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(Approved 2/87)

OMB No. 1024-0018

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Form (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries on a letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name Desmond-Farnham-Hustis House  
other name/site number N/A

2. Location

street & number 1535 North Marshall Street N/A not for publication  
city, town Milwaukee N/A vicinity  
state Wisconsin Code WI county Milwaukee code 079 zip code 53202

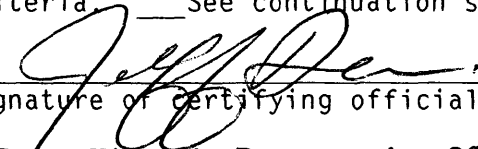
3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-Local	<input type="checkbox"/> district	<u>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>—</u>	<u>—</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>—</u>	<u>—</u> structures
	<input type="checkbox"/> object	<u>—</u>	<u>—</u> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing: N/A No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register criteria. \_\_\_ See continuation sheet.

X 

Signature of certifying official

12/4/89  
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.

Signature of commenting or other official

Date

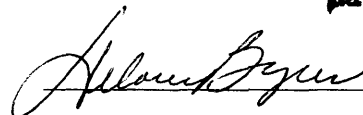
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

**Entered in the  
National Register**

- X entered in the National Register.  
\_\_\_ See continuation sheet
- \_\_\_ determined eligible for the National Register. \_\_\_ See continuation sheet
- \_\_\_ determined not eligible for the National Register.
- \_\_\_ removed from the National Register.
- \_\_\_ other, (explain:)



1/18/90

Signature of the Keeper Date

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

Domestic/Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_

Domestic/Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)	
Gothic	foundation walls	Limestone brick
	roof	asphalt
	other	stone
		iron

Describe present and historic physical appearance.

General Character

The Desmond-Farnham-Hustis house is located on Milwaukee's lower east side approximately one mile northeast of the central business district. It is situated on a lot measuring 52 feet wide by 127 feet deep that fronts on the west side of Marshall Street. The house is set back from the sidewalk behind a small lawn. At the rear of the property is a one-and-one-half story carriage house approached by a drive that runs along the south property line. The Desmond-Farnham-Hustis house is located just a couple of blocks north of the once prestigious Yankee Hill neighborhood where Milwaukee's prosperous pioneer settlers had built their homes. Because of its proximity to Yankee Hill, the Marshall Street area became a desirable upper middle class residential district after the Civil War. Much of the original building fabric remains in the neighborhood today. The Desmond-Farnham-Hustis house is bordered on the north by a frame house built in the late 1880s and on the south by a late 1920s apartment building that was built in what had been the side yard of the house. Across the street is a nearly intact block of nineteenth century houses interrupted by only one modern apartment building.

The Desmond-Farnham-Hustis house, built in 1876, is a two-and-one-half story eclectic Victorian Gothic style residence constructed of cream brick. The house rests on a rock-faced limestone block foundation. The house is basically rectangular in shape with shallow wings projecting from its north and south elevations. The complex roof is composed of a deck-on-hip intersected by gables on each of the four elevations. The roof is sheathed with asphalt shingles. A brick chimney with a corbelled cap pierces the south slope of the roof while iron cresting ornaments the perimeter of the roof deck.

The asymmetrical facade consists of two principal components, a broad, slightly projecting, two-story, front-gabled pavilion and a narrow bay containing the main entrance. The gabled portion is fenestrated with four rectangular, one-over-one sash windows, two per floor, surmounted by a small pointed window in the gable at the attic story. The recessed entrance bay contains a pair of tall, glass and wood paneled double doors sheltered by a bracketed wooden porch at the first story, which has chamfered posts on square plinths and pierced carved capitals and brackets. The porch is approached by a flight of five wooden steps. A single sash window is located above the porch at the second floor level. The gable eaves are ornamented

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with elaborate carved and scroll sawn bargeboard trim and brackets. Iron cresting adorns the roof of the porch. The windows have segmental brick hood moulds with incised stone keystones, label stops, and also incised footed sills.

