

United States Department of Interior
National Park Service



OMB No. 10024-0018

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Wauwatosa Avenue Residential Historic District
other names/site number

2. Location

street & number	1809 to 1845 Wauwatosa Avenue (odd only); 1907 to 2242 Wauwatosa Avenue and 7606 and 7624 Stickney Avenue	N/A	not for publication
city or town	Wauwatosa	N/A	vicinity
state Wisconsin	code WI	county Milwaukee	code 079
			zip code 53213

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Wauwatosa Avenue Residential Historic District

Milwaukee

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the

National Register.

☐ See continuation sheet.☐ determined not eligible for the

National Register.

☐ See continuation sheet.☐ removed from the National

Register.

☐ other, (explain:)

Elsa H. Beall

6.20.12

lpc

Signature of the Keeper

Date of Action

5. Classification**Ownership of Property**
(check as many boxes as
as apply)X private
public-local
public-State
public-Federal**Category of Property**
(Check only one box)X building(s)
district
structure
site
object**Number of Resources within Property**
(Do not include previously listed resources
in the count)

contributing	noncontributing
31	2 buildings
	sites
	structures
1	objects
32	2 total

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

N/A

Number of contributing resources**previously listed in the National Register**

1

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling; multiple dwelling

RELIGION: religious facility

RELIGION: church-related residence

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling; multiple dwelling

RELIGION: religious facility

7. Description**Architectural Classification**

(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Italianate, Queen Anne

LATE 19TH & 20TH CENTURY REVIVALS:

Colonial Revival, Tudor Revival,

Mission/Spanish Colonial Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation: stone, brick, concrete

Walls: brick, weatherboard, stucco, vinyl,
aluminum, stone

Roof: ceramic tile, shingle, asphalt

other shingle, wood

Narrative Description

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

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

GENERAL DESCRIPTION

The Wauwatosa Avenue Residential Historic District consists of 32 contributing residential properties with construction dates between 1844 and 1927. The two, non-contributing religious resources date to 1953 and 1967. Generally speaking, the district is located directly north of the historic village of Wauwatosa, and its homes line one of the busiest thoroughfares in the city. Specifically, the majority of the district runs along a single street and its limits extend from 1809 to 1845 (odd only) Wauwatosa Avenue and continues north to encompass 1907 to 2242 Wauwatosa Avenue. Two additional properties are located at 7606 and 7624 Stickney Avenue. In addition to the residences, a wrought iron and concrete pillared fence (which is considered to be contributing) delineates the northwestern-most block. Mature trees and grassy terraces line the district. All of the contributing buildings are single-family residences.

Because the district is comprised of eight different subdivisions that were created between 1872 and 1934, as well as around earlier, existing homes, lot sizes are largely inconsistent and vary from just under .2 acre to approximately one-half acre (with both of the non-contributing churches occupying 1-acre lots). Architectural styles found in the district are a mix of what was popular in Wisconsin for just over eighty years and include Greek Revival, Italianate, Queen Anne, Colonial Revival, English and American Arts & Crafts and Craftsman, as well as Spanish Colonial/Mediterranean Revival examples. Also among them are more vernacular structures such as bungalows and American Foursquares. Homes range from one-story to two-and-one-half stories in height and square footage ranges from about 1,400 to just under 4,000. The vast majority of the homes retain their original sheathing (or have been restored to their original sheathings), including brick, clapboard, wooden shingles or stucco, while a small number have been altered with either vinyl or aluminum siding.

Many of the homes have associated free-standing garages behind the houses; however, none of the garages is included in the building count.

DESCRIPTION OF SELECTED HOMES

Greek Revival

2107 Wauwatosa Avenue

Lowell Damon House (NRHP)

1844; 1846-47

This one-and-one-half-story, Greek Revival-style house is comprised of an 1844 rear wing and an 1846-47 front block, all of which rests on a stone foundation. The street-facing, front-gabled wing (1846-47) features a central entrance flanked by sidelights and columns and is topped with a modest, projecting cornice. A pair of six-over-six-light windows occupies either side of the entrance, while a

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series of three identical openings line the upper level. A single, smaller example is found within the gabled peak. Pilastered cornerboards accent the block at each corner, and narrow, diamond-paned, attic-story windows are seen along both the north and south elevations. The rear wing (1844) extends in an east-west manner from the front block and includes regularly placed, six-over-six light windows as well.

The rear wing, which includes five rooms, was built in 1844 by Oliver Damon, while the front wing was added two years later by his son, Lowell Damon. The Damon family moved to Wauwatosa from Fitzwilliam, New Hampshire, where the prototype to the Wauwatosa Damon house is said to have been located. Lowell Damon was a carpenter and is assumed to have been the builder of the home. Damon died in 1878 and the house went to his widow Amy, who then sold it three years later to the Alexander Rogers family. After a succession of owners, the house was bought again by members of the Rogers family and ultimately donated to the Milwaukee County Historical Society, for use as a museum. The house is a City of Wauwatosa and Milwaukee County landmark and was also individually listed in the National Register of Historic Places in 1972.¹

Queen Anne

2131 Wauwatosa Avenue

Alexander H. and Martha Rogers House 1886

This two-and-one-half-story, Queen Anne-style house rises from a rock-faced, coursed stone foundation and is topped with a multiple-gabled roof. An ornately detailed porch along the home's primary (east) elevation features carved wooden supports, brackets, spindlework, and balustrades, reminiscent of the likes of Palliser & Palliser and George W. Barber, publishers of mail-order house plans in the last quarter of the nineteenth century. One exterior and two interior cream brick chimneys, as well as carved wooden bargeboards and a variety of patterned shinglework provide additional ornamentation to the home's clapboard-sheathed exterior. Windows throughout the home are largely one-over-one, double-hung sash examples, while a few feature either colored or leaded glass. A rear, open porch extends from the home's southwestern corner.

Born in Clinton County, New York, Alexander H. Rogers came to Milwaukee with his parents in 1836. In 1860, he began working as a brakeman for the Milwaukee & St. Paul Railway Company and, within five years was made conductor. His wife Martha was the daughter of Hiram J. Ross, who came

¹ "Lowell Damon House," National Register nomination prepared by Donald N. Anderson, 1972, on file at the Division of Historic Preservation-Public History, Wisconsin Historical Society, Madison, WI. An updated history of the Damon family history was given by former Milwaukee County Historical Society director Harry Anderson at the re-opening of the Lowell Damon Museum, which was held on 6 June 1999. Anderson's 1999 remarks were recorded and are available online, "History of the Damon Family," at www.damonwoods.org. Accessed in May 2011.

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to Milwaukee in 1835 and is recognized as one of Milwaukee's earliest pioneers. In 1881, Rogers purchased land at the corner of present-day Rogers and Wauwatosa avenues, which included the Lowell Damon House at 2107 Wauwatosa Avenue. The Rogers family resided in that house until completing the subject grand Queen Anne-style house in 1886. Their tenure in the home, however, was short-lived, for by no later than 1893, the house was owned by Avelyn I. Dexter, who is identified as the president of the Milwaukee Cold Storage Company from about 1893 until at least 1897. By 1900, the Dexter family had moved to Alabama and the property was back in the hands of the Rogers family; however, presumably rented out. Alexander Rogers died at his son's Minneapolis home in August 1909.²

2114 Wauwatosa Avenue

Captain Henry and Catherine Leisk House

Ca. 1888

Like the previously described Rogers house, the detailing of this Queen Anne-style house is reminiscent of pattern book examples of the era. Essentially front-gabled in form, this two-and-one-half-story house rises from a rusticated stone foundation and features identical, two-and-one-half-story wings to both the north and south. The shed-roofed, open porch exhibits spindled porchwork and fan-like bracket trim, which shelters a pair of entrances. A tripartite picture window is located to the right (south) of the porch and features a central gabled hood with elongated carved wooden brackets. A band of shinglework encircles the home between the first and second levels, while additional shingle trim is located within all of the gabled peaks. The front-facing gabled peak is further embellished with a gabled pent overhang with bracket trim and additional stickwork below. A circa 1910 image of the home indicates that a gabled projection featuring a sunburst design was originally located at the center of the porch roof.³

² Frank A. Flower, ed., *History of Milwaukee* (Chicago: Western Historical Publishing Company, 1881), 1373; Tax Rolls, Town of Wauwatosa, 1886 to 1892, on file at the Milwaukee Public (Central) Library, Milwaukee, WI; Tax Rolls, City of Wauwatosa, 1897 to 1905, on file at the Area Research Center, University of Wisconsin-Milwaukee (hereafter cited as UWM ARC), Milwaukee, WI; *Wauwatosa City Directory* (1892, 1896), copies available at the research library of the Wauwatosa Historical Society (hereafter cited as WHS), Wauwatosa, WI. This house has erroneously been identified in a number of sources as the Milton Potter House. Although Potter was a later owner of the home (from no later than 1914 until at least 1930), he was not the home's original owner, *Wauwatosa City Directory* (1914, 1926); U.S. Federal Census, Population, 1930, available online at www.Ancestry.com. Accessed in March 2011; News brief (re: death of Alexander Rogers), *The Wauwatosa (WI) News*, 20 August 1909, 1/3.

³ Photo of 2114 Wauwatosa Avenue, circa 1910, on file at the WHS research library.

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Original owners, Captain Henry and Katherine Leisk, are believed to have constructed the subject home in circa 1888.⁴ Captain Leisk was born in 1842 on the Shetland Islands and left to start his life as a sailor at the age of seventeen. In 1873, he came to the United States and he wed Milwaukee native Catherine Tainsh the following year. An owner of several steam and sailing vessels, Capt. Leisk retired in 1906. The Leisks moved to Wauwatosa in 1888, at which time they built the subject house. They resided in the subject home until 1904, after which they purchased the former Rogers house across the street at 2131 Wauwatosa Avenue. It was at this time that the house is believed to have been converted for two-family use. In 1907, the subject house again became the Leisk's property, which they maintained as a two-family rental property until 1923. The circa 1910 photo of the home identifies it as the residence of George W. Maxson, who was renting at the time.⁵

2163 Wauwatosa Avenue

Rev. David W. and Ella Hulburt House

1896

Featuring a third-story turret, this Queen Anne-style house is sheathed with clapboard and rises from a rusticated stone foundation. A one-story, open porch is supported by unadorned columns and its flat roof is lined with modillion-like brackets. A two-story bay projection along the primary elevation is topped with a fully pedimented, upper half-story that features a scrollwork bargeboard. The gabled upper half-story to the north features decorative panels around the windows, similar to the stickwork-like trim found on the Leisk home. The home's porch and overall massing is somewhat similar to the Lyman G. and Mabel Wheeler House (described below), which was built two years later.

Rev. David Hulburt and his wife Ella built this house in 1896. Rev. Hulburt was born in Ohio in 1853. After three years of ministry in his home state, he came to Burlington, Wisconsin, where he served his first Baptist congregation. Between 1886 and 1892, he was pastor at the South Baptist Church in Milwaukee, after which he served the Underwood Memorial Baptist Church in Wauwatosa until March of 1896 (and resided in the Baptist parsonage at 1928 Wauwatosa Avenue). Rev. Hulburt left

⁴ Previous research information cites a construction date of 1894. However, a review of tax rolls indicate that the subject parcel, which was part of a larger plot, was owned by Diamond & Leisk and valued at \$6,500—a value that strongly suggests that there was more than one house on the subject block. The subject parcel did not get separated out from the larger parcel until between 1893 and 1894, at which time the subject house alone was valued at \$2,400, Tax Rolls, Town of Wauwatosa, 1892-1896. A pre-1894 date is further substantiated by the fact that the Leisks are indeed listed in the 1892 Wauwatosa directory on the east side of Wauwatosa Avenue and 1½ blocks north of Center (present-day Hillcrest Drive)—the location of which coincides with the home's current location, *Wauwatosa City Directory*, (1892). Finally, the obituary of Mrs. Leisk indicates that they came to Wauwatosa in 1888, "Resident Here 93 Years Dies," *The Milwaukee Journal*, 21 March 1939.

⁵ "Sea and Lake Veteran Dies," *The Milwaukee Journal*, 25 March 1927; "Resident Here 93 Years Dies"; Newsbrief (re: Leisks buy Rogers home), *The Wauwatosa News*, 2 February 1907; Cathy Kebbekus, "Parliament Property" (2114 Wauwatosa Avenue), in *Historic Wauwatosa*, the newsletter of the Wauwatosa Historical Society (September 1999), 2-3; circa 1910 photo of home on file at the WHS research library, Wauwatosa, WI.

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his pastorate to earn his Doctorate of Divinity degree and eventually became the state superintendent of Baptist Churches in Wisconsin. The Hulburts had three children (Clarence, Isabel and Mary) and remained in the home until 1916, at which time they sold the house to Frederick D. Underwood, who utilized it as a rental until 1945.⁶

1839 Wauwatosa Avenue

Lyman G. and Mabel Wheeler House

1898

Rising from a rusticated stone foundation, this two-and-one-half-story, late Queen Anne-style house also features a number of elements common to the Colonial Revival style. Sheathed with narrow clapboard, the home's irregular massing, wrap-around porch and third-story turret topped with a conical cap are clear characteristics of the Queen Anne style. However, the home also exhibits a fully pedimented porch entry; fluted Ionic porch and window posts and engaged Ionic pilasters; and dentil and bracket/modillion trim. As well, the urn and foliated floral trim within the pediment are classical in their styling.

Lyman G. Wheeler was born in Wisconsin in 1863, the son of Lyman and Betsey Wheeler, who came to Wisconsin in 1836. Lyman G. attended the University of Wisconsin-Madison, where he ultimately graduated from law school. In 1890, the same year he was admitted to the Wisconsin Bar, he married Mabel Gregg; together they had four children. The Wheeler home was the site of many meetings and other social events, as well as the 1920 formation of the Wauwatosa Avenue Association (see Section 8 for further information). The Wheelers owned the home until 1939. While it was on the market for sale in 1939, a prospective buyer, Mrs. C.J. Fox, commissioned Walter Memmler to draw plans for its conversion to a two-family home. The Foxes did not purchase the house and it was instead sold to (and kept intact by) Dr. Hulbert and Ruth Bardenwerper, who resided here until 1980.⁷

⁶ "Baptist Dean, Hulbert, Dead," *The Milwaukee Journal*, 4 January 1936; Tax Rolls, Village of Wauwatosa, 1895, 1897; List of Underwood Baptist Church pastors, 1845-1924; Handwritten by a member of the congregation, On file at the Underwood Memorial Baptist Church, Wauwatosa, WI; Cathy Kebbekus and Kay Tierney, "The Muzi Home" (2163 Wauwatosa Avenue), in *Historic Wauwatosa* (September 1997), 3-4; Newsbrief (re: Rev. Hulbert sells home to Underwood), *The Wauwatosa News*, 6 October 1916.

⁷ Wheeler material compiled by Traci E. Schnell for "The Wauwatosa Avenue Historic District" home tour, October 2008, run by the Wauwatosa Historical Society. Full research for 1839 Wauwatosa Avenue on file at the WHS research library, Wauwatosa, WI, with a summary provided in *Historic Wauwatosa* (September 2008), page 3; Newsbrief (re: Wauwatosa Avenue Association), *The Wauwatosa News*, 27 February 1920; The 1939 Memmler plans for 1839 Wauwatosa Avenue are on file at the Wisconsin Architectural Archive (hereafter cited as WAA), Milwaukee Public (Central) Library, Milwaukee, WI. The home's architect is unknown; however, according to Jane Doud, Lyman Wheeler's granddaughter, the house was designed and built by the same architect/builder that was responsible for the Kneeland-Walker House (present-day home of the Wauwatosa Historical Society, 7406 Hillcrest Drive, Wauwatosa), which was constructed in 1890 and for which the architect/builder also remains unknown. Information supplied by Ron and Gale Lange, the home's current owners, recorded in "The Wauwatosa Avenue Historic District."

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Period Georgian Revival

1809 Wauwatosa Avenue

John and Christiana Nash House

1909

Rising two-and-one-half stories, this side-gabled, Period Georgian Revival-style house is sheathed with brick. The primary (east) elevation is dominated by a two-story, open porch with fluted columns and a low balustrade of turned posts. The central entrance is immediately flanked by sidelights, while two, six-over-one-light sash windows are located to either side of the doorway. The second floor carries a symmetrical arrangement that directly reflects the first floor openings. Rising from the roof level is a series of three gabled dormers, the central multiple-light sash example of which is slightly larger than the outer two examples and which also includes sidelights. Modillion-like brackets line the underside of the overhanging eave of the overall roof, as well as that topping the two-story bay projection to the south. Windows throughout the remainder of the house are generally singularly arranged, multiple-light examples. An exterior chimney runs up the south side of the house, breaking through the roofline.

The home's original owner, John Nash, was born in New York and came to Hudson, Wisconsin, in 1858, at the age of fifteen. After serving in the Civil War (1862 to 1865), he engaged in the manufacture of, as well as wholesale and retail distribution of, furniture. From 1880 to 1890, Nash concentrated on developing and perfecting furniture-making machinery. Indeed, Nash held a number of patents in his name. After having his machinery made by others, in 1901, he began the manufacture of the machinery himself. By 1900, the Nashes had moved to Wauwatosa and resided in a home on Warren Avenue; however, in 1908-09, the Nashes hired the Milwaukee firm of Leenhouts & Guthrie to design their new home. Nash and his wife Christiana had three girls, Mary, Martha and Hattie, the lattermost of whom was married to Eugene Wright and lived next door at 1819 Wauwatosa Avenue. The Nashes, who regularly wintered in Florida, resided in the subject house until John's death in 1936. The next known owner was real estate man Robert Owen. The house remained in the Owen family into the late-1980s.⁸

7624 Stickney Avenue

Frederick D. Underwood Townhomes

1914

Oriented to the south, this two-and-one-half-story, Period Georgian Revival-style residence is dominated by a stuccoed and flat-roofed, open porch that shelters a pair of single entry doors. The primary (south) elevation is symmetrically arranged and features two-story window bays along the outermost bays which are ultimately topped with a fully pedimented gable featuring a multiple-light

⁸ The architects, Leenhouts & Guthrie, and estimated cost of \$8,000 is cited in *The Daily Reporter*, 9 June 1909; John G. Gregory, ed., *History of Milwaukee, Wisconsin*, 4 vols. (S.J. Clarke Publishing Company, 1930), 3: 654-57; "J.M. Nash Dead at Orlando, Fla.," *The Milwaukee Journal*, 29 February 1936.

