

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Village of Bay View
and/or common Bay View Historic District (preferred)

2. Location

street & number Roughly bounded by Lake Michigan, New Dells, Superior, Rocky
Multiple - see item 7 Wentworth, Byron, Clair, not for publication
city, town Milwaukee vicinity of RP tracks & Kenway St congressional district Fourth
state Wisconsin code 55 county Milwaukee code 079

3. Classification

| | | | |
|--|---|---|---|
| Category | Ownership | Status | Present Use |
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input type="checkbox"/> building(s) | <input type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input checked="" type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input checked="" type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input checked="" type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Multiple Ownership - see item 7
street & number _____
city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Milwaukee County Courthouse
street & number 901 North Ninth Street
city, town Milwaukee state Wisconsin 53233

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places has this property been determined eligible? 2419-21 Wentworth & 2461-63 St. Clair
 yes no
date 1979 federal state county local
depository for survey records State Historical Society of Wisconsin
city, town Madison state Wisconsin 53706

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

General Character

The Village of Bay View, now part of the city of Milwaukee, grew up alongside a bay on Lake Michigan around an iron and steel mill that was introduced there in 1867. Although the community is located only about three miles southeast of the commercial center of Milwaukee, it has always maintained a separate identity from the rest of the city due to natural and manmade barriers. The Kinnickinnic River and the Menomonee Industrial Valley come between Bay View and downtown Milwaukee which, until recently, were linked by only one artery--Kinnickinnic Avenue--until a second link--the Dan Hoan Bridge--was opened in 1977.

Bay View is divided into an east side and a west side by the Chicago and Northwestern Railroad tracks which were laid in 1835. Bay View Historic District consists of a portion of the east side of the original Village of Bay View, as incorporated in 1887. This is the portion of Bay View that was settled first, the portion that was nearest the iron and steel mill, and the portion that is today most representative of the "company town" that Bay View used to be. Although infill houses have been built and buildings have been replaced over the years, this section of Bay View retains the scale and the character of the nineteenth century village. The district consists of approximately 330 structures excluding small accessory buildings such as garages and sheds. Of the 330, about 310 are residences, four are commercial, and fifteen are a combination of both; one is a church. The district includes two parks. The Beulah Brinton Park is a triangle of land at the northwestern edge of the district. The South Shore Park is a long narrow park running along the eastern edge of the district along Lake Michigan. There are a few vacant lots. Nearly all of the buildings contribute to the closely knit fabric of the district. There are only nine intrusions, mostly built after 1940.

Most of the existing structures were built between 1870 and 1915. Few were designed by architects. Although most of the late eighteenth and early nineteenth century styles, including the Greek Revival, Italianate, Queen Anne, Shingle, and Prairie styles, are represented, most of the buildings are devoid of identifying details. Many of the houses could best be described as cottages or bungalows. With few exceptions, the district's buildings have one to two stories and are simple frame and/or masonry structures with gabled roofs and rectangular plans. Because many of the buildings in the district have more than one addition and several layers of siding, the neighborhood has an ad hoc flavor. The irregular street patterns also reflect an absence of formal planning. The major streets--South Shore Drive, South Superior Street, South Wentworth Avenue, and South Delaware Avenue--parallel the shoreline and run northwest to southeast rather than adhering to the Cartesian grid that dominates most of the city. The side streets--Potter Avenue, Russell Avenue, Pryor Avenue, Iron Street, Nock Street, and Estes Street--run southwest to northeast. In both directions, the streets are unevenly spaced, creating blocks of various sizes and shapes. The complicated street pattern provides a variety of visual experiences and contributes to the unique ambiance and strong "sense of place" that distinguishes Bay View Historic District.

