

United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

This form is for use in nominating or requesting 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 Brewers Hill Historic District

other names/site number N/A

2. Location

street & number See inventory N/A not for publication

city or town City of Milwaukee N/A vicinity

state Wisconsin code WI county Milwaukee code 079 zip code 53212

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

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 certifying official/Title

Date

State or Federal agency and bureau

Brewers Hill Historic District
Name of Property

Milwaukee County, Wisconsin
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:)

Entered in the
Signature of the Keeper Guym. Rapsley Date of Action 4/27/95

5. Classification

Ownership of Property (check as many boxes as apply)
Category of Property (Check only one box)

- ☒ private
☒ public-local
☐ public-state
☐ public-federal
☐ building(s)
☒ district
☐ site
☐ structure
☐ object

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

Contributing	Noncontributing	
223	18	buildings
0	0	sites
0	0	structures
0	0	objects
223	18	Total

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

Number of contributing resources previously listed in the National Register

Brewer's Hill MRA

93

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: Single dwelling
DOMESTIC: Multiple dwelling
RELIGION: Religious facility

DOMESTIC: Single dwelling
DOMESTIC: Multiple dwelling
RELIGION: Religious facility

7. Description

Architectural Classification
(Enter categories from instructions)
LATE VICTORIAN: Italianate,
Queen Anne

Materials
(Enter categories from instructions)
foundation BRICK
walls WOOD: Weatherboard
BRICK
roof ASPHALT
other STONE
WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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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.)

☒ 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 achieved
significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance
(Enter categories from
instructions)

Architecture

Period of Significance

c1855-1929

Significant Dates

N/A

Significant Person

(Complete if Criterion B is
marked above)

Cultural Affiliation

N/A

Architect/Builder

Various (see continuation)

Brewers Hill Historic District
Name of Property

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9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (NPS):	Primary location of additional data:
<input type="checkbox"/> preliminary determination of	<input checked="" type="checkbox"/> State Historic Preservation Office
<input type="checkbox"/> individual listing (36 CFR 67) has	<input type="checkbox"/> Other State Agency
<input type="checkbox"/> been requested	<input type="checkbox"/> Federal Agency
<input type="checkbox"/> previously listed in the National	<input checked="" type="checkbox"/> Local government
<input type="checkbox"/> Register	<input type="checkbox"/> University
<input type="checkbox"/> previously determined eligible by	<input type="checkbox"/> Other
<input type="checkbox"/> the National Register	Name of repository:
<input type="checkbox"/> designated a National Historic	<input type="checkbox"/> WI Inventory of Historic Places
<input type="checkbox"/> Landmark	
<input type="checkbox"/> recorded by Historic American Buildings Survey #	
<input type="checkbox"/> recorded by Historic American Engineering Record #	

10. Geographical Data

Acreage of Property 69 acres

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

1 <u>1/6</u> <u>4/2/5/6/8/0</u> <u>4/7/6/7/7/1/0</u>	3 <u>1/6</u> <u>4/2/6/0/0/0</u> <u>4/7/6/6/9/9/0</u>
Zone Easting Northing	Zone Easting Northing
2 <u>1/6</u> <u>4/2/6/1/0/0</u> <u>4/7/6/7/7/1/0</u>	4 <u>1/6</u> <u>4/2/5/6/3/0</u> <u>4/7/6/6/9/9/0</u>
Zone Easting Northing	Zone Easting Northing
	<input type="checkbox"/> 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 Elizabeth L. Miller, Consultant (608-233-5942) for
organization Wisconsin Preservation Fund date 8-31-1993
street & number 117 East Lloyd Street telephone 414-374-9734
city or town Milwaukee state WI zip code 53212

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)

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 3/87)

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National Park Service

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Brewers Hill Historic District
Milwaukee, Milwaukee County, WI

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**INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE**

DESCRIPTION

SUMMARY

The Brewers Hill Historic District is located in Milwaukee, Wisconsin. It is a predominantly residential neighborhood located northwest of downtown Milwaukee on the west bank of the Milwaukee river. It is roughly bounded by North Avenue (north), Vine Street (south), North Hubbard Street (east), and North Second Street (west). The Brewers Hill Historic District consists primarily of one and two-story residences built between about 1855 and 1929. The district has many small workers cottages, and a high concentration of Italianate and Queen Anne/Colonial Revival transition style homes. Of the 334 properties in the district, 316 are contributing and 18 are non-contributing. 93 contributing properties were previously listed on the State Register and National Register as the Vine-Reservoir Historic District. The purpose of this nomination is to replace the documentation for the Vine-Reservoir Historic District, expand the boundaries to encompass a larger area of the Brewers Hill neighborhood, and rename the district.

SETTING

The Brewers Hill Historic District is a residential neighborhood uphill and northwest of Milwaukee's central business district. The residential areas north and east of the neighborhood were platted later and exhibit the character of a later period of architecture. Brewers Hill overlooks a late nineteenth century industrial area to the south, and the Milwaukee River to the southeast. The commercial district along Dr. Martin Luther King Jr. Street (formerly Third Street) lies west of the Brewers Hill Historic District.

PRESENT APPEARANCE

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The Brewers Hill Historic District consists of 23 partial or complete blocks. All are in Sherman's Addition, which was platted by 1845.¹

Brewers Hill combines large, two-story single- and two-family residences with small one-story cottages. The cottages are often located to the rear of the larger residences. Some lots have as many as three residences set one behind the other. There are also four apartment buildings, several commercial buildings, one industrial building, 2 churches and an elementary school in the district. The south end of the district, where the Italianate residences are concentrated, has revitalized, and most of the homes in this area are owner-occupied. The north end, where two-flats in the Queen Anne/Colonial Revival transition style predominate, is primarily rental. Slightly more than half (168) of the contributing buildings were built between 1885 and 1905. Twenty-six percent (83) were built between 1906 and 1930. Twenty percent (65) were built before 1885.

Historically, Brewers Hill (a reference to the breweries just south of the district) represented a cross-section of Milwaukee's German community. Business owners and their employees, professionals and laborers, lived here side-by-side in single family homes throughout most of the 19th century. Beginning in the 1890s, the density of the neighborhood increased as duplexes, also called two-flats, were built in the neighborhood. Moving houses into the district, or from the front to the back of a lot became common at the same time, further increasing density. Following World War I, the wealthier residents began moving out, and Brewers Hill took on a distinctly working class character. Other ethnic groups, notably Polish immigrants, joined the Germans in the neighborhood, although the Germans still dominated. Brewers Hill declined following World War II, but is revitalizing.

The residences are generally wood frame on brick or stone foundations, finished with weatherboard and/or shingles. Many of the earliest homes are brick. The buildings in the Brewers Hill

¹Landscape Research, Built in Milwaukee, (Milwaukee: City of Milwaukee, 1981, p. 4.

