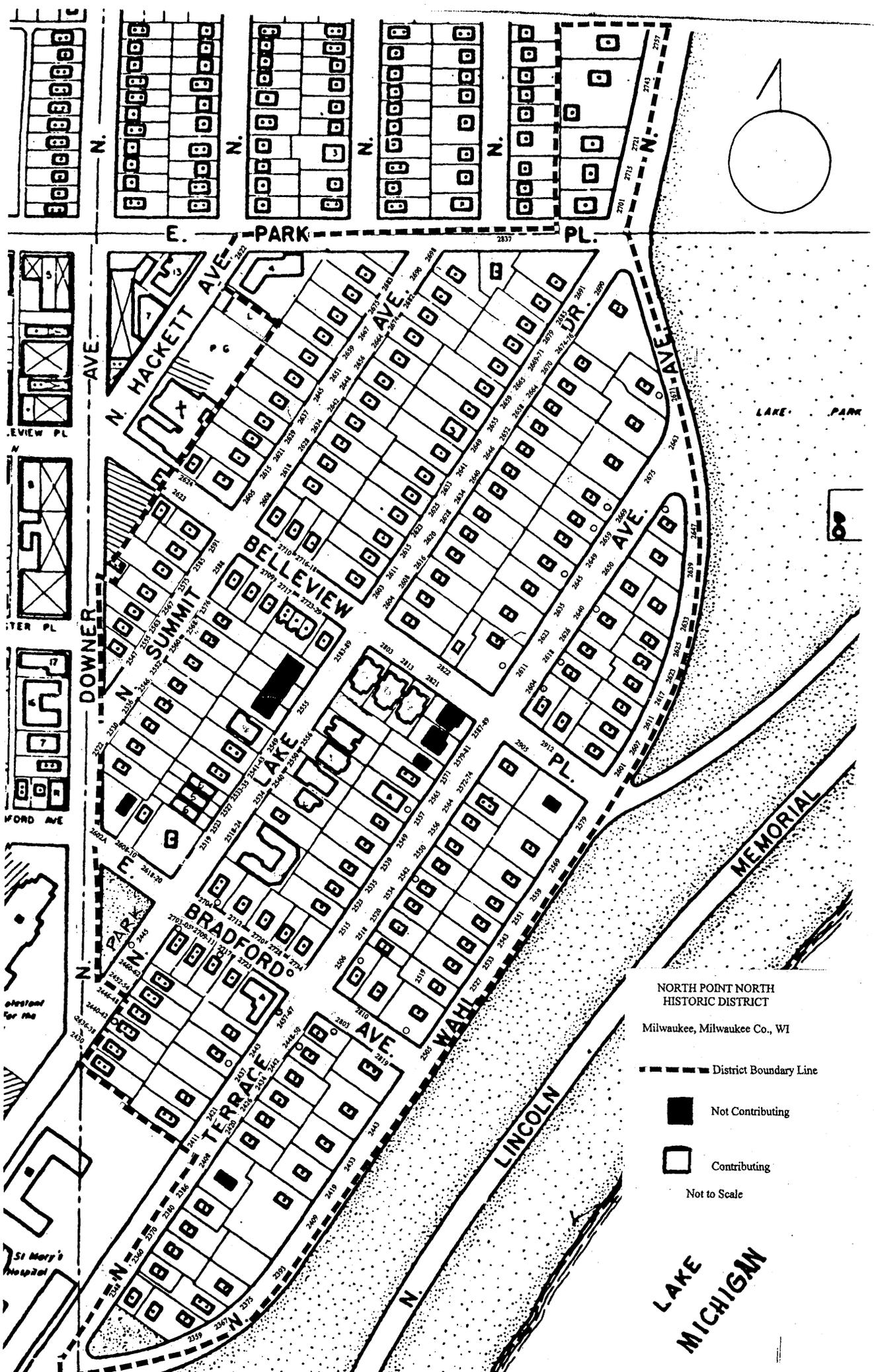
- e) 2623 N. Terrace Ave., View looking NW
- f) Photo 7 of 15

Photo 15

- e) 2700 block N. Lake St., View looking N
- f) Photo 15 of 15

Photo 8

- e) 2611 N. Terrace Ave., View looking NW
- f) Photo 8 of 15



**NORTH POINT NORTH
HISTORIC DISTRICT**

Milwaukee, Milwaukee Co., WI

--- District Boundary Line

■ Not Contributing

□ Contributing

Not to Scale

LAKE
MICHIGAN