The District is remarkably homogeneous and lacks distinct sub areas, although the residences nearest the Lake tend to be somewhat larger and more widely spaced. Although

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setbacks vary throughout the district, most residences are built close to the street. The narrow setbacks, as well as the small number of vacant lots, give the area a feeling of density and compactness. Although the District is not entirely residential, the small businesses--mainly restaurants, bars, and grocery stores--that intermingle with houses on the north end are unobtrusive since they share the same scale and materials. These businesses are distinguished mainly by the fact that they front on the sidewalks instead of observing the residential setback. Many of these stores have residences behind and above them. The only church in the District is a small frame building, which also adheres to the dominant scale. Thus the District has no imposing structures that serve as strong visual focal points. The focus of Bay View Historic District seems to be the bay itself and its green border, South Shore Park. The presence of the lake is carried throughout the district by the soft, moist quality of the air and, frequently, by the sound of the foghorn. Because of its strong identification with the water, the beach, and a variety of boats, Bay View Historic District has the ambiance of a resort village. In reality, it is a quiet, stable neighborhood which still retains evidence of its roots in the rolling mill, which precipitated its development. Though the mill closed in 1929 and was demolished in the thirties, the area has not changed significantly since it was part of a company town, and its population still consists largely of middle and working class people and of families with names that reflect the ethnic groups that the mill attracted--mainly English, Welsh, Scottish, and later, Italian.

Boundary Description and Rationale

An explanation of the boundary and rationale for its selection will begin at the northwest corner of the district, at the corner of East Conway and St. Clair streets, and proceed clockwise around the district. Unless otherwise stated, boundaries will run along the centerlines of streets.

The Northern Boundary

From the corner of East Conway and St. Clair streets the boundary proceeds southeast to South Superior Street and heads south to East Russell Avenue. At East Russell the boundary heads west for half a block, meeting an alley, and then heading south to intersect with East Ontario Street. At this point the boundary turns east, intersects with the South Shore Park, heads north along the western edge of the park to East Russell Avenue, then turns east across the northern edge of the park to Lake Michigan.

Probably the most glaring change in land use occurs above the northern boundary of the district. The boundary is delineated to exclude the U. S. Naval Training Center and Bay View Terrace (a 25 story apartment building). In addition, the recently completed Dan Hoan Bridge approaches Bayview north of the district and access roads to the bridge are

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eliminated from the district with the stated northern boundary. Residential development and the character of Bay View do not exist north of the boundary.

Eastern Boundary

South Shore Park defines the eastern side of the district. Although the boundary is actually the shore of Lake Michigan, the park too is included. At its northern extreme the park is a long narrow band along the lake. At Nock Street it broadens, cutting a block farther into the residential area, and at Estes Street it broadens even more. Although the park continues for several blocks south, only that portion south to East Meredith Street is nominated. After that, the park again becomes a narrow band and is far removed from the district. The park, yacht club, and the lake are important foci of the district, and the open space is an historical characteristic of Bay View. The last unobstructed view of Lake Michigan in south Milwaukee is provided by the park. Bay View's location commands an excellent view of the upper shoreline and the bay, and from this vantage the name "Bay View" was derived. This open vista has long characterized Bay View and is a significant component of the historic district.

The Southern and Western Boundary

At the corner of East Meredith Street and South Superior Street the district boundary leads north to Nock Street. At Nock the boundary veers west for a short block to South Wentworth Avenue where it leads north for two blocks to East Pryor Avenue. Here, the boundary continues west to the Lewis Playground and runs along an alley to Seeley Street. At Seeley Street the boundary proceeds north along the westernmost residential lot lines to St. Clair Street where it proceeds for a block before turning west on East Potter Street so that the properties on the west side of St. Clair Street can be included. The property line behind these lots provides a boundary up to the northern property line of the last building on St. Clair. At this point the boundary heads east to St. Clair Street where it turns north to East Conway Street and the beginning point of this description.

The southern and western boundaries were selected because of the homogeneity of the structures and lots within this area. While the character of the neighborhood is not drastically different immediately beyond the southwestern boundaries of the district, there is a lesser concentration of the earliest homes, including workers' cottages, lots tend to be larger, setbacks are somewhat greater, and buildings are more uniformly later in date. In 1887 when Bay View was absorbed by the city of Milwaukee, subdivisions were platted only as far south as Estes Street. Thus, south of Estes Street the more recent subdivision and later construction is apparent. Above Pryor Street the boundary delineation is based on the change in use from residential inside the district to the playground and railroad tracks to the west of the district.