The south elevation features a shallow, projecting gabled pavilion that has a one-story bay window at the first story level with a bracketed cornice and iron cresting. A side porch in the ell extends east from the bay window toward the front wall of the house. The porch has square chamfered posts and a bracketed cornice similar in design to the front porch. A balustrade of turned wood balusters spans between the posts. Wooden steps at the east end of the porch lead down to the front lawn. Like the facade, this elevation features one-over-one sash windows enframed with brick hood mouldings featuring stone keystones and label stops. Stone is also used for the moulded sills. A single, small pointed window in the gable lights the attic story. The elaborate scalloped barge boards and brackets on the gable resemble those on the facade, although they are not identical. One unusual feature is the large scrolled bracket that supports a small false balcony platform outside the attic window.

The relatively plain north elevation is similar in composition to the south elevation, but lacks the bay window and side porch. The barge board and brackets at the eaves are identical to those on the south elevation. A door is located at the west end of this elevation and is sheltered by a small pent roof supported by ornamental brackets. The randomly placed windows have brick hood moulds with stone trim.

The rear of the house is utilitarian in character and features a plain gable ornamented with a small pointed window at the attic story. A small square window at the second story surmounts the glass enclosed wooden porch that shelters the door to the kitchen.

At the rear of the property directly behind the house is a one-and-a-half-story, cream brick carriage house. The rectangular building has an asphalt-shingled, cross gabled roof. A louvered wooden cupola surmounted by a finial is located at the crossing of the gables. The east elevation features a four-over-four sash window in the gable enframed by cusped bargeboards. Two wide wooden double doors made of diagonal carsiding are set in rectangular openings at the first floor level. Changes in the brick around these doors indicate that they were added later. The south entrance to the carriage house was probably originally intended to be the primary carriage entrance to the building. It retains its original large, wooden double carriage doors set into a segmentally arched opening oriented to the south where the original

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drive to the barn approached the building through the large side yard, now the site of an apartment building. Above the entrance, under the gable, is a pair of wooden double doors that open to the hay loft. Two tall four-over-four sash windows with brick hood moulds flank the ground floor entrance.

Changes to the exterior of the house have been minimal. Some rebuilding of the porch decks and steps is evident. A large, single-paned, rectangular window near the southeast corner of the house appears to have been a late nineteenth century alteration.

The interior of the house reflects the side hall plan arrangement typical of city houses of the period. The entrance is located at the north end of the facade. The street doors open into a small vestibule. The inner pair of arched double doors with etched glass lead to the stair hall with its black walnut staircase curving up to the second story along the north wall. The staircase features scrolled step ends, polygonal balusters, and a massive flame finial topped octagonal newel post. The double doors to the front parlor are located to the left of the staircase. At the rear of the stairhall are doors to the back parlor and the dining room. The old etched-glass double doors now leading into the parlor were added by the present owner to replace the original doors which had been removed. The front and rear parlors extend along the south side of the house and are separated by pocket doors. Each parlor features an original marble chimney piece. The fireplace in the front parlor has a rectangular opening, while the fireplace in the rear parlor has an arched firebox opening. The rooms also retain their original plaster cornices, ceiling medallions, door and window casings, and baseboards. The rear parlor has access to the side porch and is illuminated by a three-sided bay window. The rear parlor is separated from the dining room by pocket doors. The dining room retains its original mouldings, door and window casings, ceiling medallion, and floor, which is made up of alternating strips of dark and light wood. The dining room's east wall is curved to accommodate the curve of the staircase on the other side of the wall. The pantry and kitchen are located at the rear of the building, behind the dining room and rear parlor. A bathroom was partitioned out of part of the original kitchen in 1977.<sup>1</sup>

Upstairs, the bedrooms and bath are arranged along a hallway that bisects the second floor from east to west. The largest and most ornately decorated room on this floor is the master bedroom which extends across the front of the house. It features an original marble fireplace and an alcove dressing area, separated from the rest of the room by large plaster brackets. An original sink with a marble splash board is located just outside the alcove. There are four other bedrooms that are simply finished with plaster walls and moulded woodwork. A plain, rear stairway leads down to the kitchen/pantry area.