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oval window. Similar dormers, also with the same windows, are located along both the west and east ends of the former duplex. Remaining windows throughout the house are largely six-over-one-light, double-hung sash examples with either stone or brick lintels and/or sills.

Although it has long been purported that this structure was built by Frederick D. Underwood for his sisters, this former townhouse, which was indeed built by Underwood, was, instead, erected in 1914 as an investment property. A "For Rent" notice in the local paper reads: "About May 1st in Wauwatosa, corner Wauwatosa and Stickney avenues, four new modern fireproof southern exposure houses; all modern conveniences." Based on that description compared to what stands there today, this ad would be addressing the subject duplex structure, as well as the two-unit building to the east at 7606 Stickney Avenue. Although no records exist to indicate who the first tenants were, by 1920, the census enumerates the renters of the townhomes (identified as 8 and 10 Stickney Avenue) as Dr. Edwin Elton and his family of five, as well as engineer Ray Newhouse and his family of four.⁹

Mission/Spanish Colonial Revival

7606 Stickney Avenue

Frederick D. Underwood Apartments

1914

Cited as fireproof construction, this stucco-sheathed, two-family building features Mission/Spanish Colonial-inspired, shaped parapets along its roofline. While the core of the structure is rectangular, a one-story, flat-roofed and open porch with pier supports extends from the front (east) elevation; a two-story, enclosed porch is located at the rear (west), and an additional entry to each unit located within one-story enclosures to the north. Primary entrances for each unit are located along the east and within the one-story porch, while a second primary entry is found along the building's south elevation and is topped with a simple, round-arched hood. Windows throughout the house are symmetrically arranged, with first- and third-floor openings including round-arched examples, with the remainder being standard, rectangular sashes. All windows feature multiple-pane lighting.

This structure has long been referred to as the Underwood Guesthouse, and thereby presumed to have been utilized strictly for Frederick D. Underwood's personal use. However, advertisements in the local

⁹ In 1913, the local newspaper read, "F.D. Underwood is erecting two new fireproof residences at the corner of Wauwatosa and Stickney Avenues. When completed they will be the finest places of abode in the City of Wauwatosa," *The Wauwatosa News*, 26 September 1913. The referenced 1914 advertisement also cites that no dogs were allowed and that, if desired, milk, butter and eggs could be supplied from the "Old Homestead Farm Dairy," presumably a reference to the Underwood farm, Advertisement "For Rent" in *The Wauwatosa News*, 20 March 1914; *Wauwatosa City Directory* (1914); U.S. Federal Census, Population, 1920. There are no city directories for Wauwatosa between 1914 and 1926. The two unit building has since been converted to a single residence and is therefore given a count of a single building.

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paper indicate this building, as well as the afore-described and neighboring property at 7624 Stickney Avenue, were indeed built in 1914 for investment purposes. The earliest identifiable occupant of one of the units (in 1920) was George Fitzgerald, along with his wife, daughter, and live-in servant. Prior to building a home at 7831 Warren Avenue, one of the units was occupied from the early 1920s to 1930 by electrical and patent engineer (with Industrial Controller Company) Herman VanValkenburg, his mother Hattie and sister Grace.¹⁰

1945 Wauwatosa Avenue Charles Jr. and Mabel Kirchhoff House 1915

Constructed of hollow-tile walls and finished with stucco, this Mission/Spanish Colonial-inspired house rises from a poured concrete foundation and is topped with a red-tile roof. In its form, symmetry and massing, the house has elements of the concurrently popular Italian Renaissance style. Elements characteristic of the Mediterranean revival style include overall symmetry, a red-tile roof and wide overhanging eaves with brackets, as well as the balustraded front terrace. A “matching” garage is located at the rear of the lot, while a sunken garden with a stucco wall surrounding it is found to the south. A circa 1918 postcard image of the home indicates that the home’s original porch entry was slightly larger and open, and included a shaped parapet, an element drawn from the Mission style.¹¹

Although Charles Kirchhoff Jr. purchased the Wauwatosa Avenue lot in 1909, the subject house was not built until 1915. Kirchhoff Jr. was a partner in the firm of Kirchhoff & Rose, which was established with Thomas L. Rose in 1897. After his first wife Emilie passed away (with whom he had two children, including well-known architect Roger Kirchhoff), he married Mabel Gilbert, who worked in the Kirchhoff & Rose offices. The Kirchhoffs’ tenure in the home was rather short-lived, for Charles died unexpectedly in August of 1916. Less than one year later, the home was sold to Paul E. Thomas, an executive at the Kempsmith Manufacturing Company in West Allis. That same year,

¹⁰ Ad, “For Rent” in *The Wauwatosa News*, 20 March 1914; Newsbrief (re: apartment house being built by Underwood on Wauwatosa Avenue), *The Wauwatosa News*, 24 July 1914; Newsbrief (re: Underwood houses and garages for rent), *The Wauwatosa News*, 28 August 1914, this last article cites rental terms of two years and strictly fireproof construction, as well as contact for rental to be made to either A.F. Kellogg (Underwood’s long-time property manager) or F.R. Crabtree. Fremont Crabtree was an architect and was previously cited as the possible designer of this structure, “Wauwatosa: City of Homes,” Prepared by Mead & Hunt (1998), 65. Report on file at the Wauwatosa City Hall, Wauwatosa, WI. Aside from Crabtree’s obituary (in which Underwood’s name is incorrectly identified as Underhill), this 1914 newsbrief is the only other solid evidence of a relationship between Crabtree and Underwood, “Death Comes to Crabtree,” obituary, *The Milwaukee Journal*, 5 May 1943; U.S. Census, 1920; *Wauwatosa City Directory* (1926). A citation in the local newspaper indicates that David S. Rose (presumably the former Mayor of Milwaukee, 1898-1910), leased an apartment in the “Underwood Flats.” It is unconfirmed, however, if the subject building was ever identified as the Underwood Flats (Underwood built a number of other investment properties in the city), Newsbrief (re: Rose leases apartment), *The Wauwatosa News*, 24 April 1914.

¹¹ Circa 1918 postcard image of 1945 Wauwatosa Avenue (WHS Postcard 650) is on file at the WHS research library; the postcard image is also reprinted in *Images of America: Wauwatosa* (Chicago: Arcadia Publishing, 2004), 112.

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the garage was erected and soon thereafter, a landscape plan--which included the existing sunken garden--was commissioned of Frank A. Cushing Smith, a Chicago-area landscape designer and Wauwatosa native.¹²

American Arts & Crafts

**2145 & 2155
Wauwatosa Avenue**

**Frederick D. Underwood Investment
Properties**

1919

Covered with stucco, 2145 Wauwatosa Avenue is a two-story, side gabled house that features modest Arts & Crafts elements including exposed rafter tails along the roof's eave and windows with wooden, multiple-light glazing on the upper sashes. Windows are arranged singly, in pairs and in tripartite groupings and are largely symmetrical in their placement throughout the house. Quarter-lunette windows occupy each of the north and south gabled peaks. The central front entrance is sheltered by an open porch topped with a pedimented gabled roof that is supported by unadorned columns. A two-story, sunporch extends from the home's southwest corner, while a more modern, one-story addition is found at the rear to the north.

Frederick D. Underwood built this house and the one next door at 2155 Wauwatosa Avenue as investment properties. The architect of both homes remains unknown. As of 1920, the home's renters are identified as mechanical engineer Otto Banner and his family, which was comprised of his wife Gertrude, nineteen-month-old son Fritz, and their nineteen-year-old housekeeper Florence. By no later than 1926, Wauwatosa pharmacist Harry Rubel and his wife Ellen were in residence. Although

¹² Research for 1945 Wauwatosa Avenue compiled by WHS volunteer Carolyn Dressler for "The Wauwatosa Avenue Historic District" WHS home tour. Full research on file at the WHS, with summary version in *Historic Wauwatosa* (September 2008), 1-2; Since 2008, the date of transfer between the Kirchhoff and Thomas families was verified as 1917, whereas it was cited as 1918 in the previous material, Newsbrief (re: Thomases move into Kirchhoff home), *The Wauwatosa News*, 6 April 1917; Newsbrief (re: Thomas garage constructed), *The Wauwatosa News*, 13 April 1917; Newsbrief (re: fountain and sunken garden construction), *The Wauwatosa News*, 4 April 1918, 4/3; F.A. Cushing Smith, "Landscape plans for Paul E. Thomas, Esq.," circa 1918, in possession of Bill and Ann Scallon, the home's current owners, Wauwatosa, WI. Finally, much of the earlier research materials regarding this home incorrectly identified Roger Kirchhoff (the son of Charles) as its architect.

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

Underwood appears to have maintained many of his rental properties until his death, this one was sold by no later than 1930 to Irving Felling, a shoe manufacturer.¹³

The house at 2155 is somewhat similar to that of 2145 in that it is largely symmetrical in its side-gabled form and window arrangement, it is covered with stucco, and both feature nearly identical exterior chimneys along their south elevations. However, the porch of this example is more Craftsman in its styling with its large stuccoed pillars that support the façade-length porch. Windows throughout this house are arranged singly and in pairs and are either six-over-six-light or four-over-four-light examples.

The earliest known renters of this home were sash and door manufacturer William H. Schmidt Jr. and his family, who would move to their new home at 1845 Wauwatosa Avenue upon its completion in 1922. By 1926, the house was occupied by the family of Harry S. Fuller Jr. Unlike the neighboring house at 2145, this one continued as a rental until at least 1930, when Pennsylvania-born David Adams and his family of four were enumerated at that address. Adams was a sales engineer for a steel manufacturer.¹⁴

1940 Wauwatosa Avenue

Allan and Ruth Hall House

1922

Dominated by a soaring brick chimney, this Arts and Crafts-style home is covered with stucco. Rising from a brick foundation, and topped with a red shingled hipped roof with exposed rafter tails, the house was designed by the Milwaukee architectural firm of Brust & Phillip.¹⁵ The primary front (east) and side (north) entrances, as well as a second-floor window are each topped with a pent overhang with bracket supports. The multiple-light windows throughout the house are casement examples, each of which is underscored by a red brick sill. Aside from the two windows flanking the front entry which are topped with a brick blind arch and feature a carved stone face, the remainder have no lintel or other trim.

¹³ Tax Rolls, City of Wauwatosa, 1918, 1919. A full run available at the Wauwatosa City Clerk's Office, Wauwatosa City Hall, Wauwatosa, WI; U.S. Census, 1920, 1930; *Wauwatosa City Directory* (1926). Fremont Crabtree has been suggested as a possible architect of both 2145 and 2155 Wauwatosa Avenue. However, it is clear that Underwood had a number of homes built throughout the city and he was not seemingly consistent with his choice of architect. Homes on Wauwatosa's Red Arrow Court (between 1918 and 1921) were designed by Alexander Eschweiler and (Fitzhugh) Scott & Mayer, whereas, the Underwood's investment property at 2233 Wauwatosa Avenue (1919-20) was designed by Fitzhugh Scott, Index of the WAA. Of note, a very similar house to that of 2145 Wauwatosa Avenue is located at 1729 70th Street, also in Wauwatosa.

¹⁴ Tax Rolls, City of Wauwatosa, 1918, 1919; U.S. Census, 1920, 1930; *Wauwatosa City Directory* (1926).

¹⁵ Brust & Phillip, "Residence at Wauwatosa, Wis. for Mr. Allan E. Hall," Original drawings, 6 September 1921 and 26 April 1922, on file at the WAA.

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

The home was built by Allan E. Hall, the department manager of the milling machinery department at the Allis-Chalmers Manufacturing Co. from 1920 until his death in 1944. Hall was born in Pennsylvania and graduated from Yale University in 1895. He joined Allis-Chalmers in 1909, working first in Seattle before moving to Milwaukee. Allan married Ruth Adams in circa 1918 and they had two children: Allan J. and Mary A. His widow Ruth remained in the home until 1957, at which time the home was sold to the Underwood Memorial Baptist Church for use as their parsonage until 1971.¹⁶

American Foursquare

1907 Wauwatosa Avenue

Herman A. and Florence Netter House

1922

Sheathed with brick, this two-story American Foursquare features a central porch that is topped with a hipped roof and is supported by a pair of brick piers. Square bay window projections, also topped with hipped roofs, are located to either side of the entry, each of which carries a series of three six-over-one-light sash windows. Paired, multiple-light windows are located above the first-floor bays, while a single window occupies the space above the entry. Windows throughout the remainder of the house are largely paired examples. A hipped-roof dormer with a series of three, multiple-light windows are found along both the front (east) and rear (west) of the house, while a one-story enclosed porch extends from the rear.

Herman Netter, the home's original owner, was born in Milwaukee in 1888, the son of Milwaukee native Adolph Netter. After working for the Cream City Brewing Company from 1905 to 1910, he left Milwaukee to work briefly as a railroad timekeeper in Spokane, Washington. In 1911, he started his career in the automotive business, eventually establishing in 1917 the Netter-Heiser Company, dealers in Ford brand cars. In 1915, Netter wed Florence Woller. The Netter family, which also included sons Herman and Alfred, remained in the house until at least 1930. By 1932, real estate man Robert Owen (who would later own the previously discussed Nash home), purchased the subject house and resided here until at least 1936.¹⁷

¹⁶ "A.E. Hall, 70, Allis-Chalmers Executive, Dies," *Chicago Tribune*, 18 January 1944. The subject house was on the Wauwatosa Historical Society home tour in 1999, and featured in *Historic Wauwatosa* (September 1999), 4-5.

¹⁷ Assessor's Records, City of Wauwatosa. Available online at www.wauwatosa.net; Gregory, ed., *History of Milwaukee*, 4: 95-96; *Milwaukee City Directory* (1921-1923); *Wauwatosa City Directory* (1926, 1932, 1936).

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

Period Tudor Revival

2008 Wauwatosa Avenue

James D. and Daisy Godfrey House

1925

This largely Lannon stone-sheathed Period Tudor Revival house is largely side-gabled in form; however, a pair of front-facing gables dominate the primary (west) elevation. Extending from the approximate center of the entrance elevation is a gabled, two-story wing which protects a recessed entry with a round-arched doorway. Simple wooden posts support the open, first-floor porch that is enclosed along the upper level and sheathed with stucco and false half-timber trim. A single, multiple-light casement window rests within the upper floor of the entrance gable, while three sets of casement windows are located to either side of the doorway and along each level. Aside from the stucco-sheathed wing, all remaining windows and the doorway are topped with vertically set and narrow-cut Lannon stone to form a lintel. A dominant exterior chimney rises along the home's south elevation, while a one-story sunroom extends from the rear (east).

This house was built for and occupied by the James D. Godfrey family, who resided here from 1925 until 1950. James D. was the son of Edwin Rice Godfrey, who established E.R. Godfrey & Sons, Wholesale Grocers, in 1889 in Milwaukee. James D. attended the University of Wisconsin-Madison, after which he was sent to Calumet, Michigan, to open a branch of the grocery firm. He maintained that position until 1915, when he became vice president of the family firm. Following the death of his father in 1922, James D. became the president, a position he served until his death in 1950. James D. married Daisy Danielson in 1903 and together they had four children: Helen, James E., Grace and John. Son James E., who became the firm president upon his father death, resided in the home with his family until his death in 1982. The home remained in the Godfrey family until 1987.¹⁸

BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
1809 Wauwatosa Avenue	John & Christiana Nash House	1909 ¹⁹	C	Period Georgian Revival

¹⁸Gregory, ed., *History of Milwaukee* 3:294-95; the house was on the Wauwatosa Historical Society home tour in 1999 and a brief history of the home is included in *Historic Wauwatosa* (September 1999), 3-4; U.S. Census, 1920, 1930 (servant Lila Lund resided with them from at least 1920 to 1930).

¹⁹The permit for a brick-veneered house to cost \$8,000 for J.M. Nash is recorded in *The Daily Reporter*, 9 June 1909; "J.M. Nash broke ground for another new house at the corner of Wauwatosa and Warren avenues, Wednesday of this week," *The Wauwatosa News*, 10 September 1909, 1/3.

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

1819 Wauwatosa Avenue	Eugene T. & Hattie Wright House	1908-09 ²⁰	C	Craftsman
1825 Wauwatosa Avenue	Mary F. Anderson House	1918 ²¹	C	Bungalow
1839 Wauwatosa Avenue	Lyman G. & Mabel Wheeler House	1898 ²²	C	Queen Anne
1845 Wauwatosa Avenue	William H. Jr. & Laura Schmidt House	1923 ²³	C	Craftsman
1907 Wauwatosa Avenue	Herman A. & Florence Netter House	1922 ²⁴	C	American Foursquare
1913 Wauwatosa Avenue	Rudolph & Cora M. Tragard House	1907 ²⁵	C	English Arts & Crafts
1916 Wauwatosa Avenue	Underwood Memorial Baptist Church	1953 ²⁶	NC	Neo-Gothic Revival
1927 Wauwatosa Avenue	Lawrence J. & Mollie Parrish House	1927 ²⁷	C	Period Colonial Revival
1928 Wauwatosa Avenue	Baptist Church Parsonage	1878; 1918 ²⁸	C	Front Gabled
1940 Wauwatosa Avenue	Allan E. & Ruth Hall House	1922 ²⁹	C	American Arts & Crafts

²⁰ Tax Rolls, City of Wauwatosa, 1908, 1909; the local newspaper reported that "J.M. Nash has broke ground for a residence on Wauwatosa Avenue," *The Wauwatosa News*, 27 November 1908 and a subsequent entry in January of 1909 read, "The residence of J.M. Nash on Wauwatosa Avenue is being erected quite fast," Newsbrief, *The Wauwatosa News*, 1 January 1909, 1/4. Nash was responsible for the construction of this home (the home for his daughter Hattie), as well as his own house next door.

