

DEC 2 1985

JAN 16 1986

INVENTORY FORM FOR NOMINATED PROPERTIES

Name of property: Hope Parish House

Owner: Hope Evangelical Lutheran Church

Address: 1115 North 35th Street

Owner's address: 1115 North 35th Street

City: Milwaukee

Milwaukee, WI 53208

REGISTRATION INFORMATION

160 NRHP Certification (date)

- Listed in NRHP (LI)
- Determined eligible in DOE process (DD)
- Determined eligible in nomination process (DN)
- Additional documentation added to nomination (AD)
- Boundary increased (BI)
- Boundary decreased (BD)
- Delisted (DL)

170 Thematic or Multiple Resource Nomination Name (code)

180 NRHP List Name Michael Carpenter House

190 Level of Significance

- national (NA)
- state (ST)
- local (LO)

200 District Classification

- pivotal (P)
- contributing (C)
- non-contributing (NC)

210 Applicable Criteria

- event (A)
- person (B)
- architecture/engineering (C)
- information potential (D)

215 Criteria Considerations

- religious property (A)
- moved property (B)
- birthplace or grave (C)
- cemetery (D)
- reconstructed property (E)
- commemorative property (F)
- less than 50 years old (G)

220 Area of Significance (code)

Architecture

230 Period of Significance

The date of construction is c. 1890.

340 Review Board Date

70 USGS Quad Map

SW/4 Milwaukee 7.5 min 1:24000

80 UTM Coordinates (Format: 99-999999-9999999)

16-421990-4766060

85 Listed Acreage Less than one acre

60 Verbal Boundary Description Highland Home in southwest quarter section 24 & N.W. quarter sec. 25-7-21 Blk. 2 (lots 8-9-10), except street & s. 150' lot 11 & part of vac. alley adjacent.

STREET: N. 35th Street

NUMBER: 1115

**SHSW INTENSIVE
SURVEY FORM**

LOCATION

- 10 County Milwaukee
20 City or Village Milwaukee
30 Civil Town _____
35 Unincorporated Community _____
40 Location 1115 North 35th Street

50 Town-Range-Section _____

55 Quarter Sections _____
60 Verbal Boundary Description Highland Home in southwest
quarter section 24 and northwest quarter section 25-7-21
block 2 (lots 8-9-10), except street and south 150 feet
lot 11 and part of vacation alley adjacent.

PROGRAM REVIEW

- 250 Tax Case Number _____
260 Compliance Case Number _____
270 A or D Grant Yes No
275 Covenant/Easement Dates _____
320 Ownership
 private (P)
 local-public (L)
 state-public (S)
 federal-public (F)
 mixed, private-public (M)
330 Lead Agency (code) _____

SURVEY

- 90 Photo Codes MI 118-21
100 Survey Map 387
110 Map Code 118-21
120 Reconnaissance Survey Date 1979
130 Reconnaissance Surveyor Wenger/Hunton/Jenson
140 Intensive Survey Name (code) Westside
150 Intensive Surveyor Wenger/Hatala
155 Intensive Survey FY 1983
235 Survey Evaluation
 eligible (E) not eligible (N)
237 Survey District Classification
 pivotal (P) non-contributing (NC)
 contributing (C)
240 Survey Level of Significance
 national (NA) local (LO)
 state (ST)
243 Survey Evaluation Criteria
 event (A) architectural/engineering (C)
 person (B) information potential (D)
245 Proposed District _____
280 NHL Date _____
290 HABS No. _____ 300 HAER No. _____
310 Local Landmark (code) _____
315 Associated Archeological Site(s) _____

Street

Address

ARCHITECTURE

450 Date of Construction (source)

c. 1890(A)

460 Dates of Alterations/Additions (source)

c. 1958(B)

480 Builder (source)

490 and 500 Designer Type and Name (source)

___ architect:

___ artist:

___ engineer:

___ interior designer:

___ landscape architect:

___ other:

510 Style or Form (code)

Queen Anne

520 Building, Structure, Object or Site Type (code)

House

530 Building Materials (code)

Slate (roof)

Stone (foundation)

cream brick

terra cotta/stone (trim)

540 Interior Visited Yes ___ No

550 Structural System (code)

balloon frame

560 Plan Configuration (code)

rectangle

570 Number of Stories

2-1/2

580 Roof Shape (code)

Comb. Gable/Hip

590 Additional Description

620 Condition

excellent ___ good ___ fair ___ poor ___ ruins

650 Related Buildings (code)

HISTORY

430 Common/Current Name

Hope Parish House

440 Historic Names (source)

Michael Carpenter (A)

660 Associated Individual(s) (dates) (source)

Michael Carpenter (c. 1890-1926)(A)

670 Associated Event (source)

680 Commercial/Industrial Historic Uses (source)

DESCRIPTION

The Michael Carpenter House is a large Queen Anne style residence. It is two stories in height with an attic and sits on a foundation of rock-faced, coursed ashlar limestone. The same stone is used for the base of the front porch. Assymetrical in plan, the massing is centered around a rectangular block with a steeply pitched hip roof. On the main facade, a massive overhanging gable and on the south facade a massive gambrel contribute to the picturesque-ness of the design. All primary roof surfaces are covered with slate shingles.