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FOOTNOTE

<sup>1</sup>Milwaukee City Building Permits, 1535 North Marshall Street, May 3,  
1977.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:    nationally    statewide   X   locally

Applicable National Register Criteria   A   B   X  C   D  
Criteria Considerations (Exceptions)   A   B   C   D   E   F   G  
Areas of Significance

(enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1876 <sup>1</sup>	1876
	Cultural Affiliation	
	N/A	
Significant Person	Architect/Builder	
N/A	Unknown	

State significance of property, and justify criteria, criteria considerations, and areas and period of significance noted above.

Significance

The Desmond-Farnham-Hustis house and carriage barn are being nominated to the National Register for their local significance in the area of architecture, Criterion C. The Desmond-Farnham-Hustis house is architectural-ly significant as an excellent example of an eclectic, brick, Victorian Gothic style residence with matching carriage house. Both the exterior and interior of the house exhibit the fine craftsmanship that characterized upper middle class housing in Milwaukee during the mid-1870s. The house is the most ornate and best preserved of the few substantial, high style, brick residences remaining intact from this period on the city's lower east side.

Architectural Significance

The Desmond-Farnham-Hustis House is architecturally significant as one of the city's finest remaining Victorian Gothic-style masonry house. The Gothic style, in its various manifestations, enjoyed a long period of popularity in nineteenth century Milwaukee. The Gothic Revival style appears to have been moderately popular in Milwaukee in the 1850s and 1860s, although only a few examples remain today. Its later manifestation, the Victorian Gothic, was extremely prevalent in the 1870s and early 1880s and was employed in the design of commercial, religious and residential buildings until it was supplanted by the Queen Anne style in the mid-1880s.

The Gothic Revival-style buildings of the 1850s and 1860s were characterized by steeply-pitched, multi-gable roofs. Generally, the building profiles were often rambling and asymmetrical with picturesque massing.

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Popular design motifs included pointed windows, label mouldings over windows and doors, and delicate bargeboard trim executed in an open, curvilinear, loopy or scalloped form at the eaves. Long verandas were attached to the exteriors and were lightly structured with delicate ornamentation or fretwork. When these houses were built of frame construction, they were frequently sheathed with board and batten siding. Known examples from this period included the St. John's Episcopal Church Parsonage (1848-1850), once located in Walker's Point; the Russell Bennett House (1855-1856) at 3317 South Kinnickinnic Avenue; the stone cottage of Charles Gifford (1860s), formerly at 3419 West Wisconsin Avenue; the Mrs. J. H. Rogers House formerly at Twelfth Street and West Wisconsin Avenue (c. 1865); and the Col. Theodore Yates House (1868) at 2710 West State Street. Of these, only the Yates and Bennett houses still survive, but have lost much of their original detailing.

The Victorian Gothic style, in contrast, seems to have been a widely popular style in Milwaukee especially among the upper middle class. It retained many of the features of the earlier Gothic Revival such as steeply pitched gables, pointed windows and bargeboard trim, but the amount of ornament was greatly increased, and the details were executed in a heavier manner and with more eclectic ornamentation. The graceful, airy, curvilinear bargeboard of the earlier period, for example, were replaced with ponderous, intricately pierced and incised designs of great originality, frequently depicting spiky, abstract floral patterns. Houses were built of both wood and brick in about equal number. There was extensive use of polychromy, such as brick contrasting with stone banding and the local cream colored brick was often painted or stained red to accentuate the contrast with the buff stone trim. Patterned roofs of multicolored slate or painted wood shingles were also in vogue. Iron cresting was popular as were wood or iron finials at the peaks of gables. Drop pendants were employed to ornament porches and gables. It was during this period that the distinction between Victorian Gothic and Victorian Italianate became blurred as Gothic-inspired ornamentation found its way onto Italian villa-style houses.