²¹ "Mrs. Mary Anderson has taken up her residence in her new bungalow on Wauwatosa Avenue," *The Wauwatosa News*, 6 December 1918, 4. Anderson's tenure in the home was rather short-lived for in September 1920, the local paper reported that she had purchased the home of J.R. Benoy at 284 Church Street and would be occupying it by the October 1st, Newsbrief, (re: Anderson purchases Church street home), *The Wauwatosa News*, 17 September 1920.

²² Tax Rolls, City of Wauwatosa, 1897, 1898.

²³ "Mr. & Mrs. William H. Schmidt, Jr., are occupying their new home at 401 Wauwatosa Avenue," *The Wauwatosa News*, 4 October 1923, 1/1.

²⁴ Assessor's Records, City of Wauwatosa; *Milwaukee City Directory* identifies Netter as living at 419 Wauwatosa Avenue (pre-1932 conversion address) as of 1922, *Milwaukee City Directory* (1921, 1922), so it is possible the house was completed by the end of 1921.

²⁵ In the 1907 tax roll, a small notation reads "house not finished" but is crossed out. Tax Rolls, City of Wauwatosa, 1906, 1907.

²⁶ Building permit for 1916 Wauwatosa Avenue, 11 May 1953. Permit on file at the Department of Community Development, Wauwatosa City Hall, Wauwatosa, WI.

²⁷ Building permit for 431 (present-day 1927) Wauwatosa Avenue, 11 October 1926.

²⁸ Sidney Squire to Trustees of the Baptist Church, Warranty Deed, 19 August 1878, book 157/p. 398. This deed and others are on file at the Milwaukee County Courthouse, Milwaukee, WI; Underwood Memorial Baptist Church records indicate that plans were started for erecting a parsonage in December 1878 after purchasing "the lot directly north of our present parsonage and built a house," in "History of Memorial Underwood Baptist Church," Handwritten record, undated, p. 6. On file at the Underwood Memorial Baptist Church. Improvements/additions to the house likely date to 1918, at which time the house was purchased from Frank Durbin by Louis C. Nichols. Indeed, the local paper indicates that in 1918, Nichols was "making a number of improvements to the place," Newsbrief (re: Nichols improvements), *The Wauwatosa News*, 12 April 1918, 4/3.

²⁹ Assessor's Records, City of Wauwatosa; Brust & Phillip, "Residence at Wauwatosa, Wis. for Mr. Allan E. Hall" (1921, 1922).

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

1945 Wauwatosa Avenue	Charles & Mabel Kirchhoff House	1915 ³⁰	C	Mediterranean Revival
2008 Wauwatosa Avenue	James D. & Daisy Godfrey House	1925 ³¹	C	Period Tudor Revival
2015 Wauwatosa Avenue	John L. & Emma Meyer House	1919 ³²	C	California/ Craftsman Bungalow
2020 Wauwatosa Avenue	Mary A. Brandt House	1890 ³³	C	Queen Anne
2027 Wauwatosa Avenue	John & Johanna Pelton House	1868 ³⁴	C	Gabled Ell
2041 Wauwatosa Avenue	Mrs. Charles H. Shaw House	1916 ³⁵	C	Craftsman
2107 Wauwatosa Avenue	Lowell Damon House	1844; 1846-47 ³⁶	NRHP	Greek Revival
2114 Wauwatosa Avenue	Capt. Henry & Catherine Leisk House	Ca. 1888 ³⁷	C	Queen Anne
2126 Wauwatosa Avenue	O. J. Olin Investment Property	1914 ³⁸	C	American Foursquare
2128 Wauwatosa Avenue	William Kirchner Farmhouse	1880 ³⁹	C	Gabled Ell
2131 Wauwatosa Avenue	Alexander & Martha Rogers House	1886 ⁴⁰	C	Queen Anne
2145 Wauwatosa Avenue	Frederick D. Underwood Investment Property	1919 ⁴¹	C	American Arts & Crafts

³⁰ Tax Rolls, City of Wauwatosa, 1914, 1915, the latter date cites "new home."

³¹ Original building permit for 2008 Wauwatosa Avenue, 29 February 1925.

³² Newsbrief, "John A. Meyer, Third Avenue, has broken ground on Wauwatosa Avenue for a new residence. This is the first to be started in the Warren Subdivision which was recently platted and sold to prospective home seekers," *The Wauwatosa News*, 28 March 1919, 4/3.

³³ Tax roll information indicates that the house was started in 1889 (valuation of \$920, whereas empty lots in the area are generally valued at \$300), but not completed until 1890 (valuation of \$1,700), Tax Rolls, Town of Wauwatosa, 1889, 1890.

³⁴ Secondary sources indicate that the subject parcel was sold by Lowell Damon to John Pelton in 1868, therefore the house has been ascribed with a circa 1868 date of construction, *Dedication of the Historical Plaque for The Wauwatosa Avenue Historic District*, Held on 16 June 1985, Booklet on file at the Wauwatosa Historical Society, Wauwatosa, WI.

³⁵ Tax Rolls, City of Wauwatosa, 1915, 1916, the latter year cited building as "new." The local newspaper also reported the following, "Mrs. Charles H. Shaw moved into her new home, 475 Wauwatosa Avenue, on Monday," *The Wauwatosa News*, 5 May 1916. The address 475 is the equivalent of 2041 Wauwatosa today.

³⁶ "Lowell Damon House," National Register nomination; slightly revised/updated dates given in "History of Damon Family."

³⁷ Although assessor's information identifies an 1894 date of construction, Catharine Leisk's obituary indicates that she and her husband moved to Wauwatosa in 1888. Based on that information, combined with the ownership of the lot, as well as valuation of the property (which included at least one more house) and the home's stylistic features, it is believed that circa 1888 is a valid date of construction. Indeed, the 1892 *Wauwatosa City Directory* places the Leisks on the "E side Tosa Ave, 1 1/2 blocks n. center," which would equate to the home's current location.

³⁸ Tax Rolls, City of Wauwatosa, 1913, 1914. The 1914 *Wauwatosa City Directory* records the home's occupant as Arthur J. Sweet, who would live there for an approximate term of two years, Newsbrief (re: A.J. Sweet moving), *The Wauwatosa News*, 5 May 1916.

³⁹ Assessor's Records; Tax rolls identify William Kirchner as the owner in 1886; it is later incorporated into the Diamond & Leisk Subdivision.

⁴⁰ Tax Rolls, Town of Wauwatosa, 1885-1893.

⁴¹ Tax Rolls, City of Wauwatosa, 1918, 1919.

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

2155 Wauwatosa Avenue	Frederick D. Underwood Investment Property	1919 ⁴²	C	Bungalow
2160 Wauwatosa Avenue	Sts. Constantine & Helen Greek Orthodox Church	1967/1973 ⁴³	NC	Modern
2163 Wauwatosa Avenue	Rev. David & Ella Hulburt House	1896 ⁴⁴	C	Queen Anne
2220 Wauwatosa Avenue	Julia Brown House	1883 ⁴⁵	C	Cross Gabled
2223 Wauwatosa Avenue	David & Angeline Barnes House	1889/1915 ⁴⁶	C	Queen Anne/Craftsman
2233 Wauwatosa Avenue	Frederick D. Underwood Investment Property	1920 ⁴⁷	C	Colonial Revival
2234 Wauwatosa Avenue	Watson Family House	1885-86 ⁴⁸	C	Queen Anne
2241 Wauwatosa Avenue	H. Broeg/Alex Malmsted House	Ca. 1889 ⁴⁹	C	Queen Anne
2242 Wauwatosa Avenue	Mary Watson House	1885-86 ⁵⁰	C	Queen Anne

⁴² Ibid.

⁴³ Original building permit for 2160 Wauwatosa Avenue, 6 December 1967.

⁴⁴ Tax Rolls, Village of Wauwatosa, 1895-1897.

⁴⁵ Tax Rolls, Town of Wauwatosa, 1882-1885. While cross gabled in form, the house has decorative bays and entry porch with Italianate elements.

⁴⁶ Tax Rolls, Town of Wauwatosa, 1888, 1889; the circa 1915 date, which reflects the assessor's recorded date of construction for the home, appears to refer to an exterior remodeling.

⁴⁷ Fitzhugh Scott, "House to be Built for Mr. F. D. Underwood at Wauwatosa." Original plans, 8 August 1919, on file at the Wisconsin Architectural Archive.

⁴⁸ The assessor's records cite an 1896 date of construction; however, according to tax roll information, the home appears to date to 1885-1886, the same as its neighbor to the north. Tax Rolls, Town of Wauwatosa, 1882-1891; Tax Rolls, Village of Wauwatosa, 1892-1897.

⁴⁹ The 1888 map of Wauwatosa appears to identify the property as under the ownership of Mrs. Richards, *Map of Wauwatosa*, 1888, on file at the Wauwatosa Historical Society research library. By no later than 1893, the lot appears to be owned by H. Broeg, for which no information could be found. Tax Rolls, Village of Wauwatosa, 1893-1897; Tax Rolls, City of Wauwatosa, 1898-1905. In 1910, the confirmed owner of the home was Alex Malmsted. Newsbrief (re: Alex Malmsted buys 571 Wauwatosa Avenue), *The Wauwatosa News*, 18 June 1909, 1/3. Although an interior inspection of this home's floor plan was not completed, the exterior of the house resembles that of 2234 Wauwatosa Avenue, which shares a similar plan with 2223 and 2242 Wauwatosa Avenue.

⁵⁰ The assessor's date on record is 1900; however, based on tax roll information, the house was built circa 1885-86. This house, and the house to the south (2234), as well as the house at 2223 Wauwatosa Avenue (circa 1889) all share a very similar interior floor plan, WHS home tour, 2008.

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

7606 Stickney Avenue	Frederick D. Underwood Apartments	1914 ⁵¹	C	Mission Revival
7624 Stickney Avenue	Frederick D. Underwood Townhomes	1914 ⁵²	C	Period Georgian Revival
			C	Wrought iron fence

⁵¹ Assessor's records identify a 1905 date of construction; however, a different house previously stood on the property and this is, perhaps, where the circa 1905 date of construction originates from. A 1914 newsbrief in the local paper reads, "The apartment house being built by Fred D. Underwood on Wauwatosa Avenue, opp. The Light Guard Armory, is going to be the finest of its kind in Wauwatosa if not in Milwaukee County," *The Wauwatosa News*, 24 July 1914. Note that the Light Guard Armory building, which had previously served as the Baptist Church, was located at the corner of North and Wauwatosa Avenue before being moved to its current location in the Wauwatosa Cemetery and would have, therefore, been located on the opposite side of the block.

⁵² Like the previous property, the assessor cites a 1905 date of construction. Again, like the above property, it was built in 1914. A citation in the local paper reads, "For Rent: About May 1st in Wauwatosa, corner Wauwatosa & Stickney Avenues, four new model fireproof southern exposure houses; all modern conveniences," *The Wauwatosa News*, 20 March 1914. This reference is presumed to be for the two apartments at 7606 Stickney, as well as the former townhouse building at 7624 Stickney Avenue—which also was comprised of two units and faced south.

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture**Period of Significance**

1844 to 1927

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Leenhouts & Guthrie; Brust & Phillip; Scott, Fitzhugh;
Kirchhoff, Charles Jr.

Narrative Statement of Significance

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

Wauwatosa Avenue Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- ☒ previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- ☒ State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 11.26 acres

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

1 16 417877 4767725
 Zone Easting Northing

2 16 418053 4767725
 Zone Easting Northing

3 16 418053 4767227
 Zone Easting Northing

4 16 417949 4767099
 Zone Easting Northing

☒ 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 Traci E. Schnell/Senior Architectural Historian
Organization Heritage Research, Ltd.
street & number N89 W16785 Appleton Avenue
city or town Menomonee Falls state WI

date May 2011
telephone 262.251.7792
zip code 53051

Wauwatosa Avenue Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title Various

Organization

street & number

city or town

state WI

date

telephone

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

SIGNIFICANCE

The Wauwatosa Avenue Residential Historic District is nominated for the National Register of Historic Places under Criterion C in the area of local architectural significance as it includes a distinctive and dense collection of late nineteenth and twentieth century residential architecture. This district was one of a number of architecturally distinctive districts identified in the intensive survey of Wauwatosa, which was completed in 1996. The district was listed as a city landmark in 1985 and recently re-designated in 2010. The largely tree-lined street is, and always has been, a major thoroughfare in the city, as it leads directly to its historic commercial downtown. With a Period of Significance that dates to between 1844 and 1927, the district includes a wide range of styles that include Greek Revival, Queen Anne, English and American Arts and Crafts, Craftsman, and the period revival styles. Although some houses have been re-sheathed with modern materials, most houses retain their original exterior cladding and/or have been restored. Overall, the district's houses retain good integrity with most retaining close to the appearance dating to their original construction.

HISTORICAL BACKGROUND

The general history of Wauwatosa can be found in a variety of sources that were reviewed to produce the general overview found in the 1996 Historic Property Reconnaissance Survey of the City of Wauwatosa. Briefly summarized, the village of Wauwatosa was founded in 1835. Shortly thereafter the Hart brothers, built a sawmill and grist mill, thus naming the community Hart's Mills. The township of Wauwatosa was formed from Milwaukee Township in 1842 and, thereafter, the community took on the name of Wauwatosa.⁵³

With the United States Road (a former Native American trail linking Lake Michigan and Madison) already in place (as of 1838), transportation to and from Wauwatosa was greatly enhanced by the coming of the railroad. Construction on a railroad line between Milwaukee and Madison began in 1847; the line reached Wauwatosa in 1850 and extended to Waukesha one year later. By 1851, the Watertown Plank Road, a toll road, also passed through the village. No doubt a direct result of the improved transportation routes, population in Wauwatosa numbered a mere 340 inhabitants in 1840, but increased to 2,000 by 1850.⁵⁴

The community's early settlers were Easterners, as well as smaller numbers of Irish and Germans. Among those making the trek from the East to Wauwatosa was Oliver Damon, who hailed from

⁵³ "Historic Property Reconnaissance Survey (of the City of Wauwatosa, Wisconsin)," Prepared by Mead & Hunt for the City of Wauwatosa, April 1996, 6.

⁵⁴ Ibid, 6-7.

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Fitzwilliam, New Hampshire. Following his 1841 purchase of 120 acres in Section 21 of the Town of Wauwatosa, and a short stay with his daughter Lavinia and son-in-law Jonathan Warren (who came to Wauwatosa in 1838), Damon returned to New Hampshire to live with his son Lowell for the next two years. Oliver then returned to Wauwatosa and, shortly thereafter, he built the rear wing of the house that is currently located at 2107 Wauwatosa Avenue. Two years later (in 1846), Lowell came to join his father and sister in Wauwatosa and added the home's front wing, which was completed in 1847. Oliver then sold his acreage, with 60 acres going to his son-in-law Jonathan Warren and the other half going to his son Lowell. Between the two of them, they owned the entire acreage along the west side of present-day Wauwatosa Avenue from Warren Avenue on the south to North Avenue on the north.⁵⁵

Although the original home no longer stands along Wauwatosa Avenue, the Reverend Luther Clapp was the next to build a house along Wauwatosa Avenue, albeit on the east side and south of Hillcrest Drive (just south of the subject historic district). Rev. Clapp came to Wauwatosa in 1845 and served as the pastor of the city's Congregational church. In that original house Clapp established the first school in the vicinity. In 1856, he built a new house to replace the first, which had been destroyed by fire. (In 1976, the 1856 home was moved to 12323 Watertown Plank Road, still in Wauwatosa.) By 1871, the first high school was built in Wauwatosa and along the east side of Wauwatosa Avenue, just south of the Clapp house.⁵⁶

And thus began the framework for the development of homes along Wauwatosa Avenue. Indeed, the 1876 plat map of the Town of Wauwatosa identifies the aforementioned homes of both Damon and Clapp, as well as a school house. Although Warren owned significant acreage along the west side of Wauwatosa Avenue and south of Damon's 59.5 acres (Damon had since sold .5 acre to the Baptist Society for construction of their first church), he did not have a house along the subject roadway. In 1868, Warren sold a small parcel to John Pelton, a native of New York. Pelton and his family came to Wauwatosa between 1858 and 1859, settling first on the west side of town. Following service in the Civil War, Pelton built the home in circa 1868 at 2027 Wauwatosa Avenue.⁵⁷

Although the Baptists had built a church at the southwest corner of Wauwatosa and North avenues in 1852, they did not have a parsonage. Since 1845, the congregation had been ministered by Rev. Enoch Underwood, who resided in his own personal home (along Watertown Plank Road). In 1878, the Baptist Society purchased a small lot north of present-day Hillcrest Drive on which they would build a

⁵⁵ "History of the Damon Family."

⁵⁶ Elizabeth V. Foley, comp., *Sketches of Wauwatosa* (Wauwatosa, WI: By the author, 1932), 79-80; *The Wauwatosa Story* (Wauwatosa, WI: Board of Education, 1961; rev. 1976), 26; WHS, *Images of America: Wauwatosa*, 62.