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Historic District vary in form and style. Of the 316 contributing buildings in the district, one-third (107) are frame vernacular, and do not exhibit the characteristics of any style, indicating the large number of workers cottages in the neighborhood. Among those buildings for which a style can be identified, the Italianate and Queen Anne/Colonial Revival transition styles predominate. Twenty-five percent (79) are Italianate. Fifty-seven combine Queen Anne and Colonial Revival elements. An additional 42 buildings show the influence of Queen Anne, but not Colonial Revival. There are also examples of Colonial Revival (4), Craftsman (14), Greek Revival (5), Gothic Revival (2), Mediterranean Revival (4), Dutch Colonial Revival (1) and masonry vernacular (1). Most of the buildings were designed by local builders, carpenters and masons, about whom little information has been found. There are also a few examples of the work of several late nineteenth and early twentieth century Milwaukee architects in the district including: Henry Messmer; Charles Gombert; Carl F. Ringer and Sons; Fred Graf; Marshall and Ryder; Schnetzky and Liebert; Leiser and Holst; Robert G. Kirsch; Wolff and Ewens; Kirchhoff and Rose; Buemming and Dick; and Augustin Wiskocil. The Brewers Hill Historic District retains a high degree of integrity in setting, materials, feeling, association and design, as evidenced by the fact that 95 percent of the buildings in the district are contributing.

The earliest buildings in the district are in the Greek Revival and Italianate styles. They were built between about 1855 and 1885. There are five Greek Revival residences in the Brewers Hill Historic District. Greek Revival buildings are generally rectangular in plan with a three bay front facade, a low-pitched gable roof with returned eaves, and an asymmetrically placed main entrance with sidelights. In Wisconsin, Greek Revival was the first national style to appear, and was built between 1830 and 1870.² Only two of the five Greek Revival houses in Brewers Hill

²Virginia and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1985), pp. 178-184; and Barbara L. Wyatt, ed., Cultural Resource Management in Wisconsin, three volumes, (Madison: State Historical Society of Wisconsin, 1986), II:2-3. Sources for the dates of construction include maps, tax rolls, city directories and newspaper articles. These are listed

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have retained good integrity. The house at 1836 North Palmer Street (c.1868) incorporates all the elements described above, but does have an early twentieth century entry porch. The Miller House at 1818 North Palmer Street (c.1868) is also front gabled with a three bay facade, off-center door and returned eaves. The shaped window and door surrounds on the first floor and the eave line brackets show the influence of the Italianate style.

There are 79 buildings in the district which either are Italianate, or are frame vernacular with Italianate details, making this style the most numerous. Built between about 1855 and 1885, Italianate residences are generally two-story buildings with a rectangular plan and a wide-eaved flat or low-pitched hip or gable roof. Brackets are typical. The windows are often tall and narrow, and may be round arched, paired or have hood moldings.³ There are both brick and frame Italianate residences in the Brewers Hill Historic District. Almost all were originally single family, but many have been subdivided. The house at 1825 North Second Street (1859) is a two-story cream brick building with a three-bay facade, plain cornice with brackets, stone lintels with an inset design and an off-center door with sidelights and a transom. A later brick example at 1823 North Palmer Street (1872, photo 1) features round-arched openings, stone sills, quoins, paired brackets and a double front door. The Hettenbock Grocery and House at 2015 North Palmer Street (c.1872, photo 2) is a simpler brick Italianate with a first floor storefront. There are segmental-arched windows on the second floor with hoods of raised brick, a plain cornice and a bull's-eye window. The Miller Brewery Bar I at 301 East Garfield Avenue (1880) is a commercial brick Italianate building with its canted corner, segmental-arched first floor windows, and brick corbelling. The Oldenburg House at 303 East Lloyd (c.1882, photo 3) is a frame Italianate residence. This house features a three-story tower with a mansard roof and carved wood cornice, two-story bays and ornately carved porch friezes. The Oldenburg House was moved to its present site in 1892. The Grundt House at 1830 North Second Street (c.1869, photo 4) is also frame. It has a three bay facade with a

in the bibliography.

³McAlester, pp. 210-14.

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center gable, a two-story bay and an asymmetrical door with sidelights and transom. The house at 2008 North Second Street (c.1875, photo 5) has segmental-arched openings with simple hoods and a bull's eye window in the gable end. The full facade front porch is not original. Next door at 2010 North Second Street (c.1877, photo 5) is a one-and-one-half story frame Italianate with a pair of narrow round-arched windows in the gable end, and an early twentieth century entry porch.

The Italianate-influenced frame vernacular houses in the district, built as late as the 1890s, are one or two stories tall with a front gable and Italianate window and door surrounds. These are the earliest workers cottages in the district. One such Italianate workers cottage is located at 1842 North Second Street (c.1875). This house has segmental and round-arched openings with simple Italianate surrounds. The Morse House at 2236 North Second Street (1870) is another workers cottage. This little house has a shallow center gable, plain cornice and tall narrow windows. The entrance porch is not original. There are many other good Italianate and Italianate-influenced buildings in the Brewers Hill Historic District. Fine brick examples include: 1849 North First Street (1875); 2018 North First Street (c.1874); 1824-26 North Second Street (1855, photo 4); the Jenner House at 1836-38 North Second Street (1873); 1906-10 North Second Street (c.1868); the Juhre House at 1918 North Second Street (c.1869); the Michelstetter House at 1746 North Palmer Street (c.1859); the Wheeler House at 1750 North Palmer Street (c.1885); 224 East Vine Street (1890) and the Schloemilch House at 101-05 West Vine Street (1877). Two-story frame examples include: 1811 North First Street (c.1877); the Hermann House at 1814 North First Street (c.1889); 2010 North First Street (c.1874); 2030 North First Street (pre-1895); 2140 North First Street (1890, photo 8); 1934 North Second Street (c.1882); 132 East Brown Street (1890); 125 West Brown Street (c.1889); 133 East Garfield Avenue (pre-1886); the Richards House at 216 East Garfield Avenue (c.1882); the Filter House at 2118 North Hubbard Street (1889); the Volckmann House at 2222 North Hubbard Street (1872); 230 East Vine Street (1890) and 102 West Vine Street (c.1873). Excellent Italianate workers cottages include: 1943 North Second Street (c.1873, photo 6, the only brick example); 210 West Brown Street (c.1888); 2227A North Palmer Street (c.1886); 220 East Lloyd Street (1876); 224 East Lloyd Street (1876); 228 East Lloyd

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Street (1876); 223 East North Avenue (c.1889, photo 7) and 117 West North Avenue (1887).

Queen Anne is second only to Italianate as the dominant stylistic influence in the Brēwers Hill Historic District. Characteristics of Queen Anne, built between 1885 and 1900, are an asymmetrical composition, an irregular roof line, towers, turrets, bays and porches. The exterior generally combines a variety of textures and materials. For example, a frame Queen Anne house may be finished with weatherboard on the first floor, but include shingles on the second floor or in the gable ends.⁴ Forty-two buildings in the district either are Queen Anne, or show the influence of Queen Anne and other, but not Colonial Revival, styles (this configuration will be discussed separately below). Fire Engine House Number 21, at 2050 North Palmer Street, was built in 1894. This brick building features a corner tower (in which hoses were hung to dry), patterned brickwork, Romanesque Revival corbelling and a bracketed cornice. The center gable is inset with the date of construction surrounded by floral motifs. Another institutional example showing both Queen Anne and Romanesque Revival influence is St. Marcus Schule at 2215 North Palmer Street (photo 9). Built in 1894 to serve the congregation of St. Marcus (German) Evangelical Lutheran Church (2205 North Palmer Street), the school was designed by prominent Milwaukee architect Henry Messmer. The cream brick school has a central three-story tower with a bell-cast pyramidal roof. The flanking parapeted gables and round-arched entry are characteristic of the Romanesque Revival. The brick house at 1843-45 North Palmer Street (photo 10) is unusual. Designed by local architect C.A. Gombert and built c.1881, the house features panels and belt courses of patterned brickwork. The mansard roof and brick window hoods suggest the French Second Empire style.