The Victorian Gothic style appears to have been introduced to Milwaukee with the construction of the Northwestern Mutual Life Insurance Building in 1870 at the northwest corner of Broadway and East Wisconsin Avenue, designed by the city's premier architect of the period, Edward Townsend Mix. The highly polychromatic building was patterned after English examples of the High Victorian Gothic genre. Mix produced a number of commercial, religious, and residential buildings in this style throughout the decade including the still extant Immanuel Presbyterian Church (1873) at 1100 North Astor Street (NRHP 12/27/1974), the Jewett and Sherman Building (1875) at the southwest corner of Broadway and East St. Paul Avenue (Historic Third Ward Historic District, NRHP



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3/8/1984), and such outstanding residences as the Jason Downer House (1874) at 1201 North Prospect Avenue (First Ward Triangle Historic District, NRHP 3/19/1987). Other architects who worked in this style included C. A. Gombert, who designed the Lipps Building (1878) at 1103 North Old World Third Street (Old World Third Street Historic District, NRHP 3/19/1987) and James Douglas, who designed the Fisk-Holbrook-Day House in Wauwatosa (c. 1874) and the Elias A. Calkins Doublehouse (1875) at 1612-1614 East Kane Place (under review for National Register listing).

The Desmond-Farnham-Hustis House is significant as an exceptional surviving example of the Victorian Gothic style. It exemplifies the hybrid merging of the more cubic Italianate form of massing with the steep roofs and ponderous detailing. The more compact Italianate house type was better suited to the city's narrow lots than the rambling Gothic Revival house type of the 1850s. The Desmond-Farnham-Hustis House retains virtually all of its abundant and highly original decoration and serves as a good example of a Victorian Gothic upper middleclass residence. With the loss of so many other examples, it is one of the best-preserved, masonry, Victorian Gothic style, single-family houses in the city. It is especially noteworthy since it retains its matching brick carriage barn at the rear. The house's interior also retains its period appearance.

### History

The block on which the Desmond-Farnham-Hustis house stands was once part of a large parcel platted by Morgan L. Martin on October 2, 1837.<sup>2</sup> The property is part of the area roughly bounded by Cass Street, Humboldt Avenue, Brady Street, and Juneau Avenue, in which residential blocks were divided into four large lots, or quarter blocks, rather than into the numerous smaller lots commonly found in Milwaukee subdivisions of the period. Each quarter block typically measured approximately 180 feet by 127 feet in dimension. The Desmond-Farnham-Hustis house is located on Quarter Block 57 on the block bounded by Marshall, Lyon, Cass and Pleasant Streets.

Quarter Block 57 changed hands numerous times over the years after Martin sold it and by 1862 the still vacant parcel was owned by Alfred P. Arnold of New York.<sup>3</sup> The 1858 Walling Map shows that Quarter Block 57 was the only part of the block on which no structures had been built.<sup>9</sup> The Arnolds were always absentee owners and remained in New York. They finally subdivided and sold their quarter block as three 60-foot-wide lots in May of 1874.<sup>4</sup> James B. Turck, manager of the Cream City Railway and a real estate developer, purchased the northern two lots while Alexander Marquis, Jr., and his wife, Margaret, purchased the southernmost 60-foot lot. Marquis lived nearby and

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was the son of portrait painter Alexander Marquis. Alexander Marquis, Jr., was also sometimes listed as an artist and sometimes as a grocer. Turck further subdivided his two lots into three lots, each 40 feet wide, and sold each to a different party in September of 1874.<sup>6</sup> Marquis sold his lot to Thomas Desmond for \$2,300 on April 23, 1875. On November 8, 1875, Desmond expanded his site by acquiring the 40 feet to the north of his lot for \$1,860. Desmond then had a 100-foot frontage on Marshall Street.