⁵⁷ *Illustrated Atlas of Milwaukee County, Wisconsin* (Chicago: H. Belden & Co., 1876); "History of Damon Family"; Foley, comp., *Sketches of Wauwatosa*, 91. Descendants of the Pelton family owned the Pelton home into the 1980s.

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parsonage—the home located at 1928 Wauwatosa Avenue. Despite its construction, the building did not house a resident pastor until 1886 and was, instead, used for rental purposes. Elder Underwood was content in his own home on Watertown Plank Road and did not wish to live in it. Instead, the church allowed him to rent out the house and apply any rental he received on his salary.⁵⁸

It was after the construction of the 1878 Baptist parsonage (located in the Subdivision of property of Stickney & Baumbach, platted in 1872), that true development occurred along Wauwatosa Avenue. The period between 1883 and 1890 saw the creation of three subdivisions and the construction of seven homes. The earliest of those, the Rogers Subdivision, was created and owned by Alexander Rogers and which was platted in April of 1886. Rogers had purchased 11.25 acres in 1881 from the widowed Amy Damon; this purchase included the Damon family home. The two-block plat ran from north of the Pelton home to present-day Stickney Avenue. Seven years after the land purchase and two years following the plat, Rogers built his large Queen Anne-style family home at the northwest corner of Wauwatosa Avenue and his namesake street, Rogers Avenue.⁵⁹

Just over a year after the Rogers plat, the Continuation of Windsor Heights was platted on 14 July 1887. The land included in the plat was previously that of George and Mary Watson (purchased in 1865), which ran from present-day Garfield Avenue north to North Avenue. In 1882, one acre was deeded to Julia Brown; the following year, she built a house, 2220 Wauwatosa Avenue, on the lot. Between 1885 and 1886, the Watsons erected both the houses at 2234 and 2242 Wauwatosa Avenue and, the following year, three acres were sold to local builder/master carpenter Frederick Sporleder. In

⁵⁸ Commensurate with Elder Underwood's failing health, Edward O. Smith was hired in May 1886 to serve as assistant pastor and part of his salary requirements included the use of the parsonage. The two pastors that followed Smith also resided in the parsonage until 1896, at which time it was sold to Frank H. Durbin for non-religious, residential use. Sidney Squire to Trustees of Baptist Church, Warranty Deed, 19 August 1878, 157/398; Trustees of Baptist Church to Frank H. Durbin, Warranty Deed, 28 May 1896, 366/99; Handwritten records regarding the terms (in reference to the parsonage) of Pastors Underwood, Edward O. Smith, Charles Holden and David W. Hulburt, some undated, others date to 1887, 1890 and 1892. Records of the Underwood Memorial Baptist Church.

⁵⁹ Plat of Stickney & Baumbach Resubdivision, 10 January 1872. This and following plats on file at the Milwaukee County Courthouse, Milwaukee, WI; Plat of Rogers Subdivision, 15 April 1886; "History of Damon Family"; Tax Rolls, Town of Wauwatosa, 1885-1892; Tax Rolls, Village of Wauwatosa, 1893. Between 1892 and 1900, Charles Stafford acquired, and was responsible for the development of, several lots in the Rogers Subdivision. The cost of construction was regulated by the land contract that read "no building or buildings shall be erected, rebuilt, or moved upon said premises, the actual cost and value of which shall be less than \$1,200." In addition, and as was common to the deed restrictions, no brewing of spirituous beverages could occur there, nor should a tavern or livery be erected there. Later provisions also called for no building to be closer than 45 feet to the street side lot line. Kebbekus and Tierney, "The Muzi Home," 3-4.

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1887, the three owners combined to plat the Continuation of Windsor Heights, within which the Watson and Brown homes are located.⁶⁰

The third subdivision, platted in December 1888, was completed by Thomas Diamond and Captain Henry Leisk. The two-block subdivision ran from present-day Melrose Avenue north to Oakhill Avenue. Already located within the subdivision was a circa 1880 farmhouse previously owned by farmer William Kirchner, in which Diamond appears to have lived for a short time. As well, well-known sea captain Henry Leisk built his own home in circa 1888 at 2114 Wauwatosa Avenue. As of 1889, deed restrictions for the sale of Lot 15, Block 2 (the home at 2020 Wauwatosa Avenue) mandated that a house be erected on or before May 1st of that year, with improvements to cost not less than \$2,000.00. Indeed, Mary Brandt, started construction of her home that year; however, according to tax rolls, it does not appear to have been finished until 1890.⁶¹

The village of Wauwatosa incorporated in 1892, with a population of 1,150 and, five years later, its status was changed to a city. In 1893, the Continuation of Warren's Subdivision, which extended along Wauwatosa Avenue from Milwaukee Avenue north to Woodland Avenue. Construction within the subdivision and along Wauwatosa Avenue began with the 1898 construction of the Queen Anne home at 1939 Wauwatosa Avenue, owned by early Wauwatosa resident and attorney Lyman Wheeler and his wife Mabel. In 1907, poster artist Rudolph Tragard and his wife Cora built their English Arts & Crafts home based on a published Gustav Stickley design at 1913 Wauwatosa Avenue. The following year (1908), the local newspaper announced that the Warren Estate was undergoing extensive improvements, including the grading and cutting of Warren Avenue to Wauwatosa Avenue.⁶²

One week later, the Wauwatosa paper reported on living in Wauwatosa, including its businesses and public institutions. The first paragraph of the article espouses the merits of residency in Wauwatosa over that of other suburbs, as well as Milwaukee:

⁶⁰ Plat of the Continuation of Windsor Heights, 14 July 1887; Tax Rolls, Town of Wauwatosa, 1882-1887; "Mortazavi Property," 2220 Wauwatosa Avenue, In *Historic Wauwatosa* (September 1999), 2; "Dale & Janene Alberda Residence," 2242 Wauwatosa Avenue, In *Historic Wauwatosa* (September 2008), 4. The latter two articles are in association with WHS home tours in 1999 and 2008, respectively.

⁶¹ Plat of Diamond & Leisk Subdivision, 10 December 1888; Tax Rolls, Town of Wauwatosa, 1885-1892; Tax Rolls, Village of Wauwatosa, 1893; *Wauwatosa City Directory* (1892); Thomas Diamond and Alice G. Diamond and Henry Leisk and Catherine A. Leisk to Mary Brant (sic), Warranty Deed, 4 March 1889, 250/267, #137309. Deed on file at the Milwaukee County Courthouse and Abstract of Title in possession of Rosemary Fox, current owner of 2020 Wauwatosa Avenue.

⁶² Plat of the Continuation of Warren's Subdivision, 2 October 1893; Tax Rolls, City of Wauwatosa, 1897-1899 and 1906-1907; Newsbrief (re: Warren Avenue), *The Wauwatosa News*, 4 December 1908, 1/4.

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Among the numerous resident adjuncts to the city of Milwaukee none possess more desirable home surroundings or greater possibilities for the future than Wauwatosa. Just far enough away from the noise, traffic, dust and smoke of the busy part of the city and yet within an easy and comfortable street car ride of town, the resident of Wauwatosa is exceptionally favored. A desirable altitude and distance places this locality far beyond the smoke-laden atmosphere of the city, and pretty cottages of modern architecture and well kept, shaded lawns are everywhere in evidence. All modern public improvements enjoyed by the resident of Milwaukee proper are installed here. Superior transportation facilities are provided by one of the main lines of the Chicago, Milwaukee and St. Paul Railway, and two lines of street railway having their termini here run cars to the city every fifteen minutes...⁶³

In further reference to the city improvements, the local newspaper reported at the conclusion of 1910 that Wauwatosa included 25,000 feet/more than 4.5 miles of permanently improved streets; 64,000 feet/more than 12 miles of water mains; and 45,000 feet/more than 8 miles of main and sewer service. Regarding Wauwatosa Avenue specifically, the street was graded and graveled in 1898, as well as oiled in 1901 and again in 1916. In September 1919, *The Wauwatosa News* wrote "It looks now as if Wauwatosa Avenue will be completed this fall... North Avenue is now completed to Wauwatosa Avenue." Two weeks later, reports were that Wauwatosa Avenue was ready for concrete and that it would take two weeks to lay it. Finally, in November, the paper indicated that Wauwatosa Avenue was completed and would be opened in a few days for travel. Along with that announcement was "If you know the "bone-head" that drove his car on the new concrete on Wauwatosa Avenue last Sunday evening, report him to the Mayor and get a \$50 reward..."⁶⁴

In February of 1920, the Wauwatosa Avenue Association was created to beautify Wauwatosa Avenue. Its first meeting was held at the home of committee chair Lyman Wheeler and twenty residents attended the meeting. All property owners and tenants were invited to join. A committee of four, including Paul E. Thomas, A. Tragard, R.R. Johnstone and S.K. Williams, were appointed to make sketches and plans for the street's beautification. Despite the initial notice in the paper, only one subsequent report on their efforts was found in the paper and that simply read, "Work on beautifying Wauwatosa Avenue is progressing."⁶⁵

By 1920, all but five of the homes within the Wauwatosa Avenue Residential Historic District were built. While a fair number of homes along the avenue were indeed built by prominent citizens known in both Wauwatosa and Milwaukee, a good number of homes were also utilized as rentals—some from

⁶³ "The City of Wauwatosa," *The Wauwatosa News*, 11 December 1908, 3.

⁶⁴ Newsbrief (re: improvements), *The Wauwatosa News*, 30 December 1910; Newsbriefs (re: Wauwatosa paving), *The Wauwatosa News*, 5 and 19 September 1919 and 14 November 1919.

⁶⁵ Newsbrief (re: Wauwatosa Avenue Association & efforts), *The Wauwatosa News*, 27 February 1920, 4/3; and 21 May 1920, 4/3.

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the very beginning. As previously mentioned, the Baptist Society erected a parsonage at 1928 Wauwatosa Avenue in 1878 that was first used as a rental and did not see a resident pastor until 1886.

While the 1883 Julia Brown home at 2220 Wauwatosa Avenue may have been occupied by Julia herself for a short period, it served as a rental under her ownership from at least 1892 through 1919. Julia was the daughter of George W. and Minerva Brown, who resided in Wauwatosa Township by no later than 1860. George passed away in 1881, which perhaps produced the financing of the subject home. It is likely that Julia and Minerva resided here until Minerva's death in 1889. Julia moved to Whitewater by no later than 1910, where she is enumerated with her brother's family.⁶⁶

The 1890 home of Mary Brandt at 2020 Wauwatosa Avenue also appears to have served as a rental, perhaps from the start. According to cemetery information, Brandt was born in 1819. Although her name is clearly on deed information and it was during her ownership that the house was built, there is no evidence of her residency in Wauwatosa as of the 1892 city directory. The following year, she sold the home to real estate man Charles Stafford, who rented the home during his ownership between 1893 and 1908.⁶⁷

The English Arts & Crafts-style house at 1913 Wauwatosa Avenue (1907) was built by the Rudolph Tragard family; however, it appears that it may have served as a rental right from the start. Indeed, the 1910 census enumerates the Rev. Joseph Dysart and his family as renting the house, while the Tragards lived on Kenyon Avenue, where they had also resided in 1907 (as recorded in the local city directory). As of 1913, the local paper reported that "Mrs. Shaw has taken the Tragard house on Wauwatosa Avenue for a term of two years" (Mrs. Luella Shaw's son James would later purchase in 1916 the home at 2041 Wauwatosa Avenue for his mother). In 1916, and two weeks after Mrs. Shaw had moved out, it was reported that "Mr. and Mrs. R. Tragard have moved into their house on Wauwatosa Avenue." The Tragards actual tenure in the home was rather short-lived for, by the summer of 1920, they had sold the house to Harold Henderson and moved to a 123-acre farm in Maryland.⁶⁸

⁶⁶ Tax Rolls, Town of Wauwatosa, 1882, 1883; U.S. Census, 1860, 1870, 1880, 1910, 1920; Wauwatosa Cemetery records indicate that George W. and Minerva Brown died in 1881 and 1889, respectively. Julia passed away in 1934, Wauwatosa Cemetery Records, Available online at www.wauwatosacemetery.net. Accessed in March 2011.

⁶⁷ Mary A. Brandt to Charles Stafford, Warranty Deed, 15 March 1893, 313/264, #227609; *Wauwatosa City Directory* (1892); Mary Brandt's gravestone is located in the Wauwatosa Cemetery and identifies a death date of 1911, Wauwatosa Cemetery Records. No further biographical information could be found on Brandt.

⁶⁸ U.S. Census, Population, 1910; *Wauwatosa City Directory* (1907); Newsbrief (re: Mrs. Shaw to rent Tragard home), *The Wauwatosa News*, 21 March 1913; Newsbrief (re: Tragards move into home), *The Wauwatosa News*, 19 May 1916; Newsbrief (re: Tragards to Maryland), *The Wauwatosa News*, 16 December 1920. After the relatively brief ownership of Harold S. Henderson, the house was purchased by Harold Brandecker family, who were previously (and erroneously) thought to have been the home's original owners, Tax Rolls, City of Wauwatosa, 1906-1919.

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In 1914, O.J. Olin erected the home at 2126 Wauwatosa Avenue, on the lot that he had purchased by no later than 1905. The home's first tenant, for an approximate term of two years (1914-1916), was engineer Arthur J. Sweet. Indeed, the local newspaper reported in May 1916 that the Sweets had stored their furniture and gone to New York for the summer. The subject house was then occupied by the Williams family, who had previously resided on Western Avenue in Wauwatosa.⁶⁹

No less than five properties were built along the Avenue specifically to serve as rentals and all were built by Wauwatosa native Frederick D. Underwood. Although Underwood never lived in any of the subject Wauwatosa Avenue homes himself, by no later than 1913, he owned all of the land (and homes, if already extant), located along the west side of Wauwatosa Avenue and north of the Alexander Rogers home at 2131 Wauwatosa Avenue. In addition, he was responsible for the original construction of at least five houses in the district: 7606 and 7624 Stickney Avenue; as well as 2145, 2155 and 2233 Wauwatosa Avenue. Underwood was born in the village of Wauwatosa in 1849, the son of the Rev. Enoch Underwood, first pastor of the Baptist Church of Wauwatosa (now Underwood Memorial Baptist Church). Underwood attended Wayland Academy in Beaver Dam, after which worked in the mines of Northern Wisconsin. Shortly thereafter he gained a job as a railroad scale keeper and worked his way up to ultimately become the president of the Erie Railroad.⁷⁰

Although Underwood's job called for him to reside in New York, he maintained a farm of approximately 90 acres in Wauwatosa, which was known as "Few Acres." The parcel, which was located to either side of North Avenue at Wauwatosa Avenue, included the family homestead, as well as the summer home he built in 1909 (and remodeled in 1912) that was later to be identified as "Holiday House" (no longer extant). Underwood died in 1942 and all of his land holdings were sold.⁷¹

⁶⁹ Tax Rolls, City of Wauwatosa, 1905, 1909-1918; *Wauwatosa City Directory* (1914); Newsbrief (re: Sweets moving), *The Wauwatosa News*, 5 May 1916. A biographical sketch on Arthur Jeremiah Sweet is included in William George Bruce's *History of Milwaukee, City and County*, 4 vols. (Chicago: S.J. Clarke Publishing Co., 1922), 3:530, 533-34. No biographical information was found regarding Olin.

⁷⁰ "Rites Planned for Underwood," *The Milwaukee Journal*, 20 February 1942, 1/2, 8/4. Of note, Underwood moved a number of houses off of his property; however, their original locations are unknown. In 1909, Henry Digman purchased two homes of F. D. Underwood and had them moved to his lots on Vine Street, Newsbriefs (re: Underwood homes sold to and moved by Digman), *The Wauwatosa News*, 27 August 1909, 1/3 and 5 November 1909, 1/3. And in 1913, "Mr. F.D. Underwood has moved to Windsor Avenue the houses he recently purchased on Wauwatosa Avenue," *The Wauwatosa News*, 18 April 1913. This 1913 reference is assumed to be homes originally located at the corner of Wauwatosa and Stickney avenues, in anticipation of the construction of 7606 Stickney Avenue (and possibly also 7624 Stickney Avenue)

⁷¹ "Rites Planned for Underwood"; "Fred D. Underwood has begun the erection of a bungalow on his property on North Avenue," *The Wauwatosa News*, 30 April 1909, 1/3; WHS, *Images of America: Wauwatosa*, 118.

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Between 1921 and 1924, the city's population nearly doubled from approximately 5,500 to 10,000. Three homes were built along Wauwatosa Avenue during this period, and Melrose Avenue and Oak Hill Avenue, both of which intersect with Wauwatosa Avenue along the east side, were opened to the public. The final two homes in the district were built in 1925 and 1927. With that, there was no more available land within the district. That did not, however, stop construction. Indeed, in 1953, the former Cushing home near the corner of Wauwatosa Avenue and Hillcrest Drive was torn down for the construction of the Underwood Memorial Baptist Church at 1916 Wauwatosa Avenue. Finally, two homes located between Garfield Avenue and Oakhill Drive were torn down in 1967 and 1971 for the construction of Sts. Constantine and Helen Greek Orthodox Church at 2160 Wauwatosa Avenue (completed in 1973).⁷²

AREA OF SIGNIFICANCE: ARCHITECTURE

In 1996, the Wauwatosa Avenue Residential Historic District was identified in a community survey of Wauwatosa as potentially eligible under Criterion C for its local architectural significance. The district contains a variety of architectural styles ranging in date from 1844 to 1927, the vast majority can be considered high-style examples and include Greek Revival, Queen Anne, English and American Arts & Crafts, Craftsman, and period revival styles. Building materials found in the district range from brick to clapboard to stucco sheathing, with only a small number having been re-sheathed with modern materials.