Fifty-seven buildings in the district combine Queen Anne and Colonial Revival elements. All were built between about 1890 and 1915. Most of the residential examples are duplexes. The Prinz House at 2052 North First Street, designed by Henry Messmer and built in 1894 (photo 11) features a corner turret rising above the roof-line, cross gables with Palladian windows and shingles in each

⁴Ibid., pp. 262-68.

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gable end, and a Colonial Revival entry porch. The Frey Duplex at 2228 North First Street, designed by Milwaukee architects Marshall and Ryder, was built in 1896. It also has cross gables inset with Palladian motifs, as well as a polygonal bay, round three-story corner tower, and a Colonial Revival porch with multiple Ionic columns. The two-flat at 1809-11 North Second Street (1897) is a good example of the many brick duplexes of this transitional style in the district. Designed by Milwaukee architect John Menge, Jr., the central two-story polygonal bay with cottage windows is flanked by one-story entry porches with fluted Doric columns. There is a Palladian window in the shingled, closed front gable. A mixed use commercial-residential example can be found at 2241-45 North Hubbard Street (photo 12, 1889). Although the storefront has been altered, this building retains its second story polygonal bay, ornamented with pilasters, and cross gables with shingled ends. Other good examples of the Queen Anne/Colonial Revival transition include: 1813-15 North First Street (1914), 2009-11 North First Street (1898); 2131-33 North First Street (1895, photo 13); 1909 North Second Street (1893), the Gandrey Duplex at 1945-47 North Second Street (1889); 2046 North Second Street (1892); 2138-40 North Second Street (c.1904); the Winter Duplex at 2144-46 North Second Street (1892); the Cordes Duplex at 2210-12 North Second Street (c.1895, photo 14); 204 West Brown Street (1894); 220-22 East Garfield Avenue (1905); 203-05 West Lloyd Street (c.1906); 1839 North Palmer Street (1914); the Romuender Building at 114-20 West Reservoir Avenue (1893); and 215 East Vine Street (c.1893).

The Chicago World Columbian Exposition of 1893 inspired residential designs that were loosely based on Classical and Colonial American building traditions, such as the Neo-Classical, Colonial, and Dutch Colonial revivals. Following World War I, residential architecture more accurately patterned after historical Colonial American and European precedents became popular.⁵

There are four examples of Colonial Revival influenced buildings without Queen Anne details in the district. This style was built before and after World War I, and is still popular in some form today. Colonial Revival homes are usually two-story frame or brick

⁵Ibid., p. 320.

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side-gabled buildings with a symmetrical main facade. The front entrance is usually set in the center, and is accented with a hood or a one-story entrance porch.⁶ The house at 1923-25 North First Street (1895) is one of the strongest examples of this style in the district. It is side-gabled with an almost symmetrical facade, and a pair of round-headed dormers. The brick apartment building at 204 West Reservoir Avenue (1926) has a symmetrical facade and central entrance. The sides are enriched with Craftsman style applied half-timbering.

The Dutch Colonial Revival style was also built both before and after World War I. Residential examples are generally two-story with a symmetrical facade. The identifying feature of this style is the gambrel roof.⁷ There is only one Dutch Colonial Revival influenced building in the Brewers Hill Historic District: the original building in the conglomeration of buildings at 101 East North Avenue. Designed by Milwaukee architect Frank H. Mueller and built in 1897, the original building is brick with a combination hip and gambrel roof, returned eaves and dormers. The building has served as a funeral home for many years. A 1927 brick chapel addition on the northwest corner of the complex obscures much of the original facade.

There are four buildings showing Mediterranean Revival influence in the district. Built primarily in the 1920s and 1930s, the inspiration for this style was drawn from Italy, Spain, Morocco and the Spanish American colonies. It is relatively uncommon in Wisconsin.⁸ The best example in Brewers Hill is the apartment building at 2237 North Hubbard Street (1928). This two-story brick building features pilasters topped with urns, a parapet with a barrel tile-clad pent roof, corbelling and wrought iron balconets. The main entrance is recessed within an ogee arch and framed with twisting columns. There is a pent roof with barrel tiles above. Two more modest examples of this style are the Rose Apartments at

⁶Ibid., pp. 320-22.

⁷Ibid.

⁸Ibid., pp. 397-410.

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1835 North Second Street (1922) and the apartment building at 2022 North Palmer Street (1927). There is also a simple commercial example with a pent roof on brackets at 108 West Garfield Avenue (1914).

The Craftsman style, built between about 1895 and 1920, was very influential in Wisconsin. This style was an outgrowth of the English Arts and Crafts movement, which rejected the industrial age and machines in favor of hand-crafted building traditions using natural materials. In the United States, the Craftsman style also represented a rejection of the classical traditions espoused at the World Columbian Exposition.⁹ There are 14 residences in Brewers Hill which incorporate elements of the Craftsman style. The duplex at 2051-53 North Palmer Street (1901) was designed by architects Henry Messmer and Son. It is primarily Queen Anne/Colonial Revival in style, but features Craftsman style exposed rafters on the porch, and stucco and applied half-timbering in the gable ends. The duplex at 2024-26 North First Street (1910) is a brick example, with stucco in the gable ends and a wall dormer with stucco and applied half-timbering. It was designed by Milwaukee architect Fred Graf. The house at 2128 North Second Street (c.1900) is a more informal variation of Craftsman style with its alternating bands of wide and narrow shingles, jerkinhead gables, short square porch piers and boxy hip roofed bay. Other good examples of Craftsman influenced design include: 1827 North First Street (c.1910); 2216 North First Street (1909); the Berges III House at 1923 North Second Street (c.1904); 1933-35 North Second Street (1890) and 117 East Lloyd Street (1905). Craftsman style porches, with battered piers, brackets and exposed rafters, were common additions to earlier homes throughout the district. The Bungalow is are often considered a part of the Craftsman movement. There is only one Bungalow in the Brewers Hill Historic District. This style features low-pitched gable or hip roofs, dormers, bay windows, exposed rafters, and brackets with knee braces.¹⁰ The house at 2214 North Palmer Street (c.1900) has a prominent side

⁹Ibid., pp. 452-54.

¹⁰Ibid., pp. 452-54.

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gabled roof, cutaway front porch and large dormer, but has been altered with the addition of aluminum siding.

There are two examples of Gothic Revival in Brewers Hill. The Second German Episcopal Church at 140 West Garfield Street was built in 1887. This cream brick church has parapeted cross gables and pointed arch openings. It is dominated by a square corner tower which rises 130 feet to the tip of its spire. St. Marcus Evangelical Lutheran Kirche (2205 North Palmer Street, photo 15) was also built for a German congregation. Built of brick in 1913, St. Marcus was designed by the Milwaukee architectural firm of Leiser and Holst. The front gable, featuring a gothic-arched arcade and large traceried window, is flanked by square corner towers. Each tower has a bell chamber with traceried louvres, and is ornamented with stone belt courses and battlements.