Thomas Desmond (1833-1901) was born in Little Falls, New York, the youngest of three sons in a family of six children headed by Humphrey Desmond. The family was of Norman-Irish descent. In 1842, when Thomas was nine years of age, the family moved to Wisconsin and settled near Cedarburg where they had a farm of several hundred acres. After completing his education at local schools, Desmond worked on the family farm and taught school in the winter months, developing a lifelong interest in education. Desmond relocated to Milwaukee in 1866 and held the position of Milwaukee School Board Secretary from 1866 to 1880. After leaving the school board, Desmond spent the final 20 years of his life as the state manager of the Connecticut Mutual Life Insurance Company, which had its state headquarters in Milwaukee. All of Desmond's nine children attended the normal school or the state university. Two of his four daughters later worked as teachers in Milwaukee, and his five sons were active in publishing, real estate, banking, advertising, and education. Desmond was described as a "consistent, conscientious, honorable" person as well as "courteous, kind and affable." Desmond died at his home at 1648 North Van Buren Street (razed) on May 6, 1901. His widow<sup>8</sup> Joanna Bowe Desmond, survived him until 1917, when she died at the age of 83.

Desmond's purpose in purchasing the property on Marshall is somewhat unclear. The size of the lot indicates that he wanted to build a substantial building on the site, but whether it was to be for his own use may never be determined. The Milwaukee Sentinel did report on September 25, 1876 that work had begun on a large, single residence for Thomas Desmond on Marshall Street to cost \$4,500.<sup>9</sup> No architect was named in connection with this project. City tax rolls indicate that the house was completed in 1877 when the value of the improvements on the property rose from 0 to \$3,500.<sup>10</sup> Either financial reversals prevented the Desmonds from moving into the new house or else it was always intended to serve as an investment property. Desmond does not appear to have been a speculator, however, and is not known as of this writing to have had any other income properties. The size of the house and the high quality craftsmanship and detailing lavished upon it contrast with the simplicity of the modest frame house on Humboldt Avenue, between Ogden and Lyon Streets, where the Desmonds lived throughout this period (razed).<sup>11</sup>

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The first occupants of 1535 North Marshall Street were James and Frederick S. Ackerman, probably father and son, who lived there from 1878 through 1881 after which they apparently moved out of the city. The city directories show both men either without occupations or as clerks but affiliated with no particular company.<sup>12</sup> No biographical information could be found on them other than a Milwaukee Sentinel reference to a Frederick S. Ackerman purchasing a woolen mill in Burlington, Wisconsin, in December of 1879.<sup>13</sup> Thomas Desmond retained ownership of the property until April 10 of 1882, when he sold it to William H. Farnham and his wife, Mary Louise Du Four Farnham, for \$13,500.<sup>14</sup> Desmond may have used the proceeds from the sale to move to a better house, since in 1882 city directories show the Desmonds living at a different residence at the southwest corner of Humboldt Avenue and Pleasant Street (razed). In 1885 the family moved to yet another house at 1648 North Van Buren Street (razed).

The Farnhams were somewhat more affluent than the Desmonds. The family consisted of 43-year-old William H., his wife, Mary Louise, son William H., Jr., daughters Alice and Lillian, and Mr. Farnham's widowed mother, Eliza Farnham. It is likely that the Farnhams constructed the large brick carriage house to the rear of the property, since the value of the improvements on the tax rolls increased from \$4,000 to \$5,250 between 1881 and 1882, an increase not experienced by other adjacent properties.<sup>15</sup> The Farnhams further increased the size of their lot by purchasing the 40-foot-wide lot adjacent to the north for \$2,800 on September 12, 1883. They later sold off 30 feet of this property to Mary C. Patterson for \$4,000 on July 15, 1887, and a house was built on this site.<sup>16</sup> The Farnhams' property ultimately had a 110-foot frontage on Marshall Street.

William H. Farnham was born in New York. In 1856 he came with his parents and two sisters to Wisconsin where they settled in Horicon. Farnham completed his education at Horicon High School and took a position as deputy postmaster under John Randolph. After applying for a job as bookkeeper in response to a blind ad in the Milwaukee Sentinel, Farnham was invited to work for the Northwestern Mutual Life Insurance Company and started at six dollars per week salary.<sup>17</sup> This was shortly after the company's move from Janesville to Milwaukee in 1859. During the Civil War, Farnham and several of his co-workers took a leave-of-absence from their jobs to enlist in the Army. During the course of the Civil War, Farnham served in the office of the quarter master general in St. Louis. Farnham returned to the Northwestern Mutual Life Insurance Company in 1865. Over the next few years he rose in the company ranks to become the company's assistant secretary; he was also the right-hand man to company president Henry L. Palmer. Farnham was described as an extremely conscientious and trustworthy employee, known for his integrity.