The earliest architectural style represented in the district is Greek Revival, which was popular in Wisconsin from 1830 to 1870. Exemplifying the style is the Lowell Damon House at 2107 Wauwatosa Avenue. While the rear portion was erected in 1844, the front was added two years later and completed in 1847. Secondary accounts indicate that the general design of the home was copied from a residence located in the Damon's hometown of Fitzwilliam, New Hampshire and its builder (at least of the front wing) was that of Lowell Damon himself, who is identified as a skilled carpenter. Characteristics of the style evident on the National Register-listed Damon residence include overall symmetry, return eaves, corner pilasters, six-over-six-light, as well as attic-story windows and a central entry with a classical surround and sidelights. The Lowell Damon House is the only example of the Greek Revival style in the district.

The style most strongly represented in the district is Queen Anne, of which there are eight examples. Popular in the state between 1880 and 1910, this late Victorian-era building style is characterized by

⁷² *Historic Property Reconnaissance Survey*, 13; "The Year in Retrospect," *The Wauwatosa News*, 3 January 1924, 1/6; Dates of tear-downs for homes in Permit files for 1916 and 2160 Wauwatosa Avenue.

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an irregular plan, often evident through an asymmetrical exterior appearance. A combination of various building materials including shingles, clapboard and brick may be used on one structure, while typical features include large porches or verandas, turrets and bay windows. The largest and most ornate of the Queen Anne's is the circa 1886 Alexander and Martha Rogers House at 2131 Wauwatosa Avenue. Although featuring a smaller porch than what was typical of the style, it is highly ornate and includes a spindled balustrade and stickwork frieze, as well as turned post supports and decorative brackets. Although largely rectangular, it also exhibits gabled wings and various roof planes that contribute to its overall irregular plan. Additional detailing such as its variety of shinglework patterning, distinguishes it as the best example of the style in the district.

A smaller example with extensive patterned shinglework, carved wooden brackets and sunburst patterning along the porch and front window arrangement is the Captain Henry and Catherine Leisk House at 2114 Wauwatosa Avenue. Like the Rogers example, the circa 1888 Leisk home retains its original clapboard sheathing; however, according to historic photos, the front porch has been slightly altered from its original.⁷³

While certainly not "twins," the 1896 Hulburt House (at 2163 Wauwatosa Avenue) and the 1898 Wheeler Home (at 1939 Wauwatosa Avenue), both executed in the Queen Anne style, share distinct similarities. Each features a third-story, corner turret, gabled roof dormers on two elevations, as well as a flat-roofed porch with applied, classically inspired decoration. Although with only two years difference between them, the later Wheeler house includes more classical elements such as the Ionic columns that support the porch, as well as accent the third-story turret and uppermost-level windows; additional engaged Ionic pilasters trim the corners of the home.

The remaining Queen Anne-style homes of the district are more vernacular in appearance, yet still evoke the basic elements of the style. Although exhibiting varying degrees of exterior detailing (due to the application of modern sheathings), at least three of the homes, 2223, 2234 and 2242 Wauwatosa Avenue, share a very similar interior floor plan, despite differences on the exterior. While two of the homes (2234 and 2242 Wauwatosa Avenue, both built in 1885-86) were built by the same person, a third house (the Barnes home at 2223, built 1889 and located almost directly across the street), was built by a second party. Because of the similarities, it is certainly possible that the plan for all three originated from the same hand or plan. In fact, the exterior of a fourth home, that of 2241 Wauwatosa Avenue (built 1889), resembles that of 2234 so closely, that it too might share a nearly identical interior floor plan.⁷⁴

⁷³ Historic photo of 2114 Wauwatosa Avenue, ca. 1910.

⁷⁴ An interior inspection of the homes at 2223, 2234 and 2242 Wauwatosa Avenue occurred in 2008, in anticipation of the Wauwatosa Historical Society home tour that year.

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An abundance of Craftsman style homes are also located along the district. In 1888, the English Arts & Crafts Exhibition Society was formed by a group of artisans and architects as a reaction against the standardization and industrialization of the products of their respective professions. The Craftsman style was a descendant of the Arts & Crafts movement and was propagated by Gustav Stickley in New York. The Craftsman style was popular from approximately the turn-of-the-twentieth century to 1920 and examples in Wisconsin often resemble oversized bungalows. Primary characteristics of the style include stucco or brick surfaces, multiple-paned windows and a sunporch, with overall references of medieval flavor. Gabled dormers and decorative brackets or rafters generally accent the roofline.⁷⁵ Of the six Craftsman or Arts & Crafts-style homes, the Eugene and Hattie Wright House at 1819 Wauwatosa Avenue is the largest and perhaps most elaborate. Sheathed with brick on the first floor and wooden shingles on the upper story-and-one-half, the side-gabled structure was completed in 1909. Wide wooden bargeboards line the front-facing entrance gable, as well as the roof dormer, while carved wooden brackets underscore the overhanging eaves and multiple-light windows are located throughout.

Begun as the home of Dr. William C. Wendel in 1915, the Craftsman-style house at 2041 Wauwatosa Avenue was completed in early 1916 and ultimately owned and occupied by Mrs. Charles H. Shaw. Although limited in its stylistic features, the exposed rafter tails of the home's first and second floors, as well as the roof dormers and their wooden bargeboards, identify the clapboard-sheathed home as a Craftsman example. Similarly, the Underwood Investment Property at 2145 Wauwatosa Avenue (1919) exhibits exposed rafter tails along the roofline. Despite its symmetry and Colonial-style porch, the stucco-sheathed house with its multiple-light windows is considered an Arts & Crafts/Craftsman example.

Popularized by mail-order catalogues (which are discussed to follow), the American Foursquare residence is typically two stories, features a nearly square plan and usually displays a large porch across its primary and generally symmetrical façade. Popular in Wisconsin between 1900 and 1930, Foursquares are typically topped with a low, broad, hipped roof pierced on each side, or at least the primary façade, by a central roof dormer. Exterior materials range from clapboard to stucco to concrete block. Elements influenced by the Colonial Revival style are most often found on Foursquare buildings, although Prairie examples are often found as well. The district features just two examples of the style. The earlier of the two was built by O.J. Olin in 1914 and is located at 2126 Wauwatosa Avenue. Despite modern sheathing materials, the house is rectangular in plan, features a hipped roof and includes a façade-length porch. The second example, which was built by Herman and Florence Netter and completed in 1922, features all of the aforementioned common characteristics, as well as a

⁷⁵ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin* 3 vols. (Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986), Vol. 2, Architecture, 2-24.

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central roof dormer, is sheathed with brick and retains original multiple-light windows. Although not influenced by a particular style, brickwork and modest stonework trim, as well as the battered corners offer additional detailing.

The bungalow, which is more a form than a style, became popular in Wisconsin between 1910 and 1940. Characterized as an economical dwelling with simple lines, the bungalow typically rises one-and-one-half stories and features a wide, projecting roof, often low-pitched and featuring a dormer window. The roof, which oftentimes features exposed rafter tails, allows for large, façade-length porches, which may be enclosed. Clapboard siding is usually predominant; however, stucco and brick are also commonly used. In addition to the more vernacular bungalow examples, stylistic variations also exist. Indeed, the bungalow located at 1825 Wauwatosa Avenue is not a typical Milwaukee bungalow but is, instead, a Colonial Revival-inspired version. The smallest house in the district, the Mary F. Anderson home (1918) is side-gabled in form, features a shed-roofed dormer and is sheathed with clapboard. The home's primary elevation is symmetrical, with a gabled and open porch at its center; a second porch extends from its south elevation. Porch supports are simple Ionic examples which support a partially pedimented roof. Windows of the home are six-over-one-light examples, common of the Colonial Revival style.

Slightly larger and offering some degree of Craftsman influence through the use of exterior stucco is the Underwood Investment Property (1919) at 2155 Wauwatosa Avenue. Like the Anderson house, this example is side-gabled in form, features overall symmetry, a façade-length roof dormer, as well as multiple-light windows. The Underwood property also employs a façade-length porch with sturdy column supports, a characteristic often seen in catalogue/plan books of the day.

Three homes in the district have been identified as designs from published plan books. The concept of catalogue or plan homes is not a new one and among those firms producing such books or catalogs prior to the turn of the twentieth century were Tennessee architect George Barber and the Connecticut-based Palliser & Palliser Co. Later companies that produced mail-order catalogues and achieved prominence include The Radford Architectural Company, Alladin and, of course, Sears, Roebuck & Company. As well, local lumber concerns produced plans for sale.

Completed in 1907 and often misidentified as Tudor Revival is the English Arts & Crafts-style home of Rudolph and Cora Tragard at 1913 Wauwatosa Avenue. The exterior of the Tragard home is an identical match to a 1904 plan and drawing that was published in *The Craftsman* magazine of Arts & Crafts proponent Gustav Stickley. *The Craftsman* was in publication from 1902 to 1916. Essentially front-gabled in form with a gabled wing to the north and a gabled wall dormer to the south, the upper half-story of the street-facing (east) elevation house is sheathed with stucco and false half-timber trim,

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while the first floor is clad with brick. Additional Craftsman-style detailing includes a small porch overhang with carved wooden brackets, a dominant brick chimney, as well as a tiny eyebrow window within the south roofline. According to the magazine entry, the roof was intended to be covered with oil-soaked, California redwood shingles; however, the Wauwatosa home was originally sheathed with slate. According to the home's current owners, the interior does indeed generally match that of the published plan. Above the brick fireplace, an original inscription reads, "The glory of the house is hospitality." The home's cost (in 1904) was approximated at \$2,000. This is believed to be the first identified Stickley home design in Wisconsin.⁷⁶

The 1919 California-style bungalow of John L. and Emma Meyer at 2015 Wauwatosa Avenue matches the plan for *The La Vitello*, which was produced by the Lewis Manufacturing Company. Located in Bay City, Michigan, the firm had its beginnings prior to the twentieth century. However, its entry into the pre-cut housing industry was not until 1907, when William J. and Otto E. Sovereign contracted with Lewis to manufacture their "Aladdin knocked down houses" in 1907. While Aladdin was the first of the kit-house companies, it was Lewis that actually made them. In 1914, Aladdin broke its contract with Lewis and, that year, Lewis produced their first ready-cut-home catalog which included 105 designs. Based on available online and published resources, it appears that *The La Vitello* appeared in at least their 1920 and 1922 catalogs. The Lewis Manufacturing Company remained in business until 1973, when it went bankrupt.⁷⁷

When comparing the catalog design to the Wauwatosa example, a few minor exterior differences are evident and include: 1) the bargeboards of the catalog example are not nearly as ornately cut as the subject home; 2) the pergola shown over the side entrance was not built; 3) window lighting is different; and 4) stone sheathes the chimney only halfway up, as opposed to the full stone sheathing in the catalog. Turning to the inside, the floor plan matches nearly to perfection; however, in Wauwatosa, the rear entrance opens into the kitchen where the icebox is shown and minor door and closet shifting

⁷⁶ Plan No. 4 (Series of 1904, No. IV), April 1904 in Ray Stubblebine, *Stickley's Craftsman Homes* (Salt Lake City, UT: Gibbs Smith, 2006), 117-118. The homeowners are aware that their house is a Stickley design. Mrs. Daniel Sayles, current owner of 1913 Wauwatosa Avenue, conversation with Traci E. Schnell, 12 June 2011. Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

⁷⁷ Sally Linvill Bund & Robert Schweitzer, "The House that Lewis Built," *Michigan History* 79 (1995). Available online at www.historichousecolors.com/documents/LewisHomes.pdf. Accessed in November 2010. A drawing of *The La Vitello* is included in Robert Schweitzer and Michael Davis's, *America's Favorite Homes: Mail Order Catalogues as a Guide to Popular Early 20th Century Houses* (Detroit, MI: Wayne State University Press, 1990), 160, and references that it was from the 1920 catalog (pages 58-59), 1922 *Homes of Character* (where it is seen again) available online at www.antiquehomestyle.com/plans/lewis/1922/22lewis-lavitello.htm. Accessed in November 2010.

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is also apparent. According to the owners, the roof of the subject home was originally covered with red tile.⁷⁸

Just two houses to the south of *The La Vitello* is The Architects' Small House Service Bureau (ASHSB) Design 6-A-45, completed in 1927 for Lawrence and Mollie Parrish at 1927 Wauwatosa Avenue. A group of Minnesota architects in search of a solution to the shortage of affordable, middle-class housing formed ASHSB in 1914. With offices throughout the United States by 1919, the Bureau produced hundreds of plans designed by registered, practicing architects, and issued monthly bulletins to assist homebuilders with housing choices. Plans were published in catalogs produced by the Bureau, as well as in local newspapers, including *The (Sunday) Milwaukee Journal*, from at least 1923 through 1929. Clients could also hire a local architect, who was a member of the ASHSB, in order to customize a plan for a specific site or other request. Although the Bureau received the unprecedented endorsement of the American Institute of Architects (in 1921), it was revoked following the Depression, at which time the ASHSB was identified as direct competition with individual architects. Unable to fully recover from the AIA's withdrawal of support, the ASHSB ceased in 1942.⁷⁹

Of the designs of the Bureau, the Dutch Colonial and Colonial Revival styles were most popular. Identified in the 1929 ASHSB catalog as "A Colonial Home that Bespeaks Hospitality," the brick-faced house owned by Lawrence J. and Mollie Parrish at 1927 Wauwatosa Avenue is an almost identical match. The only evident exterior difference is the lighting of the fanlight above the front entrance. Indeed, the interior matches exactly, down to the fireplace brick and the doorway trim; however, the plan (as shown in the catalog) is reversed.⁸⁰

Although not matched with any particular published plan, the Queen Anne/Stick style attributes of both the Leisk and Rogers' homes (at 2114 and 2131 Wauwatosa Avenue, respectively) strongly

⁷⁸ *Homes of Character* (1920), 58-59. A visual inspection of the interior was performed in November 2010, which included a view of the basement, where numbers were found on some of the first-floor support beams; Margaret Steimle, current owner of 2015 Wauwatosa Avenue, conversation with Traci E. Schnell, November 2010. Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

⁷⁹ Although the original owner of the home was identified as the Brick Veneer Home Builders, the home's first known occupant owners were Lawrence and Mollie Parrish. The Parrishes were identified as living at 431 Wauwatosa Avenue in the *Milwaukee City Directory* (1927). Information regarding the history of the ASHSB in Lisa Marie Tucker's "The Architects' Small House Service Bureau and Interior Design in the 1920s and 1930s," *Journal of Interior Design* 34 (1), 2008, 57, 59-60. *The Milwaukee Journal* included ASHSB designs in their publication as evidenced by two photographs of homes built in the Milwaukee area from ASHSB plans, *The Milwaukee Journal*, 16 March 1924, Better Homes Section, 2/2-6.

⁸⁰ Tucker, "The Architects' Small House Service Bureau," 60; Robert T. Jones, ed., Dover (1987) republication of *Authentic Small Houses of the Twenties* (New York: Harper & Brothers Publishers, 1929), 134-35. An interior inspection of the house was completed in February 2011, although a visit to the basement was not included.

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resemble catalog designs from the last quarter of the nineteenth century. Furthermore, the homes at 2223, 2234, 2241 and 2242 may have all derived from the same plan, which may or may not have been from a published source.

In addition to the aforementioned Colonial Revival-style, Parrish house at 1927 Wauwatosa Avenue, the district includes five additional Period Revival homes. Period Revival styles, which range in time from the turn-of-the-twentieth century to the 1940s (with particular emphasis in the 1920s), are based on past motifs and styles. Using a variety of historical elements, architects and/or builders of the 1920s could combine those elements to make his or her own interpretation of the style. In turn, they could advertise their versatility in order to please a broader clientele.

Built by Frederick Underwood in 1914, the Underwood Townhomes 7624 Stickney Avenue are an excellent example of the Period Georgian Revival style. Borrowing from the classical forms of Georgian and Federal architecture, the basics of the style include formal symmetrical facades, rectangular plans and hipped roofs. Ornamentation is classically derived and can include denticulated trim, fanlights, sidelights and Palladian windows. Indeed, the Underwood property features the stylistic basics, as well as includes fully pedimented dormers with fanlights. Somewhat uncharacteristic, however, is the heavy, flat-roofed porch, which was likely added at a later date.

While Spanish and Mediterranean inspired house styles were not common in Wisconsin, two such examples are found in the district. Built in 1915, the Charles Jr. and Mabel Kirchhoff home was designed by its owner, who was an accomplished Milwaukee architect. The Mediterranean Revival style is more truly based on European examples—most specifically, those located in the Mediterranean countries of Italy and Spain. Characteristics of the style include broad, flat wall surfaces often covered with stucco, a red tile roof, round-arched openings and a façade-length terrace instead of a porch. An element of the concurrently popular Mission Revival style, a shaped parapet, originally adorned the porch. Aside from this alteration, the house stands as it was built nearly 100 years ago.

Constructed just one year prior to the Kirchhoff home and featuring some degree of stylistic similarity, are the Underwood Apartments (1914) at 7606 Wauwatosa Avenue. The Underwood property includes flat wall surfaces covered with stucco, an arcaded front porch, and each of its cross gable dormers is faced with a Mission style face. Although no historic photos exist, it is likely that the building's roof was also sheathed with red tile.

The final Revival style represented in the district is the 1925 Tudor Revival, James D. and Daisy Godfrey House at 2008 Wauwatosa Avenue. Based largely on medieval antecedents, the style can be

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distinguished in part by the use of half-timber work and stucco; however, all brick examples are also very common. The style also will generally feature multiple-light windows, stone trim and steeply pitched gabled roofs and a dominant chimney. Indeed, the Godfrey house, which is almost entirely sheathed with Lannon stone, less the stucco and half-timber finish of the porch, stands as the single example of the style in the district.