One-third (107) of the contributing buildings in the Brewers Hill Historic District are frame vernacular without any identifiable stylistic influence. Many of these are workers cottages. Notable examples include two nearly identical cottages at 134 and 140 East Vine Street. Built c.1886, each is front gabled with an off-center entrance and a band of windows in the gable end. Three front gabled cottages at 214, 216 and 216A East Vine Street also show good integrity. Moved to the site in 1903, each has a three-bay main facade with an off-center door. Other good and intact examples are the Prescott House at 2031-33 North Palmer Street (1893), 209 West Lloyd Street (c.1905) and 217 West Lloyd Street (1905). There is also one utilitarian masonry vernacular building, the Schlitz Cooper Shop at 141 West Vine Street (1906).

ALTERATIONS

Exterior alterations to individual buildings mostly consist of replacement windows and cladding with aluminum or asbestos siding. There are also many examples of later porches, especially in those designed in the Craftsman style.

NON-CONTRIBUTING RESOURCES

There are 18 non-contributing resources in the Brewers Hill Historic District. Four were built between 1950 and 1972. Three

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are one-story utilitarian masonry buildings erected in 1950 or 1951. The fourth, a two-story masonry vernacular building at 2127-33 North Palmer Street, was built in 1972. Thirteen of the remaining 14 non-contributing buildings are multi-unit residential buildings built between 1991 and 1993. These duplex and apartment buildings are all two stories tall with a contemporary Queen Anne appearance. Those in the existing locally designated Brewers Hill Historic District have all received Certificates of Appropriateness from the Milwaukee Preservation Commission for their design. The last non-contributing building is a large garage erected to the rear of 2143-49 North First Street in 1993. None of the buildings that predate 1940 have been so altered as to become non-contributing.

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CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Site name</u>	<u>Date built</u>
<u>North First Street</u>		
1811		c.1877
1813-15		1914
1814	Jacob Hermann House	c.1889
1817-19		1914
1820		1929
1824A		1908
1824-26		c.1908
1827		c.1910
1830		1890
1831		c.1894
1837	Albert Huegin House	c.1893
1837A		c.1913
1849		1875
1923-25		1895
1945	Edward G. Taylor House	pre-1893
2009-11		1898
2010		c.1874
2018		1890
2023-25		1894
2024-26		1910
2024A		1910
2029-31	Adolph Lamprecht Duplex	1894
2030		pre-1895
2030B		c.1909
2034	Nicholas Biegel House	1909
2037	Frank Poetsch House	1888
2052	Faustin Prinz House	1894
2104	Charles Schultz House	c.1885
2106-08		c.1901
2106A		c.1896
2109	Richard Hoehn House	c.1909
2110-12		1892
2110A		c.1882
2111	Richard Nemitz House	1916
2113		1890
2117		c.1885

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2120	Theodore Fritz House	1904
2122B		c.1882
2127	John Oldenburg House	c.1895
2131-33		1895
2137	William Buss House	1888
2137A		c.1886
2140		1890
2216		1909
2219		c.1894
2220-22	Captain Albert Poppe House	c.1879
2225		1900
2227-29		1905
2228-30	Otto Frey Duplex	1896
2235	Henry Knoelke House	1894
2235A		c.1909
2239		c.1897
2241		c.1910
2243-45		c.1908

North Second Street

1805		c.1894
1808		c.1885
1809-11		1897
1815-17		1912
1818		1889
1824-26		1855
1825		1859
1830	Henry C. Grundt House	c.1869
1830A		c.1888
1835	Rose Apartments	1922
1836-38	Jacob Jenner House	1873
1842		c.1875
1843		c.1882
1847		c.1882
1851		1858
1909		1893
1911	Zink House	c.1888
1906-10		c.1868
1918	Ferdinand Juhre House	c.1869
1921	Joseph Berges House I	c.1882
1923	Joseph Berges House III	c.1904

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1927	Michael Seemiller House	c.1885
1927A		c.1888
1933-35		1890
1934		c.1882
1934A		c.1885
1938	Albert Arndt House	c.1888
1939B		c.1894
1942		c.1891
1943		c.1873
1945-47	Frederick Gandrey Duplex	1889
1948-50		1897
1951	Henry Van Eweyk House	c.1873
2008		c.1875
2008A		c.1867
2010		c.1877
2022-24	Jacob Raffauf House	c.1885
2023	William Hafeman House	c.1888
2030		c.1894
2035		c.1888
2036-38		c.1900
2042	William Dewitz House	c.1885
2044		c.1899
2045		c.1903
2046		1892
2102-04		c.1917
2114		c.1879
2114B		1916
2116-18	Carl Plath House	c.1875
2116A		c.1875
2120-22	Julius Zimmerman Duplex	1891
2128		c.1900
2128A		1889
2130		c.1889
2134	Otto Harnitz House	1892
2138-40		c.1904
2144-46	Ernst Winter Duplex	1892
2210-12	Frank Cordes Duplex	c.1895
2226A		c.1885
2222		c.1903
2224-26	William Begerow House	c.1911
2224A		c.1900

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Brewers Hill Historic District
Milwaukee, Milwaukee County, WI

2228		1897
2230	Evan Thomas House	c.1877
2236	Cornelius Morse House	1870

East Brown Street

112		1893
114	Agnes Bohn House	c.1893
132		1890
138-40		c.1910
216		pre-1892
220		1905
232-34		c.1906

West Brown Street

102	Krueger Bros Grocery	1903
107		c.1891
110		c.1891
116	Hugo Altschwager House	c.1894
124		1910
125		c.1889
128-30		c.1920
129-31		c.1897
204		1894
210		c.1888
213		c.1876
219		c.1894

East Garfield Avenue

102		c.1885
123-25		c.1893
124		pre-1886
133		pre-1886
137		1909
143		c.1886/1907
210		c.1905
216	Alonzo Richards House	c.1882
217		1902
220-22		1905
221		c.1906
224	Fred Schroeder House	c.1904
225		c.1904

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Brewers Hill Historic District
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227		c.1894
301	Miller Brewery Bar I	1880
309		c.1902

West Garfield Avenue

108		1914
124		c.1893
125		c.1904
128		pre-1890
133		c.1889
137		c.1887
140	Second German Episcopal Church	1887

North Hubbard Street

1819		1890
1819A	Henry Breuer House	c.1885
2017-19		c.1895
2023-25		c.1913
2025A		c.1913
2034-36	John Bogenberger Duplex	1897
2040-42		1897
2041		1904
2045-47		1903
2108		c.1885
2112		c.1885
2118	Frederick Filter House	1889
2118B		c.1894
2130		c.1877
2138	Ernst Beyer House	c.1901
2204		1890
2208		c.1895
2210		c.1879
2215		1892
2217		c.1894
2221A		c.1895
2222	Albert Volckmann House	1872
2225		1894
2225A		1894
2229-31	Charles Tess House	c.1885
2229A		c.1895
2229B		c.1895

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Brewers Hill Historic District
Milwaukee, Milwaukee County, WI