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Farnham appears to have been a workaholic and is said to have foregone vacations and worked many late hours. Known as a man of regular habits, devoted to his work, family and church, Farnham shocked the community with his tragic suicide at work on Thursday, March 6, 1890. In a second floor meeting room, Farnham shot himself in the heart and died before fellow employees could revive him. Since his "domestic relations were of the pleasantest nature," Farnham's suicide was attributed to overwork and resulting mental anxiety, despite the fact that company officials had hired assistants for Farnham and recommended that he take it easy.<sup>18</sup> It was said in the press that he "had allowed himself to become almost a piece of machinery, and the machinery broke down."<sup>19</sup> Following funeral rites at his home, Farnham was buried at Forest Home Cemetery.<sup>20</sup>

After Farnham's will was probated, his widow sold the house on Marshall Street to Laura A. Hustis for \$23,000 on May 26, 1892. Hustis assumed a \$5,500 mortgage on the property. Mary Louise Farnham subsequently moved down the block and around the corner from her former home and lived at 916 East Lyon Street until her death in 1926.<sup>22</sup>

Laura Ann Ludington Hustis (January 26, 1814 - December 27, 1900) was the wife of John Hustis (October 22, 1810 - September 19, 1907), a pioneer Milwaukeean and founder of the town of Hustisford, Wisconsin, in Dodge County.<sup>23</sup> John Hustis had been trained as an attorney, but left that profession to engage in real estate development through which he allegedly made a fortune. Both native New Yorkers, the Hustises first settled in Milwaukee. John Hustis is credited with building the city's first brick commercial block at the northwest corner of Juneau Avenue and North Third Street (now King Drive). Around 1852 the family moved to Hustisford, but beginning in 1868 maintained a second residence in Milwaukee so that their children could take advantage of the better educational opportunities in the thriving metropolis. The five Hustis children included Mary Elizabeth (died May 25, 1883), Josephine L., Amelia Augusta (died in infancy on July 14, 1845), Florence L. (Mrs. Van Wyck Anthony), and Charles Joseph (November 6, 1851 - March 12, 1897). One biography indicated that the family still considered Hustisford their primary residence.<sup>24</sup> Milwaukee City Directories show that, from the late 1860s through 1886, the Hustisses lived intermittently at a residence at 1922 Spring Street (now West Wisconsin Avenue). John Hustis is last listed in the Milwaukee city directories in the early 1870s; his wife and Charles J. continued to be listed at the Spring Street address into the 1880s. Interestingly, miscellaneous Milwaukee Sentinel references refer to the house as being Mrs. Hustis's, thus implying that she and her husband were probably living apart for considerable periods of time. Their Spring Street house was later razed to provide a site for the construction of the Captain Frederick Pabst mansion.

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One biographical source indicates that Charles J. Hustis was born in 1861, but his death notice in the Milwaukee Sentinel on March 13, 1897 indicates that he was 46 years of age at the time he succumbed to pneumonia.<sup>25</sup> He was most likely born in 1851. This would agree with the City Directory, which first listed a Charles J. Hustis in 1874 with the occupation of bookkeeper at the Bank of Commerce, a position unlikely for a 13-year-old boy. By 1879 Charles Hustis worked as a grain dealer and continued to live with his mother. When Charles became listed as a stockbroker in 1887, he moved to today's 822 North Twenty-sixth Street, and Mrs. Hustis's whereabouts become unclear since her name is absent from the directories for a number of years. Charles subsequently went into the real estate business. Mrs. Hustis's daughter, Josephine Hustis, appears in the directories at 1535 North Marshall Street in 1893, and in the following year, Mrs. Hustis and Charles are also shown living at this address. Mrs. Hustis evidently preferred living in Milwaukee for she lived continuously in the Marshall Street house until her death in 1900. Her husband continued to live in Hustisford where he died at the age of 97 in 1907. Prior to her death, Mrs. Hustis had deeded the Marshall Street house to her spinster daughter, Josephine, on July 10, 1899, and confirmed this transaction in her will dated August 15, 1899.<sup>26</sup>