ARCHITECTS, BUILDERS AND CONTRACTORS

Unfortunately, the architects and/or builders of the majority of the homes along Wauwatosa Avenue remain unknown at this time. Those known from either permits or newspaper citations are identified below.

Leenhouts & Guthrie are the earliest identified architectural firm to design a home in the district. In 1909, they designed the Georgian Colonial Revival-style, John and Christiana Nash House at 1809 Wauwatosa Avenue. The firm of Leenhouts & Guthrie, who had formed their partnership in 1900, was comprised of Cornelius Leenhouts and Hugh Wilson Guthrie. Leenhouts was born in Milwaukee, the descendant of French Huegenots whom had fled to Holland in the sixteenth century to escape religious persecution. Cornelius Sr. came to the United States in 1847 and Cornelius Jr. was born in 1864 (or 65). After spending three years as a student in the offices of H.W. Parker, he eventually became a draftsman for J.C. Koch by 1883. Thereafter, he worked for James Douglas (three years) and E.T. Mix & Co. (two years) and then Crane & Barkhausen from 1890 to 1896. In 1897, he went into partnership with Frank J. Voith; however, that was short-lived as the twenty-eight-year-old Voith unexpectedly passed away in 1899. Leenhouts then went into business with Hugh Wilson Guthrie; this partnership would last until the death of Leenhouts in 1935, this would include the official addition of his son Willis into the firm in 1930 (resulting in Leenhouts, Guthrie & Leenhouts). As well, Leenhouts' daughter, Sarah Elizabeth, worked with the firm beginning in 1919.⁸¹

Guthrie was born in Ayrshire, Scotland, in 1863 and immigrated with his family to the United States. He first appears in a Milwaukee city directory in 1883 with the occupation of clerk. Between 1884 and 1891, he worked with the firm of E.T. Mix & Co. After Mix passed away in 1890, the firm of E.T. Mix & Co. was continued for one year by Mix's partner Walter Holbrook. Thereafter, Holbrook continued the practice under his own name until 1899 and Guthrie remained with him until Holbrook's retirement. In 1900, Guthrie partnered with Cornelius Leenhouts until the latter's death in 1935. Although retiring from the architectural practice, Guthrie continued to work in various local and county positions until his death in 1945.⁸²

⁸¹ "Milwaukee Historic Ethnic Architecture Resources Study," prepared by the City of Milwaukee—Vollmert, Hatala and Jakubovich (August 1994), Section V-Ethnic Architects in Milwaukee, 61-64.

⁸² Ibid.

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Designing and building his own home in 1915 at 1945 Wauwatosa Avenue was Charles Kirchhoff, Jr. Kirchhoff, Jr. was born in Milwaukee in 1856, the son of Charles Sr., a carpenter and contractor. Learning the trade from his father, Charles Jr. pursued architectural studies in both Boston and New York City before returning to Milwaukee. Charles Jr.'s first job was with Henry Messmer, after which he worked on his own and during which he completed a number of commissions for the Schlitz Brewing Company. In 1897, Kirchhoff joined with Thomas L. Rose, to form the firm of Kirchhoff & Rose, which remained in business (albeit with successive owners) until 1973. Aside from their work for Schlitz, Kirchhoff & Rose are perhaps best known (locally) for the Second Ward Savings Bank (now the Milwaukee County Historical Society) at 910 North 3rd Street, as well as the home of Erwin & Paula Uihlein, at 3319 N. Lake Drive, both in Milwaukee. Charles Jr. met an untimely death in 1916 and, therefore, enjoyed the comforts of the subject home, along with his second wife Mabel and his three children, for about one year.⁸³

Fitzhugh Scott was responsible for the 1920 design of the Colonial Revival house at 2233 Wauwatosa Avenue. Scott was born in Milwaukee in 1881 and raised in Atlanta, Georgia. In 1897, he enrolled at the Georgia Institute of Technology, which he attended for three years. After working for about eighteen months, he went to New York's Columbia University and graduated in 1905 with a degree in architecture. He then returned to Milwaukee, where he worked for three years in the firm of Alexander Eschweiler. In 1908, he opened his own practice and, for about a year (1914), practiced with his brother in the firm known as Scott & Scott. Scott served in WWI and returned in 1919, after which he designed the subject house for Frederick D. Underwood. While later associated with MacDonald Mayer (1920 to circa 1926), he designed a number of other homes for Underwood, nine of which line the south side of Red Arrow Court, also in Wauwatosa. While the subject house is a modest Colonial Revival design, more high-profile commissions include the Milwaukee homes of Armin Schlesinger (1911; 3270 N. Marietta Avenue); Everett Slocum (1913; 3048 N. Shepard Avenue) and Albert J. Lindemann (1915; 2505 N. Wahl Avenue).⁸⁴

⁸³ The house at 1945 Wauwatosa Avenue has been misidentified in a number of publications as the work of Roger Kirchhoff, the son of Charles Jr. Confirmation from Mary Eastwood, great granddaughter of Charles Kirchhoff Jr., in an interview with Carolyn Dressler, for research associated with the 2008 Wauwatosa Home Tour, of which 1945 Wauwatosa Avenue was open for the tour, "Charles Jr. & Mabel Kirchhoff House," Copy of material on file at the Wauwatosa Historical Society.

⁸⁴ Fitzhugh Scott, "House to be Built for Mr. F.D. Underwood at Wauwatosa"; Gregory, ed., *History of Milwaukee, Wisconsin* (1930), 4:231-32; Biographical information regarding Scott included in "Myron T. McClaren House," Historic Preservation Study Report (Spring 1991), Available online at www.city.milwaukee.gov/ImageLibrary/Group/CityHPC/DesignatedReports/vtfcn/McClaren.pdf.

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The partnership of Brust & Philipp is responsible for the design of the Allan E. and Ruth Hall House at 1940 Wauwatosa Avenue, which was completed in 1922. Peter Brust was born in 1869 in the Town of Lake, Milwaukee County, Wisconsin. He began his career as a carpenter and became a draftsman in 1886. Four years later, he started an architectural apprenticeship with the noted Milwaukee firm of Ferry & Clas. While at this firm, he assisted with the designs for the Milwaukee Public Library (1895 to 1899). Brust then joined in 1900 the firm of H.C. Koch & Co., after which he took a chief draftsman job with Werner C. Esser in 1902. Both the Koch and Esser firms designed a number of churches in the Milwaukee area. In 1905, Brust traveled to Europe with a number of Milwaukee architects and formed a successful partnership the next year with Richard Philipp; a partnership that lasted until 1927. The firm produced a number of substantial designs in Wisconsin, including the master plan for the industrial community of Kohler.⁸⁵

Richard Philipp was born in 1874 in Mayville, Wisconsin; the family moved to Milwaukee in 1889, when Philipp was fifteen. Following graduation from East Side High School, he first apprenticed with Ferry & Clas, where he remained for ten years. In 1899, he traveled to Europe to study architecture and made two additional trips abroad before partnering with Brust from 1906 to 1927.⁸⁶

Although not fully confirmed, it does appear that architect Fremont R. Crabtree *may* be responsible for the 1914 Underwood Apartments at 7606 Stickney Avenue, as well as the neighboring "duplex" townhouse at 7606 Stickney Avenue. A native of Green Lake, Wisconsin, Crabtree graduated from Ripon College, after which he attended classes on architecture at the Armour Institute of Chicago. Crabtree appears to have moved to Wauwatosa with his family by no later than 1899; they moved back to Milwaukee in 1909. That same year, it appears that Crabtree was responsible for the 1909 design of Fred D. Underwood's home "Few Acres." His obituary reads that he "was said to be the first Wisconsin architect to build reinforced concrete homes."⁸⁷

Buchman Bros. were responsible for the construction/carpenter work of the Mrs. Charles H. Shaw house at 2041 Wauwatosa Avenue. Buchman Bros. was ultimately incorporated as such in 1896, with brothers Joseph and Rudolph Buchman. Their German-born father Joseph was a carpenter and it was from him that Joseph Jr. learned the drafting trade after just one year of high school. Joseph Jr. is also identified as having two years of academic work at Northwestern College and "one year commercial

⁸⁵ Brust & Philipp, "Residence at Wauwatosa, Wisconsin, for Mr. Allan E. Hall"; "Milwaukee Historic Ethnic Architecture Resources Study," 10-16.

⁸⁶ Gregory, ed., *History of Milwaukee, Wisconsin*, 4:241-42.

⁸⁷ "Death Comes to Crabtree;" *Milwaukee City Directory*, 1898; *Wauwatosa City Directory* (1907); U.S. Census, 1900-1930. As identified in the discussion of 7606 Wauwatosa Avenue in Section 7, an ad for the Underwood-constructed houses and garages identify Crabtree directly; however, in reference to leasing an apartment, Newsbrief (re: Underwood houses and garages for rent), *The Wauwatosa News*, 28 August 1914.

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work” at a business college in Naperville, Illinois. By no later than 1892, the Buchman family moved to Wauwatosa; indeed, the 1892 Wauwatosa city directory identifies the elder Joseph Buchman as a carpenter/contractor, with sons William, Rudolph and Joseph Jr. (Joseph Jr., however, went by his middle name Hermann at the time) also cited as carpenters. In addition to serving as building contractors, they also specialized in millwork and operated a sash and door factory on Alice Street in Wauwatosa. Joseph Jr. retired from the business in 1943; Rudolph had preceded him in retirement. Joseph Jr.’s obituary in the *Wauwatosa News Times* cited that “many homes in Wauwatosa were the product of his skill and attention to building detail.” According to the knowledge of his granddaughter, Joseph did all of the design work associated with the business. Although few examples of their work have yet to be identified, they were, indeed, responsible for the design and construction of 2007 (built 1927) and 2013 (built 1896) N. 71st Street, both Buchman family homes.⁸⁸

Although the architect of the James D. and Daisy Godfrey House remains unknown, the home’s builder was Reinhold A. Uecker. Uecker was born in Milwaukee in 1886 and began in the masonry trade at the age of fifteen. He would later attend the Cream City Business College in Milwaukee. In 1918, he established his own business known as Rein. A. Uecker, Inc., doing high-class mason and concrete contracting. A 1930 biographical sketch identifies that was responsible for the construction of some of Milwaukee’s finest homes and churches. In 1936, following a fall from a wooden scaffolding, Uecker created and patented a steel scaffolding that is said to have revolutionized the industry. Known as Safway Steel Scaffolds, the brand name remains in business today, as does the W. State Street office building Uecker erected in 1937 (in Wauwatosa) to formally house the enterprise.⁸⁹

Although not directly identified with any specific Wauwatosa Avenue home, Wauwatosan Frederick H. Sporleder was a long-time local builder. Sporleder was born in Germany in 1853 and came to the United States with his family at the age of eighteen months. His obituary read “Mr. Sporleder has a record of building that cannot be surpassed by any other man in Wauwatosa, he has built more homes

⁸⁸ A citation in the local newspaper indicates that Dr. Wendel was building a new residence on Wauwatosa Avenue, on his lot opposite Kenwood Avenue, and the carpentry work was being done by the Buchman Bros., Newsbrief, *The Wauwatosa Times*, 3 December 1915, 1/4. Based on the description, the date, and an additional citation that Mr. J. Shaw purchased a house, in the course of construction, on Wauwatosa Avenue for his mother, combined with the confirmation that the subject Shaw house is indeed located opposite of Kenwood Avenue, it is thereby assumed that the Shaw house was originally erected by Dr. William C. Wendel, who had formerly resided at 1761 Church Street, Wauwatosa. Information regarding the Buchman family compiled by Traci E. Schnell for the Wauwatosa Historical Society’s 2010 home tour, “Commitment to Craftsmanship” which featured the Joseph Buchman house at 2007 N. 71st Street. Full research available at the Wauwatosa Historical Society research library.

⁸⁹ *Men of Milwaukee* (Milwaukee, WI: Associated Compilers, 1930), 267. A drawing of the Safway building is in *The Wauwatosa News*, 18 March 1937, 1/2-5; Reinhold Uecker is identified as the steel scaffolding’s inventor on the website of Safway. Available online at www.safway.com/75/. Accessed in May 2011.

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in our city than has any other builder. 'Built by Sporleder' meant that the Sporleder name guaranteed first-class workmanship and a home that would stand the elements for years to come...he was a master builder...".⁹⁰

Sporleder was one of the three owners/incorporators of the Continuation of Windsor Heights (1887), the northeasternmost subdivision in the district. The two Watson family homes (at 2234 and 2242 Wauwatosa Avenue and in the subject subdivision), as well as 2223 Wauwatosa Avenue (located across the street), have very similar interior floor plans. Although access was not gained to the house at 2241 Wauwatosa Avenue, its exterior and general form also suggests that it could be a similar floor plan.

The non-contributing Underwood Memorial Baptist Church (1953) and the Sts. Constantine and Helen Greek Orthodox Church (1967/1973) notwithstanding, the Wauwatosa Avenue Residential Historic District is therefore nominated to the National Register of Historic Places under Criterion C because of the district's distinctive and dense collection of late nineteenth and twentieth century residential architecture, the majority of which is considered high-style, and whose houses retain a significant degree of integrity.

ARCHAEOLOGICAL POTENTIAL:

Due to its urban nature, no archaeological survey has been done within the boundary of the Wauwatosa Avenue Residential Historic District. Although no archaeological deposits have been reported, the archaeological potential for this area remains unassessed. However, any archaeological remains in the area were likely to have been disturbed by the construction of the neighborhood.

PRESERVATION ACTIVITIES:

In 1996, the City of Wauwatosa received a grant from the National Park Service to do a full reconnaissance and intensive survey of the city in order to determine what buildings and districts were considered to be potentially eligible for the National Register. Additional research was pursued on the proposed district in 1998 and, in 2010, they again received a grant from the National Park Service, this time to prepare a National register nomination for the Wauwatosa Avenue Residential Historic District. Therefore, this nomination was prepared for the Wauwatosa Historic Preservation Commission with the support of the City of Wauwatosa's Planning and Zoning Division. Although designated as a local historic district in 1985 (albeit with a larger boundary), the district was re-designated in 2010 with a similar boundary to this nomination. Historically identified as the "City of

⁹⁰ "Fred H. Sporleder," Obituary, *The Wauwatosa News*, 14 December 1933.

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Homes," the Wauwatosa Historic Preservation Commission feels that it is important to identify and recognize those property owners that have made a concerted effort to preserve their homes. Indeed, homes in the Wauwatosa Avenue Residential Historic District retain a very good degree of integrity and the homeowners take great pride in their neighborhood, which is evident in their support of this nomination, as well as its local re-designation. The National Register listing of this property will enable all of the district's property owners to take part in the state and federal tax programs which, in turn, can help to maintain the district's historic integrity in the future.

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 4

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

Warranty Deeds. Available at the Register of Deeds, Milwaukee County Courthouse, Milwaukee, WI.
See individual footnotes for specific citations.

“Wauwatosa: City of Homes.” Report prepared by Mead & Hunt, 1998. Copy on file with the
Wauwatosa Historic Preservation Commission, Wauwatosa, WI.

*“Wauwatosa Avenue Historic District.” Booklet prepared by the Wauwatosa Landmark Commission
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Dedication, 16 June 1985. Copy on file at the Wauwatosa Historical Society, Wauwatosa, WI.

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and 2008. See individual footnotes for specific citations.

Wauwatosa Cemetery Records. Available online at www.wauwatosacemetery.net. Accessed in
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specific citations.

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The Wauwatosa (WI) News. 1899 to present. Available at the Wauwatosa Historical Society (in print)
and the Wauwatosa Public Library (microfilm). See individual footnotes for specific citations.

The Wauwatosa Story. Wauwatosa, WI: Board of Education, 1961, rev. 1976.

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architects, as well as photographs. See individual footnotes for specific citations.

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Historic Preservation, Wisconsin Historical Society, 1986.

Additional Websites Consulted:

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

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

GEOGRAPHICAL DATA

UTM Coordinates (continued):

5 16 417877 4767099

Verbal Boundary Description:

Beginning at the northwest corner of the lot of 2241 Wauwatosa Avenue, proceed east along the north lot line of said property and across Wauwatosa Avenue to follow the north lot line of 2242 Wauwatosa Avenue to its northeast corner, thence south along said lot line, as well as the rear/east lot lines to 2220 Wauwatosa Avenue. The east boundary line continues south and across Garfield Avenue and along the rear/east lot line of 2160 Wauwatosa Avenue to the north curb line of Oakhill Avenue to jog slightly west in order to rejoin with the rear/east lot lines of 2128, 2126 and 2114 Wauwatosa Avenue. The boundary then runs west along the south lot line of 2114 Wauwatosa Avenue to the west curb line of Wauwatosa Avenue, thence south along said curb line to the point opposite the north lot line of 2020 Wauwatosa Avenue. The boundary line then crosses Wauwatosa Avenue and runs east along said north lot line to the east lot line and thence south along the rear/east lot lines of 2020 and 2008, thence across Melrose Avenue to the south curb line of said street, thence east for a short distance to join and run south along the rear lot lines of 1940 and 1928 Wauwatosa Avenue. The boundary then runs for a short distance along the south lot line of 1928 Wauwatosa Avenue where it joins the rear lot line of 1916 Wauwatosa Avenue and continues south to the north side of Hillcrest Drive. It then runs west along Hillcrest Drive to the west curb line of Wauwatosa Avenue, where it then runs south along the west curb line to the south lot line of 1809 Wauwatosa Avenue and turns to run west along said south lot line to the west lot line. From thence the boundary runs north along the rear/west lot lines of 1809, 1819, 1825, 1839 and 1845 Wauwatosa Avenue and then crosses Hillcrest Drive to continue running north along the rear lot lines of 1907, 1913, 1927 and 1945 Wauwatosa Avenue. After crossing Woodland Avenue, the line continues north and along the rear/west lot lines of 2015 and 2027 Wauwatosa Avenue, then a short distance east along 2027 Wauwatosa Avenue to join the rear lot line and continue running north along 2041 and 2107 Wauwatosa Avenue. The west boundary line crosses Rogers Avenue and runs for a short distance to the west in order to join with the rear/west lot line of 2131 Wauwatosa Avenue and continues north along the rear/west lot line of said lot, as well as the lots of 2145, 2155 and 2163 Wauwatosa Avenue. The line then crosses Stickney Avenue and runs west along the curb line of Stickney Avenue to the west lot line of 7624 Stickney Avenue, thence runs north along said lot line to its north lot line, then east along said lot line to a point that joins the rear/west lot lines of 2223, 2233 and 2241 Wauwatosa Avenue to the point of beginning.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 2

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

Boundary Justification:

The boundary was drawn to include the best concentration of similarly scaled historic residential architecture that make up the historic streetscape of Wauwatosa Avenue with the fewest intrusions and non-contributing elements. The two churches in the district are considered to be non-contributing due to their more recent dates of construction (1953 and 1967; 1971).