The Carpenter House is of frame construction and the exterior is sheathed in Milwaukee cream brick on the first two floors. Wood shingles are used to sheath the gable ends, the second level of the corner tower and the bulbous roof over the second floor balcony. The brick is laid in common bond and trimmed with stone belt courses. The architectural character of this structure resulted from the assymetrical massing and the treatment of individual details. Inset in the brick-work are a number of foliated carved stone panels. The front porch is defined by a massive arch which springs from Romanesque style columns with foliated capitals. The main entry is recessed behind the porch. All of the windows are wooden double hung sash.

The Carpenter House is located on a heavily travelled commercial artery. Once a semi-rural part of the West side, the house stood just outside the western city limits when it was built. This explains why no building permit records exist for this structure. Originally sited on a large, spacious lot, it has been progressively encroached upon by the widening of the street, the development of the commercial strip to the north and the construction of Hope Lutheran Church to the south.

There have been some alterations to the Carpenter House. The upper portion of the corner tower was removed and in 1958, when the church was built, a passageway and entry was constructed to connect the church to the south facade of the house. The church purchased the Carpenter House in 1945 and in 1950 it was as used as the church parsonage. It is now the Hope Parish House and is used for related church functions.(B)

ARCHITECTURAL/ENGINEERING STATEMENT OF SIGNIFICANCE

The Michael Carpenter House is locally significant as an important example of Queen Anne style residential architecture. Built about 1890 for Carpenter, it is among the best preserved Queen Anne residences in the city. Though the architect is unknown, the Carpenter House was surely designed by an accomplished architect. In terms of Queen Anne houses in Milwaukee, the Carpenter House ranks among the City's finest.

690 BIBLIOGRAPHIC REFERENCES (SOURCES)

- (A) Milwaukee City Directories (1868-1960)
- (B) Woehrman, Paul J. Coming of Age. A History of an Urban Congregation, Milwaukee: Hope Lutheran Church, n.d.
- (C) The Evening Wisconsin Newspaper Reference Book, Wisconsin and Milwaukee Men and Events. Milwaukee: The Evening Wisconsin Co., 1914, p. 153.
- (D) Old Settlers Club Obituary File Book #2, Milwaukee County Historical Society: unpublished scrapbook of randomly collected newspaper clippings, p. 185.

700 STUDY UNITS (CODE)

350 Demolished

_____ Yes _____ No

360 Date Demolished

HISTORICAL BACKGROUND

Michael Carpenter was a native of Milwaukee born here in 1846. He attended local schools and with his wife opened a bakery at North 8th & St. Paul Streets in 1871. He had been listed in the city directories as early as 1868 working as a baker for the firm of Caldo and Brereton. In 1874, Carpenter opened his Grand Avenue bakery at what is now North 5th Street and West Wisconsin Avenue. He maintained a retail shop on this site until 1923. The Carpenter Building now stands on the site. During the late 1870s and the 1880s, Carpenter was in partnership with Edwin A. Fryans and Herbert W. Underwood. Fryans left the business in 1881. The bakery was sold to the National Biscuit Company (NABISCO) in 1895 and Carpenter became the director of the company in Milwaukee and district manager for Wisconsin with Underwood as assistant manager. NABISCO had been in Milwaukee since 1890 as the American Biscuit and Manufacturing Company. In 1894 it merged with New York Biscuit and U.S. Biscuit to form NABISCO; Carpenter became director of the company in 1895. Carpenter stayed with NABISCO until 1900 operating the Grand Avenue shop and the production facility constructed in 1891 at 222 East Erie Street (extant). When Carpenter left NABISCO in 1900 he purchased back the Grand Ave. shop from the conglomerate and the business was known as the Carpenter/Skiles Baking Company from 1901 to 1905. Carpenter was president with his sons Joseph as vice-president and Anthony as treasurer, and Skiles as secretary. In 1906 a third Carpenter son, Matthew, replaced Skiles as secretary and the company was known as the Carpenter Baking Company. A three story production facility was built at 530 North 7th St. in 1914. (No longer extant). The company grew significantly from this point and at Carpenters death in 1926, at his N. 35th St. home, it was reported that his bakery was one of the largest independent operations in the country. Production ran 24 hours a day producing Betsy Ross label white bread. After Carpenter's death, the business was run by various family members until 1954. Still known as the Carpenter Baking Company it was run by non-family members until it became defunct in 1960.

HISTORICAL STATEMENT OF SIGNIFICANCE

Michael Carpenter was a civic leader and served on the fire, police and sewerage commissions. He also was an advocate for the Great Lakes-St. Lawrence Seaway and an amateur intensive farmer who was a recognized authority on the preservation of trees. (A,C,D)