2230	Charles Dahlmann House	c.1877
2236	William Tetz House	c.1882
2237		1928
2241-45		1889
 <u>East Lloyd Street</u>		
116-18	Michael Mundt House	1892
117		1905
122-24	Hugo Schattschneider Duplex	1909
125		c.1901
128		1912
131-33		c.1901
132		1921
138-40	Frederick Gehrke Gro, Saloon and Hs	1874/1891
214		c.1894
219		1900
220		1876
224		1876
228		1876
303	Charles Oldenburg House	c.1882
307-309	August Ramsthal Duplex	1904
308	Henry Schultz House	1889
 <u>West Lloyd Street</u>		
102		1895
103	Joseph Berges House II	c.1887
110		c.1910
114	Frederick Kluessendorf House	1892
116		c.1893
124		c.1889
125		c.1887
131		c.1887
203-05		c.1906
209		c.1905
213		c.1894
217		1905
 <u>East North Avenue</u>		
101		1897
117		c.1908
223		c.1889

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Brewers Hill Historic District
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West North Avenue

117	1887
125	c.1906

North Palmer Street

1746	Moritz Michelstetter House (formerly 201 West Vine St)	c.1859
1750	Julius & Carrie Wheeler House	c.1885
1810		c.1870
1818	George Miller House	c.1868
1823		1872
1823A		pre-1894
1828		1910
1831A		c.1887
1831-33		1889
1832-34		c.1911
1836		c.1868
1839		1914
1843-45		1881
1849		c.1879
1853		c.1887
2009		1890
2012-14		c.1897
2013		1890
2014A		c.1896
2015	Mathias Hettenbock Grocery & Hs	c.1872
2019		c.1874
2021		c.1897
2022		1927
2023-25		1896
2025A		1896
2028		c.1889
2029	Louis Kraatz House	c.1888
2031-33	David Prescott House	1893
2039	Herman Voss House	c.1889
2044-46	Wilhelm Noster Duplex	c.1896
2045	Jacob Duerr House	c.1882
2050	Fire Engine House No. 21	1894
2051-53		1901
2100-02		1895
2106	Oscar Wilhelm House	c.1882

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2110-12	John Schiller Duplex	1909
2117		c.1894
2117A		c.1874
2121-23		1898
2125		c.1909
2125A		c.1872
2136	August Zapfe House	c.1877
2140-42	Charles Heinze Duplex	c.1904
2148		c.1900
2150-52	Sebastian Mahringer Saloon & Hs	1908
2200	Alonzo Richards House	c.1882
2205	St. Marcus Evangelical Lutheran Kirche	1913
2210-12	Katherine Streng House	1901
2210B		c.1909
2214		c.1900
2215	St. Marcus Schule	1894
2218		c.1900
2220		c.1893
2224		c.1893
2227	Julius Kohls House	c.1886
2227A		c.1886
2234		c.1883
2240		1890
2241	Thomas Nelson House	c.1889
2242		c.1891
2245		1891
<u>East Reservoir Avenue</u>		
127		1894
133		c.1879
<u>West Reservoir Avenue</u>		
104		1892
114-20	Herman Romuender Building	1893
117		pre-1886
135		1857
137	James Jones House	c.1887
204		1926
216	James Traverse House	c.1891
217		c.1891

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Brewers Hill Historic District
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East Vine Street

102	William Conrad House	1890
112		c.1890
114		1890
119		c.1887
125		1907
134		c.1886
140		c.1886
204		c.1894
214		pre-1903
215	(formerly 205-07 West Vine St)	c.1893
216		pre-1903
216A		pre-1903
224		1890
230		1890
234	Miller Brewery Bar II	1902

West Vine Street

101-05	Frederick Schloemilch House	1877
102		c.1873
113		1917
124	Gustav Bohn House	c.1889
141	Schlitz Cooper Shop	1906

NON-CONTRIBUTING BUILDINGS

North First Street

1825		1991
1933-1/2		c.1950
2114-16		1992
2135		1993
2136-38		1992
2143-49		1993
2143-49A (garage)		1993
2146-48		1992

North Hubbard Street

2033-35		1992
2119-21		1992
2122-24		1992

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Brewers Hill Historic District
Milwaukee, Milwaukee County, WI

2125-27	1992
2131-33	1992

<u>East North Avenue</u>	
123	1951

<u>North Palmer Street</u>	
2116-18	1992
2124-26	1992
2127-33	1972

<u>East Reservoir Avenue</u>	
227	1950

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Brewers Hill Historic District
Milwaukee, Milwaukee County, WI

SUMMARY

The Brewers Hill Historic District is a revision and expansion of the previously-listed Vine-Reservoir Historic District. It is locally significant under Criterion C. It is architecturally significant for its concentration of Italianate and Queen Anne/Colonial Revival transition buildings, and for its many workers cottages. The district's integrity is good; although there are quite a few vacant lots caused by demolition of houses, 95 percent of all the remaining buildings are contributing.

HISTORICAL CONTEXT

Milwaukee is located on the western shore of Lake Michigan at the mouth of the Menomonee and Milwaukee Rivers. Archaeological remains suggest that the area was occupied by Indians beginning in the prehistoric era. European explorers referred to the site as Milwaukee as early as the seventeenth century. "Milwaukee" is supposedly an Indian name meaning "beautiful land." The site became a French-Canadian trading post during the mid-eighteenth century. At that time, groups of Potawatomi, Ottawa, and some Chippewa and Menomonee, lived in the area.¹¹

In 1818, Solomon Juneau arrived to operate the trading post. Under Juneau, the post flourished. When the area opened up for settlement following the Black Hawk War of 1832, Juneau quickly claimed the land between the lake and the Milwaukee River, which would eventually become downtown Milwaukee. George H. Walker staked a claim south of the river junctions, which came to be known as Walker's Point. Byron Kilbourn established a claim on the west bank of the Milwaukee River, north of the Menomonee River. This would become known as Kilbourntown, and is the site on which Brewers Hill is located.¹²

¹¹Landscape Research, pp. 2-3.

¹²Ibid.; and Resource Design Group, Incorporated, Final report: North Third Street Area Intensive Historic Structures Survey, (Milwaukee: Department of City Development, 1983), p. 3.

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Brewers Hill Historic District
Milwaukee, Milwaukee County, WI

Juneau, Kilbourn and Walker spurred Milwaukee's early development as they competed with each other to promote and build their own settlements. Juneau and Kilbourn each laid out towns in 1835, using the grid system. The two men graded bluffs, filled marshes and built streets in an effort to attract settlers. In 1840, the area had a total population of 1,712. When Walker's Point was added in 1845, Milwaukee consisted of three separate villages connected by bridges.¹³

Kilbourntown was centered at the intersection of Third Street and Juneau Avenue, several blocks south of present day Brewers Hill. Early settlers came from New York and New England. After 1840, European immigrants began to arrive in significant numbers. Germans, the dominant immigrant group, clustered in Kilbourntown. In 1846, the three villages joined together to incorporate as the city of Milwaukee. By that time, Sherman's Addition, on which Brewers Hill is located, had also been platted. In 1848, Milwaukee's population skyrocketed to 16,521. One third were Germans. So many lived in Brewers Hill that the area was informally called German Town.¹⁴

From the 1840s until 1880, Milwaukee's economy centered on the processing of agricultural products. The city had flour mills, meat packing plants, tanneries, slaughterhouses, breweries, and boot and shoe factories. Most of these establishments were small-scale, and were located south of Brewers Hill, between Juneau Avenue and Michigan Street along both sides of the Milwaukee River. During the 1870s, many of these plants consolidated into large industries of national importance. At the same time, Milwaukee became a principal wheat market and shipping point. The city's transportation network, composed of an excellent harbor on Lake Michigan and outstanding rail service, contributed to Milwaukee's transformation into a commercial trade center. While Brewers Hill developed as a self-contained German community within the city,

¹³Ibid.