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

**National Register of Historic Places
Continuation Sheet**

Section photos Page 1

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

PHOTOGRAPHS

Name of Property:	Wauwatosa Avenue Residential Historic District
City or Vicinity:	Wauwatosa
County:	Milwaukee County
State:	Wisconsin
Name of Photographer:	Traci E. Schnell
Date of Photographs:	Various, see photo entry
Location of Original Digital Files:	Heritage Research, Ltd., Menomonee Falls, WI
Number of Photographs:	16

Photo #1 of 16
1809, 1819 & 1825 Wauwatosa Avenue, view to northwest
November 2010

Photo #2 of 16
1839 & 1845 Wauwatosa Avenue, view to northwest
November 2010

Photo #3 of 16
1907, 1913 & 1927 Wauwatosa Avenue, view to southwest
November 2010

Photo #4 of 16
1913 Wauwatosa Avenue, view to northwest
November 2010

Photo #5 of 16
1945 Wauwatosa Avenue, view to northwest
November 2010

Photo #6 of 16
1940 & 1928 Wauwatosa Avenue, view to southeast
November 2010

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 2

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

Photo #7 of 16
2008 Wauwatosa Avenue, view to northeast
November 2010

Photo #8 of 16
2015, 2027 & 2041 Wauwatosa Avenue, view to northwest
November 2010

Photo #9 of 16
2114 Wauwatosa Avenue, view to east southeast
June 2011

Photo #10 of 16
2131 Wauwatosa Avenue, view to southwest
September 2010

Photo #11 of 16
2145, 2155 & 2163 Wauwatosa Avenue, view to southwest
November 2010

Photo #12 of 16
7624 Stickney Avenue, view to north
September 2010

Photo #13 of 16
7606 Stickney Avenue, view to northwest
November 2010

Photo #14 of 16
2223, 2233 & 2241 Wauwatosa Avenue, view to west southwest
November 2010

Photo #15 of 16
2241 Wauwatosa Avenue, view to west northwest
November 2010

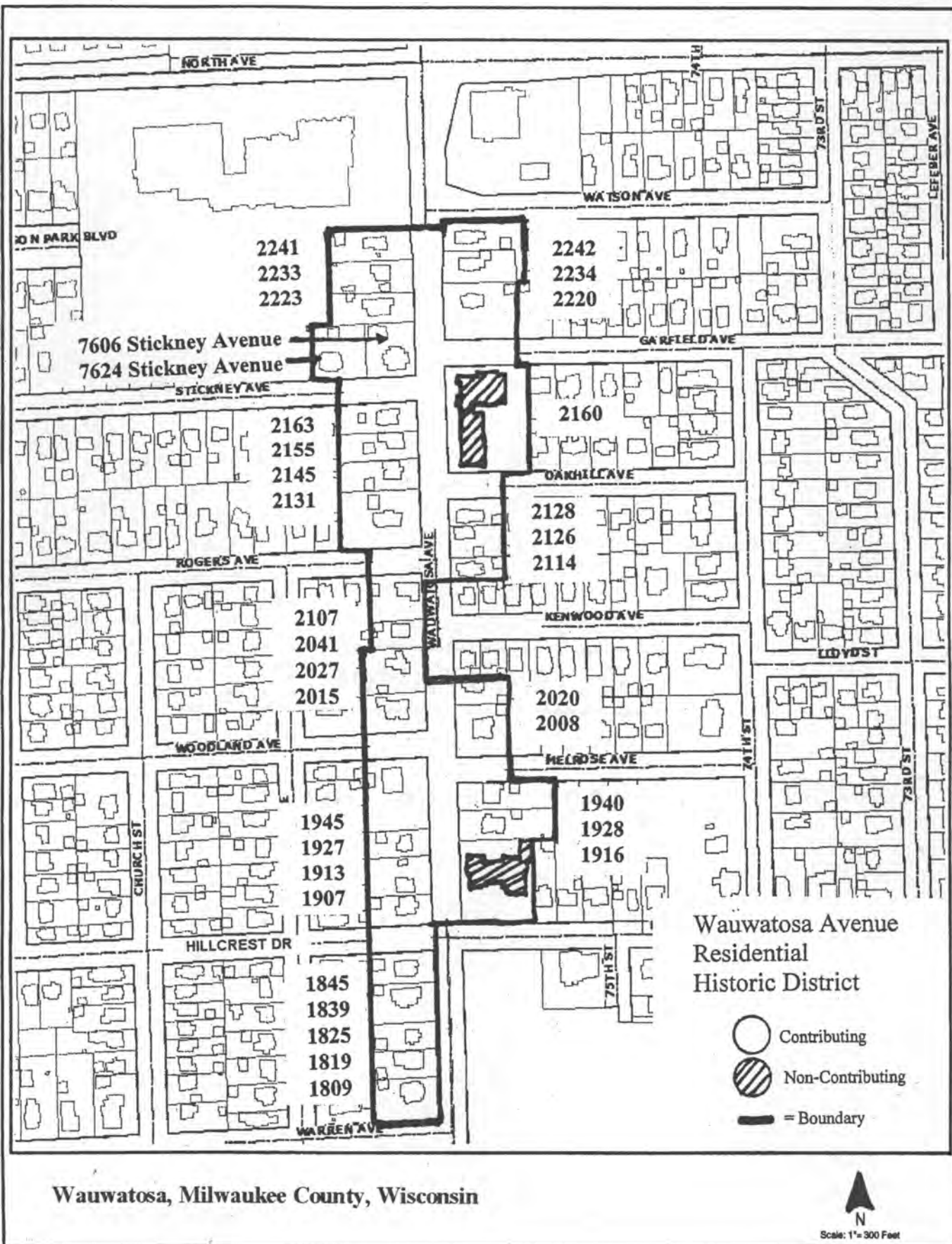
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 3

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

Photo #16 of 16
2242, 2234 & 2220 Wauwatosa Avenue, view to east
November 2010



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Figures Page 1

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

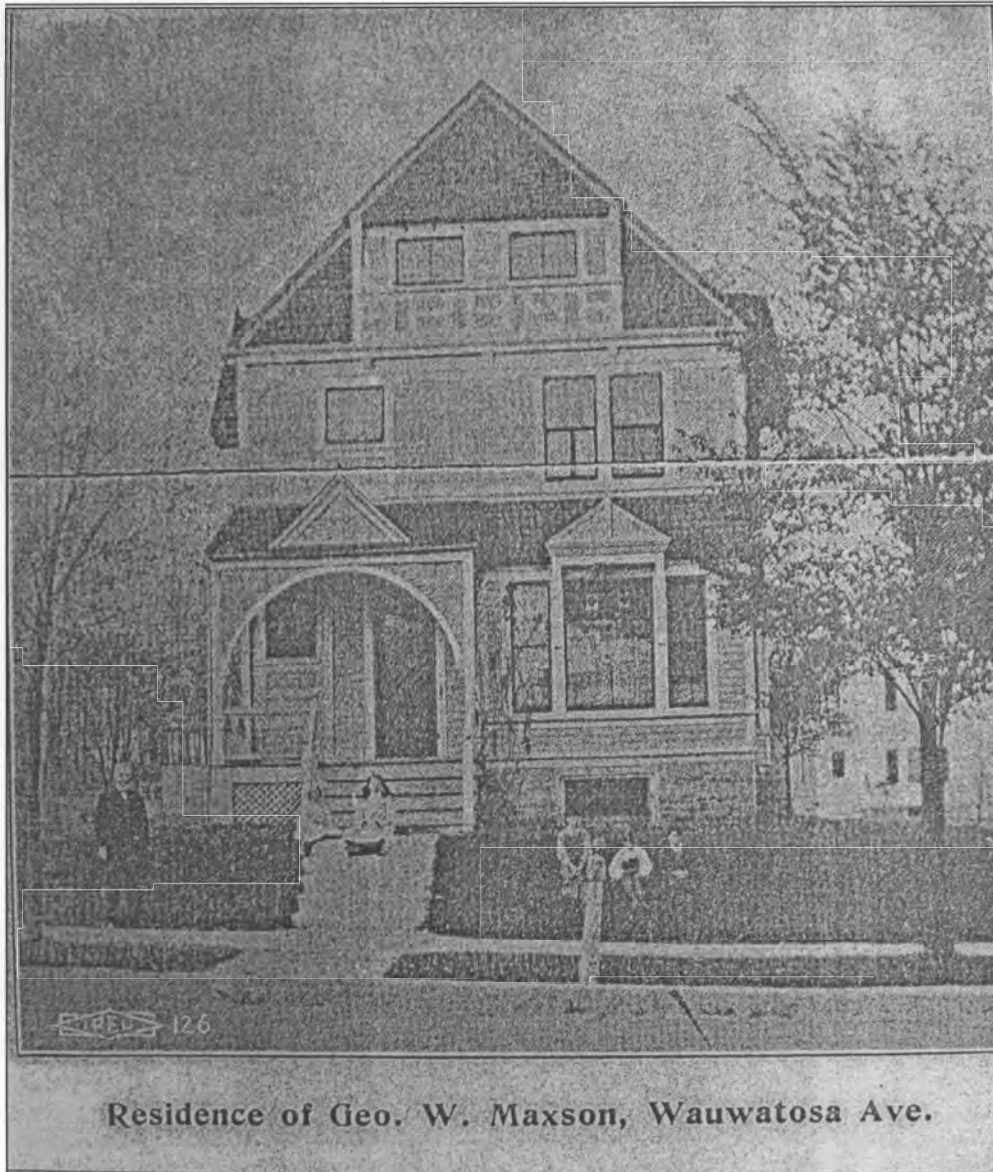


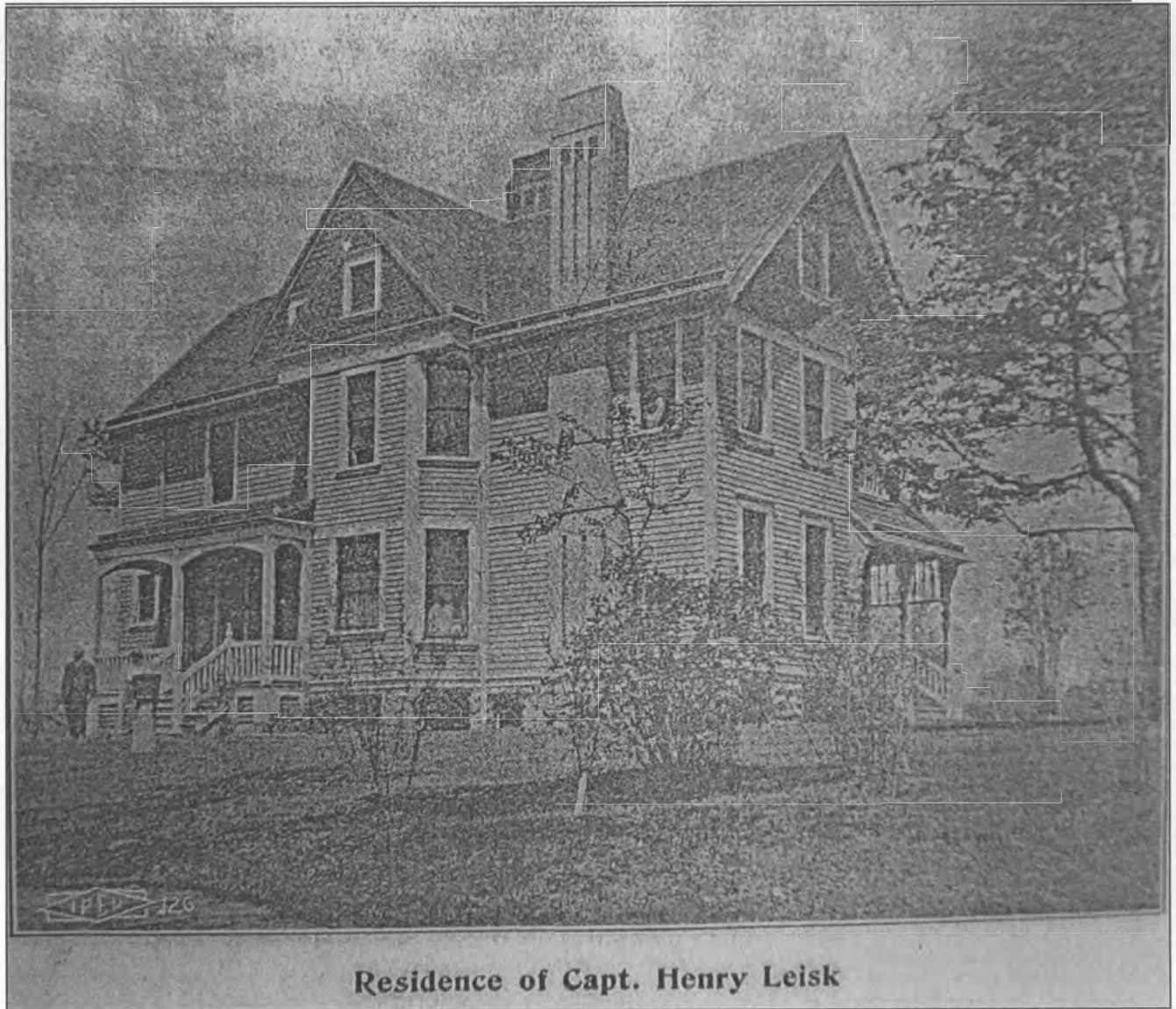
FIGURE #1: Historic photo of 2114 Wauwatosa Avenue, circa 1910. Original image believed to have been printed in the local paper. Copy on file at the Wauwatosa Historical Society, Wauwatosa, WI.

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

**National Register of Historic Places
Continuation Sheet**

Section Figures Page 2

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI



Residence of Capt. Henry Leisk

FIGURE #2: Historic photo of 2131 Wauwatosa Avenue, circa 1910. Original image believed to have been printed in the local paper. Copy on file at the Wauwatosa Historical Society.

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

**National Register of Historic Places
Continuation Sheet**

Section Figures Page 3

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI



FIGURE #3: Postcard image of 1945 Wauwatosa Avenue, circa 1920. Postcard (WHS 650) on file at the Wauwatosa Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Figures Page 4

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

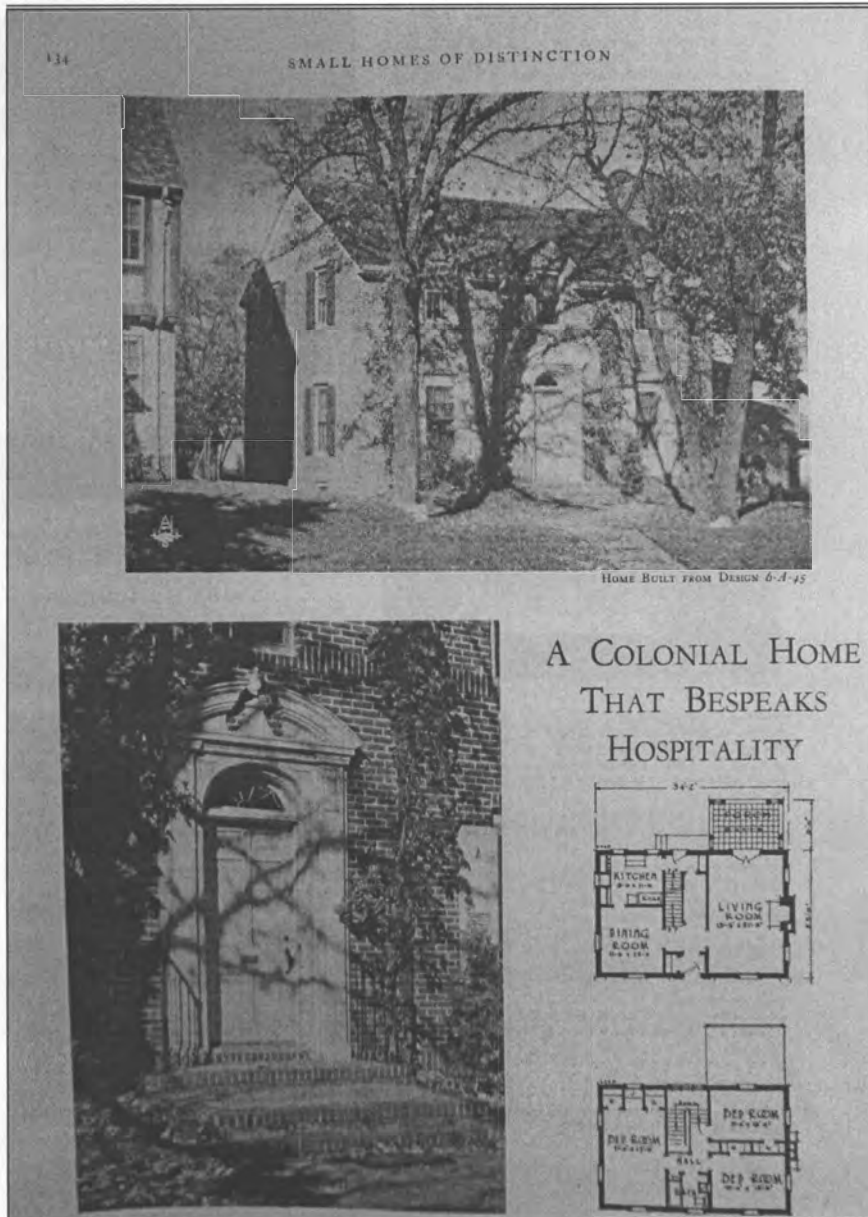


FIGURE #4: Image from Jones, ed., *Authentic Small Houses of the Twenties*, page 134. The exterior of 1927 Wauwatosa Avenue, as well as the floor plan (albeit reversed), matches the subject plan drawn by the Architects' Small House Service Bureau.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Figures Page 5