Josephine L. Hustis lived at 1535 North Marshall Street for the remainder of her life. Beginning around 1905, her nephews, Percival B. and Roland L. Hustis, lived in the house with her. After finishing school, the nephews worked as clerks. Then in 1912 Miss Hustis's nephews established the Hustis Brothers auto dealership at 419 East Wells Street. The business moved to 2055 North Summit Avenue in the following year and added a service department. Roland took charge of Hustis' Service Garage while Percival took Frank P. Lynch as a partner in L & H Auto Sales in 1915. Percival left the Summit Avenue location the following year to work for Motor Car Sales Co. at 919-921 North Jefferson Street (razed). Both men kept at their respective occupations until they went into the Army during World War I. After the War, Roland worked as a draftsman (1920) and salesman (1921, 1927) and is frequently shown without an occupation. After a year or two away from Marshall Street in the early 1920s, Roland and his wife, Vivian, moved back to Marshall Street in 1923 after his aunt's death. He eventually became president of the Multiple Disperser Corp. (1928). After the war, Percival Hustis returned to the auto business as vice-president of the Kent Hustis Co. (1920, 1921). After that he worked in auto sales on Van Buren Street (1923). Subsequently, he worked as salesman, department manager, and later as an auto dealer for the Ford Motor Company. He eventually had a dealership at the 3500 block of Oakland Avenue in Shorewood.<sup>27</sup>

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Josephine L. Hustis died in 1922 or 1923. Her nephews continued to live in the Marshall Street house through 1927. In September of 1928, the south 58 feet of the property was sold to an investment company, and the 36-unit Savoy Apartments was constructed on the site.<sup>28</sup> The house and carriage barn were left with only a 52-foot-wide lot. The property was next occupied by carpenter William Metz between 1928 and 1931. In 1932 welder Leo Smith and his wife, Olive, lived in the house. John and Rose Kujawski subsequently acquired the house in 1933 and converted it into a rooming house. They remained there for many years, and the house was acquired by the present owner, Fred Weinman, in 1968.<sup>29</sup> Mr. Weinman currently has four tenants who rent the former upstairs bedrooms while he occupies the entire ground floor. Weinman added a bathroom on the first floor in 1977, but has otherwise not changed the building.<sup>30</sup>

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FOOTNOTES

- <sup>1</sup>Milwaukee Sentinel, Sept. 25, 1876, p. 8, col. 1.
- <sup>2</sup>Milwaukee County Register of Deeds and Mortgages, Oct. 2, 1837, Vol. E, p. 111.
- <sup>3</sup>Deeds, Vol. 74, pp. 91, 92, and 94.
- <sup>4</sup>H. F. Walling, Map of the County of Milwaukee, Wisconsin (New York: M. H. Tyler, 1858).
- <sup>5</sup>Deeds, Vol. 136, pp. 260, 316.
- <sup>6</sup>Deeds, Vol. 139, pp. 247-249.
- <sup>7</sup>Deeds, Vol. 142, p. 124; Vol. 146, p. 97.
- <sup>8</sup>William George Bruce, History of Milwaukee City and County (Milwaukee: S. J. Clarke Publishing Company, 1922), Vol. 3, p. 198; "Old Educator Dead," Obituary in Milwaukee Sentinel, May 7, 1901, p. 8, col. 3.
- <sup>9</sup>Milwaukee Sentinel, Sept. 25, 1876, p. 8, col. 1.
- <sup>10</sup>Milwaukee City Tax Rolls, 1876, p. 19 and 1877, p. 17.
- <sup>11</sup>Rascher's Fire Insurance Atlas of the City of Milwaukee, Wisconsin (Chicago: Charles Rascher, 1888), Vol. 3, p. 160.
- <sup>12</sup>Milwaukee City Directory, 1877-1882.
- <sup>13</sup>Milwaukee Sentinel, Dec. 6, 1879, p. 8, col. 2.
- <sup>14</sup>Deeds, Vol. 176, p. 60.
- <sup>15</sup>Tax Rolls, 1881, p. 22 and 1882, p. 22.
- <sup>16</sup>Deeds, Vol. 189, p. 244 and Vol. 234, p. 579.
- <sup>17</sup>"To Be Buried To-Day, Sketch of the Early Life of William H. Farnham. How He Came to Milwaukee," Milwaukee Sentinel, March 8, 1890, p. 3, col. 1