¹⁴Landscape Research, pp. 5-9.

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Brewers Hill Historic District
Milwaukee, Milwaukee County, WI

Milwaukee's population expanded dramatically, reaching 115,587 by 1880.¹⁵

In the 1880s, Milwaukee became an industrial city. While tanneries, breweries, slaughterhouses and meat packing establishments continued to thrive, the economic value of heavy industry, particularly in iron and steel, began to surpass it. By 1910, foundries and machine shops, iron mills, and tool and implement firms were among Milwaukee's top industries. Many of these manufacturing jobs were taken by Eastern Europeans, mostly Poles, who were Milwaukee's second largest immigrant group during the late nineteenth and early twentieth century. Brewers Hill remained predominantly German during this time. In 1910, Milwaukee was the most foreign city in America: three-fourths of the 373,000 population were foreign born or the children of foreign born parents. This trend continued through the 1930s, even as heavy industry declined.¹⁶

Additional historic context may be found in the multiple resource area nomination and in the original nomination form for Vine-Reservoir Historic District.

ARCHITECTURAL SIGNIFICANCE

The Brewers Hill Historic District is architecturally significant at the local level for its concentration of Italianate and Queen Anne/Colonial Revival transition designs, and for its many workers cottages. The Italianate style, built between about 1855 and 1885, is characterized by a rectangular plan and a wide-eaved flat or low-pitched hip or gable roof. Eave-line brackets are typical. The windows are often tall and narrow, and may be round-arched, paired or have hood moldings. Between the pure Italianate, Italianate/other hybrids and frame vernacular with Italianate details, 79 of the contributing buildings in the district are Italianate. Resource Design Group's (RGD) survey of Milwaukee's

¹⁵Ibid., p. 7.

¹⁶Ibid., pp. 17-18; and Resource Design Group, chapter 8 (no page numbers).

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Brewers Hill Historic District
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historic resources identified the south end of the Brewers Hill as one of two enclaves significant for its concentration of early Milwaukee architecture. The other such enclave is Walker's Point. In 1984, the south end of Brewers Hill was listed on the National Register as the Vine-Reservoir Historic District. In describing the district, the nomination states: "Its core of Greek Revival and Italianate, single-family, brick or frame houses is the most remarkable assemblage of architecture of its type remaining from Milwaukee's early years. The architecture of the district differs from that found in the Walker's Point Historic District, the only other remaining section of the city that still retains buildings from its settlement period, chiefly in its variety of building types and its concentration in a small, exclusively residential area."¹⁷

In 1985, the Milwaukee Preservation Commission locally designated the Brewers Hill Historic District, encompassing not only the Vine-Reservoir Historic District, but also the two blocks immediately north. The historic designation study report, prepared by the Department of Community Development, makes mention of the prevalence of Queen Anne in the district, but attributes the district's primary architectural significance to its concentration of Greek Revival and Italianate dwellings.

The Queen Anne style dominated residential design across the United States from the 1880s until the turn of the century. It is characterized by complex and irregular plans and silhouettes, employing a variety of exterior finishes, multiple roof lines, towers, turrets, polygonal bays and full-facade porches. Beginning in the 1890s, Queen Anne/Colonial Revival hybrids began to appear. Colonial Revival influence was evident in a more regular plan, boxier form, Colonial Revival porch with multiple classical columns (often on tall coursed stone piers), and Palladian windows. There are 57 Queen Anne/Colonial Revival hybrids in the Brewers Hill Historic District.

¹⁷Resource Design Group, National Register Nomination for the Vine-Reservoir Historic District, 1984.

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Brewers Hill Historic District
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It is difficult to assess the exact number of workers cottages in the Brewers Hill Historic District. Perhaps a third of the dwellings in the district are simple, one- or two-story buildings which either show no stylistic influence, or incorporate a very few details. These may include Italianate or Colonial Revival door and window surrounds, or Queen Anne shingling in the gable ends. Workers cottages in the Brewers Hill Historic District were built from the post-Civil War era to about 1920.

Most of the buildings in the Brewers Hill Historic District were built by local builders, carpenters and masons. Among them were Rudolph Gehring, William Klocksinn, (Adolph) Vick and (Emil) Krueger, Christian Schoknecht, Riesen Brothers, Gustav Jeske, Ernst Jeske and Herman Poschadel. A few are known to have been designed by architects. Six were the work of Henry Messmer, historically one of Milwaukee's most important architects. Messmer (1839-1899) was born in Switzerland and studied architecture in Zurich and Germany. He was noted for his church, institutional and industrial buildings, but designed many residences as well. In the 1890s, Henry's son Robert (1870-?) joined him, and the firm became H. Messmer and Son. The name changed to R.A. Messmer and Brother in 1911, when John (1884-1971) joined the firm.¹⁸ In Brewers Hill, Henry Messmer designed 2113 North First Street (1890), 112 East Brown Street (1893), 2023-25 North First Street (1894), 2052 North First Street (1894) and St. Marcus Schule at 2215 North Palmer Street (1894). With son Robert, Messmer designed 1948-50 North Second Street in 1897. Another four buildings in the district were designed by the firm after Henry's death: 219 East Lloyd Street (1900), 2051-53 North Palmer Street (1901), 307-09 East Lloyd Street (1904), and 220 East Brown Street (1905). All ten buildings show the influence of Queen Anne, Colonial Revival, or both.

Each of the following Milwaukee architects designed buildings in the Brewers Hill Historic District. Herman P. Schnetzky and Eugene R. Liebert designed the Queen Anne/Colonial Revival house at 1909 North Second Street in 1893. Liebert (1866-1945) was born in Germany and came to Milwaukee in 1883. He first worked for the architectural firm of Trotsel and Galun, and later for (Henry) Koch

¹⁸Landscape Research, p. 140.

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and Schnetzky. When Koch retired in 1890, Liebert formed a partnership with Schnetzky. The partnership ended when Schnetzky retired in 1897.¹⁹ According to RDG's survey, Schnetzky and Liebert are known to have designed about one dozen office buildings, churches, schools and residences during their partnership. Herman P. Schnetzky (1850-1916) was born in Germany and came to Milwaukee in 1868.²⁰

Charles Kirchhoff, Junior designed the workers cottage (and perhaps adjacent ones) for the Joseph Schlitz Brewing Company at 2240 North Palmer Street in 1890, as well as the Colonial Revival influenced house at 127 East Reservoir Avenue in 1894. In 1906, Kirchhoff designed the utilitarian masonry Schlitz Cooper Shop at 141 West Vine Street with partner Thomas L. Rose. Kirchhoff (1856-1915) was born in Milwaukee of German parents and studied architecture in Boston and New York City. He then worked for Henry Messmer until 1885, when Kirchhoff established his own practice. He designed churches, office buildings, residences and various buildings for several of Milwaukee's brewing companies, including Schlitz, Miller and Obermann.²¹ In 1894, Kirchhoff formed a partnership with Thomas L. Rose. Rose (1868-?) was born in New York City and trained in the office of James J. Egan in Chicago. The successor firm to Kirchhoff and Rose dissolved in 1973.²²

In 1902, William Wolff and Joseph Ewens designed the commercial Italianate Miller Brewery Bar II at 234 East Vine Street. Wolff (1853-1934) was born in Germany and educated in Europe. He came to Milwaukee around 1889, and worked as a draftsman for Charles Kirchhoff. In 1895, he established a partnership with Joseph

¹⁹John B. Gregory, History of Milwaukee, Wisconsin, Milwaukee: S.J. Clarke Publishing Company, 1931, IV:709-710.