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

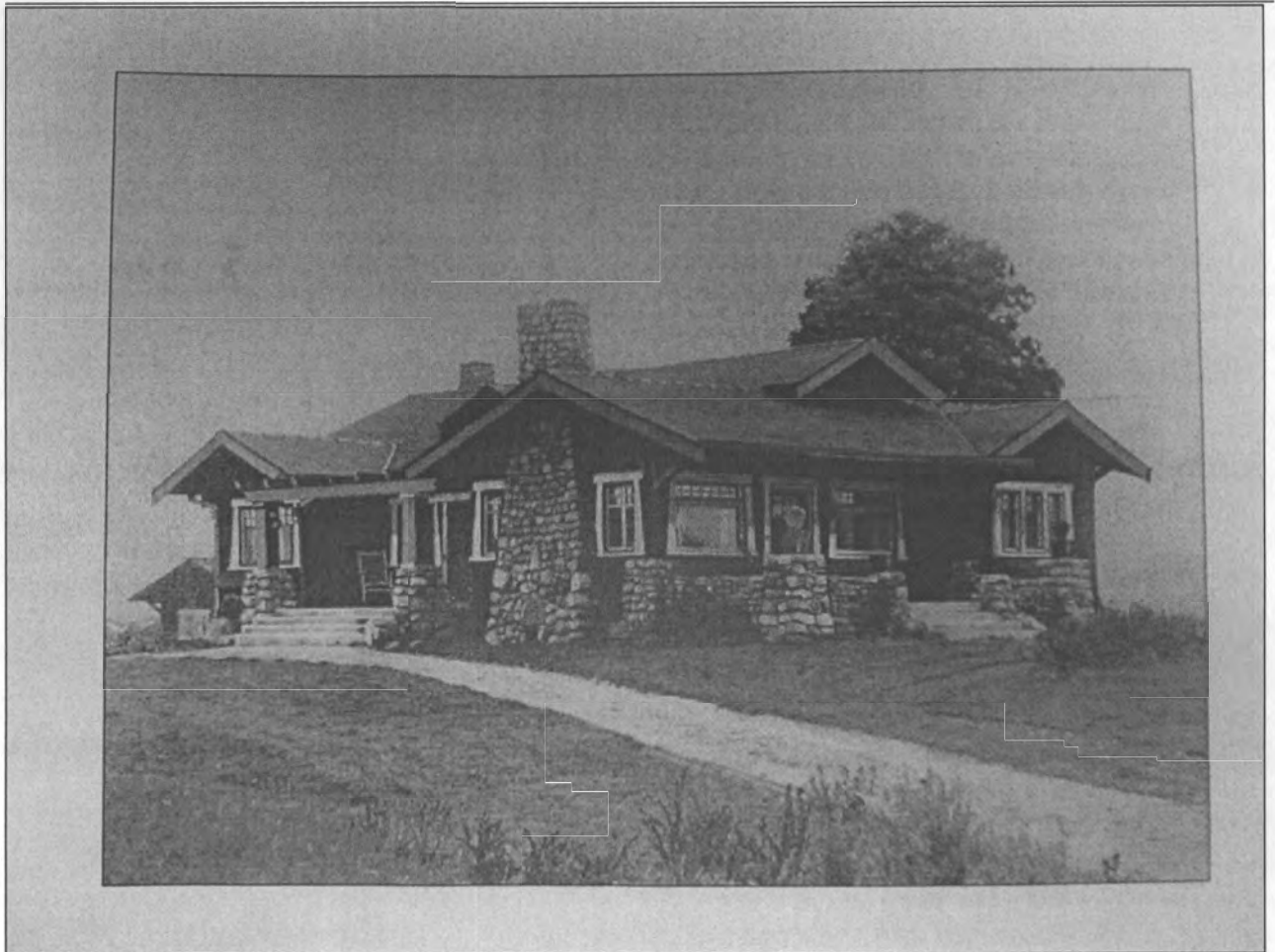


FIGURE #5: Image of *The LaVitello*, from Lewis Homes: *Homes of Character*, 1922. This image, as well as the floor plan (with slight variations) is a direct match to 2015 Wauwatosa Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Figures Page 6

Wauwatosa Avenue Residential Historic District
Wauwatosa, Milwaukee County, WI

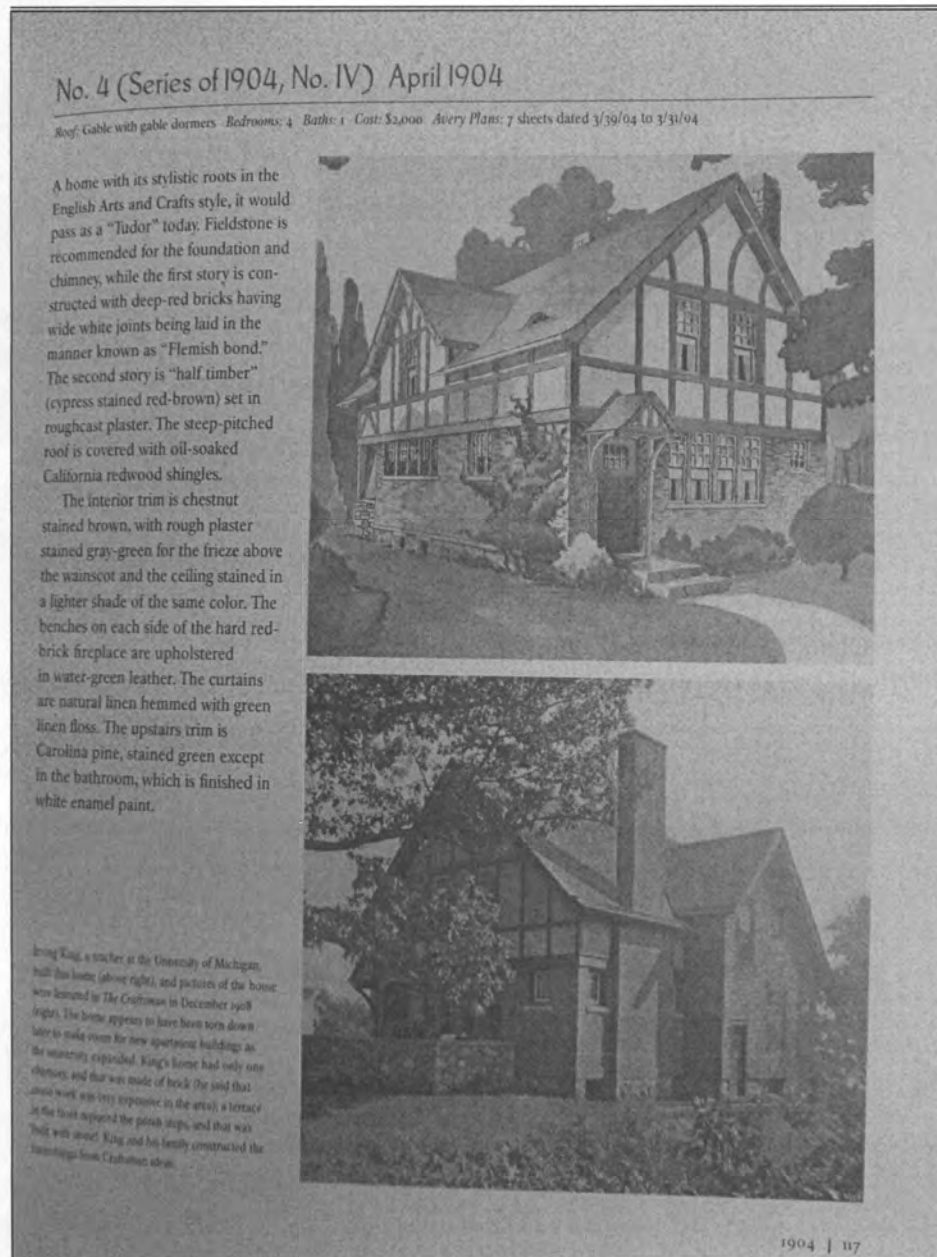


FIGURE #6: Page from Stubblebine, *Stickley's Craftsman Homes* (2006), 117. This house matches the home located at 1913 Wauwatosa Avenue.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Wauwatosa Avenue Residential Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Milwaukee

DATE RECEIVED: 5/04/12 DATE OF PENDING LIST: 5/31/12
DATE OF 16TH DAY: 6/15/12 DATE OF 45TH DAY: 6/20/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000354

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 6.20.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



WAUWATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
1809, 1819 + 1825 Wauwatosa Avenue
City of Wauwatosa, Milwaukee County, WI
Photo # 1 of 16

83419005 (3302132..001.jpg) 20/39

Wauwatosa 05002 (7) 05/07/11



WAUWATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
1839 + 1845 Wauwatosa Avenue
Wauwatosa, Milwaukee County, WI
Photo # 2 of 16

83829085 (3382327,,001.jpg) 2/3

Watersheds 00002 (7) 06/07/11



WAUWATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
1907, 1913 + 1927 Wauwatosa Avenue)
Wauwatosa, Milwaukee County, WI
Photo # 3 of 16

83419005 (3302132..001,JPR) 19/39

Wauwatosa 83002 (7) 05/07/11



WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
1913 Waunatosa Avenue
Waunatosa, Milwaukee County, WI
Photo # 4 of 16

110141005 (3312090,.001.jpg) 2/3

Waiareens 05002 () 06/05/11



WAUNATOGA AVENUE RESIDENTIAL HISTORIC DISTRICT
1945 Waunatoga Avenue
Waunatoga, Milwaukee County, WI
Photo # 5 of 16

83419805 <3302132..001.Jpe> 17/39

Waunatoga 05002 () 05/07/11



WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
1940 + 1928 Waunatosa Avenue
Waunatosa, Milwaukee County, WI
Photo # 6 of 16

83419005 (2302132..001.JFE) 14/39

Waunatosa 05052 (2) 06/07/11



WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
2008 Waunatosa Avenue
Waunatosa, Milwaukee County, WI
Photo #7 of 16

83419005 (3302132..001.JFe) 23/39

Wisconsin 00002 V 00/07/11



WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
2015, 2027 + 2041 Waunatosa Avenue
Waunatosa, Milwaukee County, WI
Photo # 8 of 16

83419805 <3302132..001.jpg> 24/39

Waisreens 83802 X) 86/07/11



WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
2114 Waunatosa Avenue
Waunatosa, Milwaukee County, WI
Photo #9 of 16

95575005 <3306650,,001.jpg> 2/3+

Waunatosa 05002 < 05/05/11



WAUNATOGA AVENUE RESIDENTIAL HISTORIC DISTRICT
2131 Waunatoga Avenue
Waunatoga, Milwaukee County, WI
Photo #10 of 16

83419005 (3302132..001.jpg) 36/39

Waunatoga 00002 () 00-07-11



WAUNATOGA AVENUE RESIDENTIAL HISTORIC DISTRICT
2145, 2155 + 2163 Waunatoga Avenue
Waunatoga, Milwaukee County, WI
Photo # 11 of 16

83419005 (3302132..001.jpg) 30/39

Waigreen 05002 (7 05/07/11



WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
7624 Stickney Avenue
Wauwatosa, Milwaukee County, WI
Photo # 12 of 16

83419005 <3302132..001.jpg> 38/39

Wauwatosa 05002 07 06/07/11



WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
7606 Stickney Avenue
Waunatosa, Milwaukee County, WI
Photo # 13 of 16

83419005 (3302132..001.jpg) 33/39

Wisconsin 00002 07 00/07/11



WAUWATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
2223, 2233 + 2242 Wauwatosa Avenue
Wauwatosa, Milwaukee County, WI
Photo # 14 of 16

83419005 (3302132..001.jp2) 29/39

References 00002 () 05/07/11



WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
2241 Waunatosa Avenue
Waunatosa, Milwaukee County, WI
Photo # 15 of 16

83419885 (3302132..001.jpg) 34/39

Waierens 83082 (*) 85/87/11



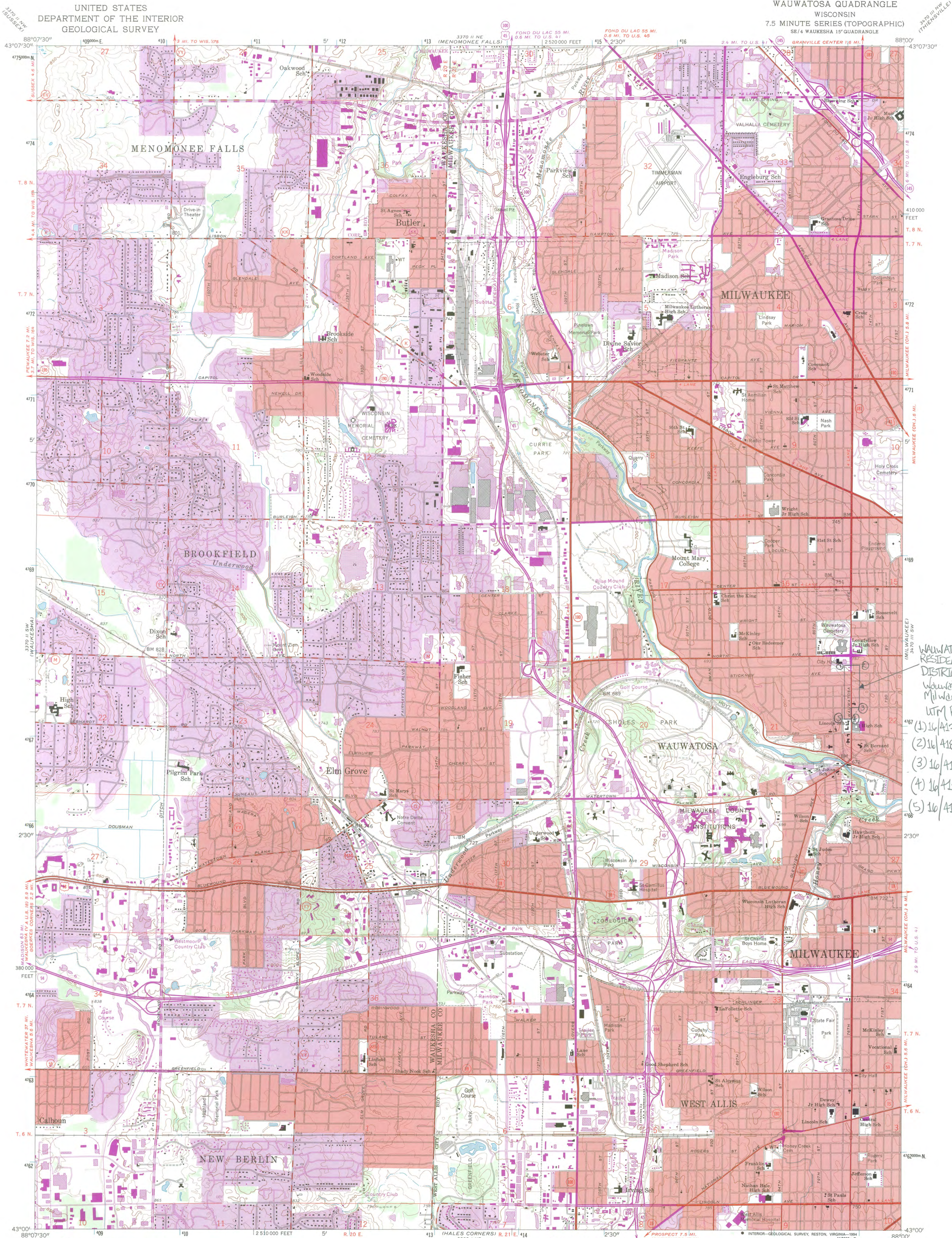
WAUNATOSA AVENUE RESIDENTIAL HISTORIC DISTRICT
2242, 2234 + 2220 Waunatosa Avenue
Waunatosa, Milwaukee County, WI
Photo # 16 of 16

83419005 (2302132..001.Jpg) 26/39

Waterreens 05002 0 05/07/11

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WAUWATOSA QUADRANGLE
WISCONSIN
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE 1/4 WAUKESHA 15' QUADRANGLE



WAUWATOSA AVENUE
RESIDENTIAL HISTORIC
DISTRICT
Wauwatosa,
Milwaukee County, WI
UTM References:
(1) 16/417877/476725
(2) 16/418053/476725
(3) 16/418053/476727
(4) 16/417949/4767099
(5) 16/417877/4767099

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1954-55 and in part by the City of Brookfield. Field checked 1958
Projection and 10,000-foot grid ticks: Wisconsin coordinate
system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are given in USGS Bulletin 1875
Red tint indicates areas in which only landmark buildings are shown



SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route
WAUWATOSA, WIS.
SE 1/4 WAUKESHA 15' QUADRANGLE
43088-A1-TF-024
1958
REVISED 1994
DMA 3370 II SE-SERIES V861