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<sup>18</sup>"A Terrible End: Wm. H. Farnham's Suicide in a Locked Room," Milwaukee Sentinel, March 7, 1890, p. 1, col. 2.

<sup>19</sup>Milwaukee Sentinel, March 7, 1890, p. 4, col. 3.

<sup>20</sup>"Buried at Forest Home," Milwaukee Sentinel, March 9, 1890, p. 1, col. 6.

<sup>21</sup>Deeds, Vol. 285, p. 571.

<sup>22</sup>Milwaukee City Directory, 1890-1947.

<sup>23</sup>Royal Brunson Way, ed., The Rock River Valley (Chicago: S. J. Clarke Publishing Co., 1926), Vol. 3, pp. 221-222.

<sup>24</sup>Ibid., Milwaukee County Historical Society Newspaper Clipping Collection, John Hustis, Reels 88 and 103; Milwaukee Sentinel, July 15, 1845, p. 2, col. 4 and May 26, 1883, p. 5, col. 5.

<sup>25</sup>Way, Rock River, p. 222; Milwaukee Sentinel, March 13, 1897, p. 3, col. 3.

<sup>26</sup>Deeds, Vol. 409, p. 351, Vol. 429, p. 395.

<sup>27</sup>Milwaukee City Directory, 1900-1930.

<sup>28</sup>C. J. Keller & Son, Plans for the Savoy Apartments dated Sept., 1928, Milwaukee City Records Center, Reel 11, Plan No. 28.

<sup>29</sup>Milwaukee City Directory, 1927-1968.

<sup>30</sup>Milwaukee City Building Permits, 1535 North Marshall Street, May 3, 1977.



9. Major Bibliographical Reference

SEE CONTINUATION SHEET

Previous documentation on file (NPS):   X   See continuation sheet  
   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  
  X   Local government  
   University  
   Other

Specific repository:  
   Historic Preservation Commission  
   809 North Broadway  
   Milwaukee, WI 53202

10. Geographical Data

Acreage of property    Less than one acre

UTM References

A	<u>  1/6  </u>	<u>  4/2/6/6/3/0  </u>	<u>  4/7/6/6/5/6/0  </u>	B	<u>  /  </u>	<u>  / / / / /  </u>	<u>  / / / / / / /  </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>  /  </u>	<u>  / / / / /  </u>	<u>  / / / / / / /  </u>	D	<u>  /  </u>	<u>  / / / / /  </u>	<u>  / / / / / / /  </u>

   See continuation sheet

Verbal Boundary Description

Partition of the east half of the southwest 1/4 Sec. 21-7-22  
Quarter Block 57, north 52 feet of south 102 feet.

Boundary Justification

The boundaries include only the land upon which the Desmond-Farnham-Hustis House now stands.

11. Form Prepared By

name/title	<u>  Les Vollmert/Carlen Hatala  </u>	Date	<u>  May 10, 1989  </u>
organization	<u>  Dept. of City Development  </u>	telephone	<u>  (414) 223-5705  </u>
street & number	<u>  809 North Broadway  </u>	state	<u>  WI  </u>
city or town	<u>  Milwaukee  </u>	zip code	<u>  53202  </u>

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