²⁰Milwaukee Journal, February 22, 1916 (obituary).

²¹Milwaukee of Today: Cream City of the Lakes, (Milwaukee: Phoenix Publishing Company, c.1893), p. 152.

²²Milwaukee Journal, November 9, 1969; and July 7, 1989 (obituary for Francis J. Rose).

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Ewens. Ewens (1873-1962) was born in Milwaukee and met Wolff in Kirchhoff's office, where Ewens worked in an administrative capacity. Wolff and Ewens were perhaps best known for their work for the Miller Brewing Company. They designed several corner taverns like the one in Brewers Hill, as well as other buildings for Miller. The firm dissolved in 1917.²³

Augustin Wiskocil, a native of Austria, specialized in residences and school buildings.²⁴ He designed the Queen Anne/Colonial Revival house at 2013 North Palmer Street in 1890; the frame vernacular house at 2014A North Palmer Street in 1896; and the Queen Anne influenced house at 124 West Brown Street in 1910.

Sebastian Brand designed the Queen Anne/Romanesque Revival Engine Company Number 21 at 2050 North Palmer Street in 1894. Brand was an ex-mason and foreman at Engine Company Number 9. In 1885, the fire chief, dissatisfied with station designs by local architects, tapped Brand to design the building for Engine Company Number 10. The fire chief was pleased with the results, and thereafter, Brand designed many Milwaukee fire stations.²⁵

The Colonial Revival influenced Krueger Brothers Grocery at 102 West Brown Street was designed by Buemming and Dick in 1903. Herman Buemming (1872-1947) was born in Ohio of German parents and raised in Milwaukee. He apprenticed with Charles Gombert, and later worked as a draftsman at Pabst Brewing Company. Beginning in 1891, Buemming studied architecture at Columbia University, and worked for various New York architects including Stanford White. In 1896, Buemming returned to Milwaukee and established a partnership with Gustav Dick. Dick (1872-1935) was born in Milwaukee of Bavarian parents, and apprenticed with Henry Koch from 1888 until about 1894. He then attended the University of

²³Carlen Hatala, notes prepared for Historic Milwaukee Incorporated's Spaces and Traces Tour, May, 1992.

²⁴Milwaukee of Today: Cream City of the Lakes, p. 152.

²⁵Intensive Survey Form, Engine Company Number 21, 2050 North Palmer Street.

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Pennsylvania, graduating with a degree in architecture in 1896. The partnership of Buemming and Dick ended in 1907; both went on to establish other successful firms.²⁶

Carl F. Ringer designed the Queen Anne/Colonial Revival house at 2120 North First Street in 1904. Ringer (1851-?) was born in Germany and came to Milwaukee in 1870. He worked for various architects, including E.T. Mix and James Douglas, before establishing his own practice in 1881.²⁷

Frederick Graf (1858-1938) was born in Wisconsin of German parents and trained with James Douglas. He opened his own office in 1892.²⁸ Graf designed a Queen Anne/Colonial Revival transition two-flat at 2227-29 North First Street in 1905 and a Craftsman style duplex at 2024-26 North First Street in 1910.

The late Gothic Revival St. Marcus Evangelical Lutheran Kirche (1913) at 2205 North Palmer Street was the work of Julius Leiser and Charles Holst. Leiser (1875-1930) was born in Milwaukee and apprenticed to architect Gustav H. Leipold in 1890. He later worked for Fred Graf among others, and formed a brief partnership with Frank H. Mueller in 1898. In 1903, Leiser joined forces with Charles Holst (?-1924). Leiser and Holst designed churches, residences and apartments in a variety of styles.²⁹

There are several architects who designed buildings in Brewers Hill about whom little is known. Charles Gombert, one of the earliest known Milwaukee architects, designed the Queen Anne/French Second Empire House at 1843 North Palmer Street in 1881. In 1890, Robert G. Kirsch designed the Colonial Revival influenced building at 230

²⁶National Register nomination for Herman W. Buemming House, no date; and Milwaukee Journal, July 10, 1935, obituary for Gustav Dick.

²⁷Milwaukee of Today: Cream City of the Lakes, p. 202.

²⁸Milwaukee Journal, April 29, 1938, p. 8 (obituary).

²⁹Gregory, III:712-13.

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East Vine Street. Herman Romuender designed the Queen Anne/Colonial Revival residences at 104 (1892) and 114-20 West Reservoir Avenue (1893). Henry J. Rotier designed 1945 North First Street in 1893. RDG's survey revealed some 20 residential buildings by Rotier built between 1894 and 1919. Frank B. Marshall and William Ryder designed the Queen Anne/Colonial Revival Frey Duplex at 2228-30 North First Street in 1896. RDG's survey discovered 17 residences and apartments by Marshall, or Marshall and Ryder, built between 1894 and 1902. The Dutch Colonial Revival building at 101 East North Avenue was designed by Frank H. Mueller in 1897. John Menge, Junior, designed the Queen Anne/Colonial Revival duplex at 1809-11 North Second Street in 1897. The Queen Anne/Colonial Revival duplex at 2131-33 North First Street was designed by John Roth in 1895. John Roth, Junior designed the frame vernacular house at 1824A North First Street in 1908. Frank W. Andree designed two buildings in the district: the two-flat at 2045-47 North Hubbard Street (1903), and the house at 2041 North Hubbard Street (1904). Both show the influence of the Colonial Revival.

The Brewers Hill Historic District is a concentration of mid-nineteenth and early-twentieth century buildings that are primarily residential and reflect a broad range of architectural preferences from ornate Italianate, Queen Anne and Colonial Revival houses to more vernacular Italianate-influenced houses and modest late-nineteenth century workers cottages. It is the compact, yet architecturally diverse, appearance of the neighborhood that makes the Brewers Hill Historic District locally distinctive and architecturally significant.

PRESERVATION ACTIVITY

The City of Milwaukee adopted an Historic Preservation Ordinance in 1981. The provisions of the ordinance require that all permits, including permits for new construction, affecting locally designated properties (but not properties that are only listed on the National Register of Historic Places) must be approved by the Milwaukee Preservation Commission. In 1984, the south end of the Brewers Hill Historic District was listed on the National Register

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as the Vine-Reservoir Historic District. The Milwaukee Preservation Commission locally designated that part of the area that lies south of Lloyd Street as the Brewers Hill Historic District in 1985.

Several local organizations have been working to preserve the district. The Wisconsin Preservation Fund (WPF), founded in 1988, has concentrated its efforts in Brewers Hill since 1991. WPF operates a revolving fund, with which it purchases, rehabilitates and sells historic properties. As of August, 1993, WPF has purchased 20 properties in the neighborhood. Six have been sold, or are about to be sold. WPF is cooperating with the local neighborhood association, Historic Brewers Hill of Sherman's Addition (HBH), to extend the National Register district by submitting this nomination. HBH promotes home ownership, the rehabilitation of historic properties and publishes a newsletter which often discusses historic preservation. A third organization, Northeast Community Limited, has purchased vacant properties in the district and built most of the multi-unit residences erected in the neighborhood since 1991. All are compatible with the character of the historic district. The Milwaukee Redevelopment Authority has also been active in the Brewers Hill.

ARCHAEOLOGICAL POTENTIAL

One archaeological site, the Reservoir Avenue Mound (also known as the Sherman Street Effigy) was recorded between North First and North Second Streets, West Reservoir Avenue and West Vine Street, in the Brewers Hill Historic District in 1916. It was destroyed when the site was graded. Additional prehistoric and late historic remains are probably present, as American Indians and, later, European Americans have inhabited the area for hundreds of years.

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Verbal Boundary Description

The Brewers Hill Historic District includes all of the following parcels in the City of Milwaukee, Milwaukee County, Wisconsin: All of Blocks 2, 3, 4, 13, 14, 15, 18, 19, 20, 29, 34, 35, and 36, Sherman's Addition; and Lots 1 through 8, Block 1; Lots 1 through 8, Block 16; Lots 1, 2 and 3, Block 17; Lots 1, 4, 5, 8, 9, 12, 13 and 16, Block 21; Lots 1, 4, 5, 8, 9, 12, 13 and 16, Block 28; Lots 1, 4, 5, 8, 9, 12, 13 and 16, Block 37; Lot 1, Block 44; Lots 1, 2 and 4, Block 45; Lots 1, 2 and 3, Block 46; and Lot 2, Block 47; Sherman's Addition.

Verbal Boundary Justification

The boundaries of the Brewers Hill Historic District encompass a cohesive neighborhood primarily made up of one- and two-story frame single and multi-family residences built between about 1855 and 1929. There are small commercial buildings scattered throughout the neighborhood. The boundaries were drawn to exclude areas not in residential use or of a different character or time period. An industrial area forms the southern boundary. Residential areas north and west of the district are different in street pattern or time of development (north and west), or in lot and building size and character (northeast and south). Railroad tracks along the banks of the Milwaukee River form the eastern boundary. The district is a revision and expansion of the previously listed Vine-Reservoir Historic District, adding an area north of the previously listed district composed of a diverse mixture of mid-nineteenth and early twentieth century buildings.

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Photo 1 of 15
Brewers Hill Historic District
Milwaukee, Milwaukee County, WI
Photo by Elizabeth L. Miller, August 1993
Negative on file at the State Historical Society of Wisconsin
1823 North Palmer Street

The information for the following photographs is the same as the
above, except as noted.

Photo 2 of 15
2015 and 2019 North Palmer Street

Photo 3 of 15
303 East Lloyd Street

Photo 4 of 15
1830 and 1824 North Second Street

Photo 5 of 15
2008 and 2010 North Second Street

Photo 6 of 15
1943 and 1945 North Second Street

Photo 7 of 15
223 East North Avenue

Photo 8 of 15
2140 and 2136-38 North First Street

Photo 9 of 15
2215 North Palmer Street

Photo 10 of 15
1843-45 North Palmer Street

Photo 11 of 15
2052 North First Street

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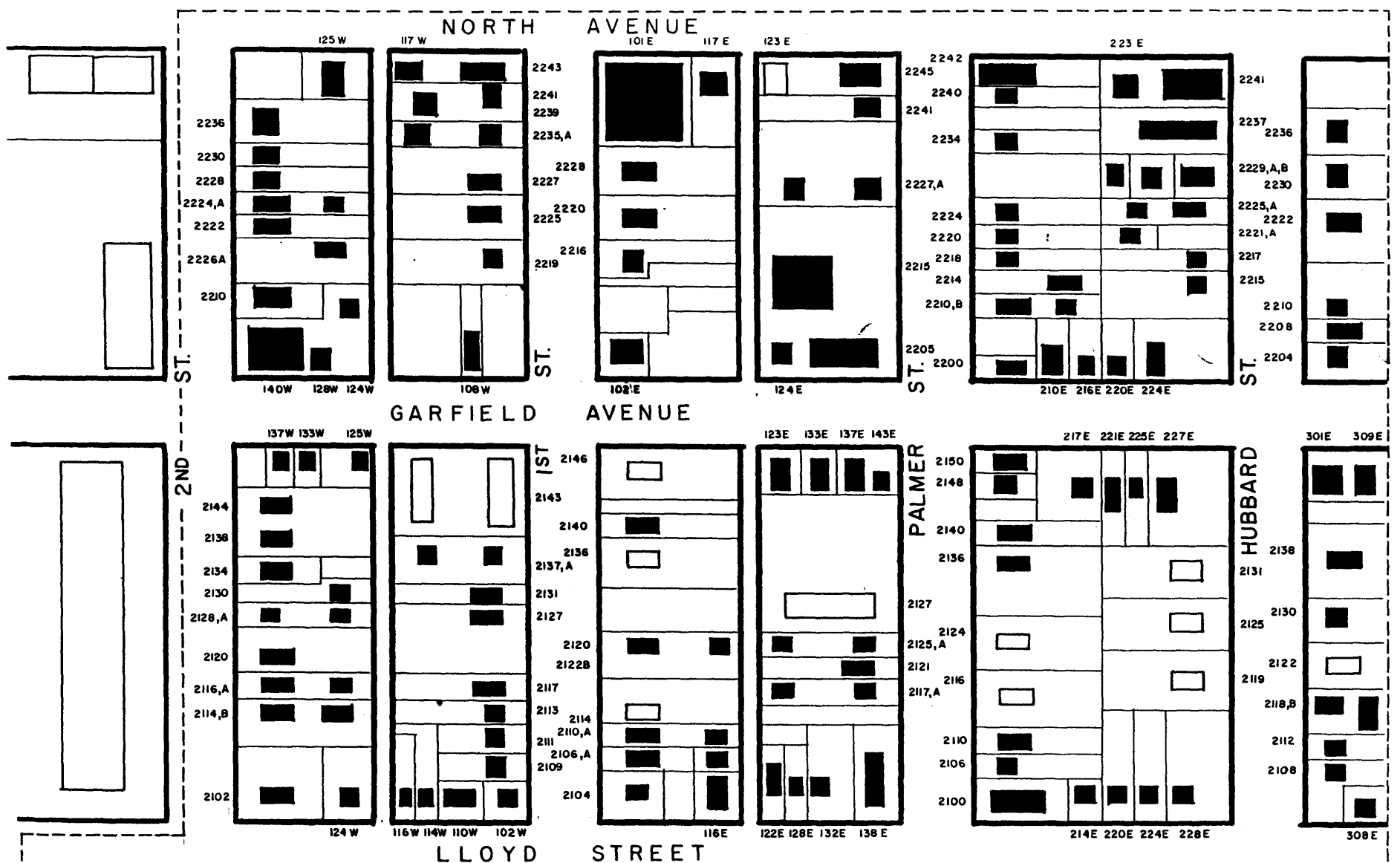
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Photo 12 of 15
2241-45 North Hubbard Street

Photo 13 of 15
2131-33 North First Street

Photo 14 of 15
2210-12 North Second Street

Photo 15 of 15
2205 North Palmer Street



BREWERS HILL HISTORIC DISTRICT
MILWAUKEE MILWAUKEE COUNTY WISCONSIN

CONTRIBUTING
NONCONTRIBUTING
DISTRICT BOUNDARY

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