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Descriptions of Significant Properties

In the following descriptions property owners are given for each address. An owner's residential address is not given if it is the same as that of the property under discussion. If no city is included in an address, the words "Milwaukee, Wisconsin 53207" are to be assumed.

2582 S. Shore Drive, George Starkey Residence, c. 1878 and 1897.

This well-proportioned two-story frame residence is one of the district's best-preserved Italianate clapboard structures. A gable roof crowns the original part of the house. Shutters frame its round-headed windows, which have hood moldings. Four Ionic columns and two fluted pilasters support the cornice and the lean-to-roof of the front porch, which extends the width of the facade. The prominent Milwaukee architectural firm of Ferry and Clas designed the two single-story frame wings that were added onto either side of the house in 1897. The south wing provided a sunroom. No other significant alterations are recorded in the building inspection records.

Neither the construction date nor the name of the original owner is known, but the house may have been built by the Starkey family. In any case, it was owned and occupied by the George Starkey family from 1881-1950. The Milwaukee Directory of 1884 listed the following individuals at this address:

Charles E. Starkey, printer

Daniel B. Starkey, Starkey & Funk (publishers Bay View Herald and
job printers)

George Starkey, carpenter

Mary A. Starkey, teacher

Although a printer by trade, Charles E. Starkey designed at least two houses in the district. The pleasing structures at 2577 and 2760 South Superior Street were both planned by him and built by Elias Stollenwerk. Later on, Charles is listed in the City Directory as an artist. Daniel B. Starkey eventually became a reporter for the Evening Wisconsin.

Owner: Roy A. Traubenheim

2900 S. Superior St., South Shore Park Bathing Pavilion, 1934

This mission style bathing pavilion was designed by the prominent Milwaukee architectural firm Ferry and Clas in 1934. The land for the park, which commands a panoramic view of the Milwaukee skyline, was acquired by the county between 1909 and 1929. The property was originally part of the Elijah Stone Estes farm (see 2795 S. Shore Dr., above).

Owner: County of Milwaukee

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2700, 2702-A, and 2706-A S. Shore Drive, residences, c. 1892

As a group, these three handsome buildings have a strong presence on the streetscape. Capped with gabled roofs, the two-story, brick-veneered, frame structures are built on foundations of cut stone. Their red brick facades are accented with dogtooth and other special brickwork patterns and with limestone trim. The frame entry porches retain their decorative woodwork.

The three structures, which have always been under a single ownership, were built as rental duplexes and are very similar. However, 2700 S. Shore was converted to a single-family dwelling in 1948. Located on the corner of E. Iron Street and S. Shore Drive, this building differs from 2702-A and 2706-A in other ways as well: its brick facades have not been painted like theirs, and it has a slightly different plan and roof configuration.

Building permits indicate that the duplexes may have been built in 1892 by August Wendt, a Milwaukee mason contractor. The style would also suggest that they were built about this time. Although their rear facades, which face Lake Michigan, have been altered with picture windows, minor additions, and siding, the street facades have remained unchanged except for the cream-colored paint on two of them.

Owner: William F. Dreher
3086 S. Superior Street

2795 S. Shore Drive/2136 E. Estes Street, Estes Residence, c. 1878.

One of the few recognizably Italianate clapboard structures remaining in the district, this two-story residence was owned and occupied for many decades by descendants of Elijah and Zebiah Estes, generally considered the first permanent settlers in the area that became the Village of Bay View. Neither the date of construction nor the name of the house's builder is certain. According to the Milwaukee City Directory, 1870-1900, John H. Estes and Ren L. Estes, listed as clerks, moved to this address in 1889. In the 1890s this address is also listed for Anna L. Estes, a teacher; Arthur L. Estes, a clerk; Irving Estes, a printer; and Paul H. Estes, a clerk. Except for a stairway alteration and a small addition to the second story, changes that were made in 1939 when it was converted to a duplex, the house has remained intact. It retains its original clapboard siding and Italianate window details.

Elijah Stone Estes (1814-1887) was born in Morganstown, North Carolina. He came to Milwaukee via Chicago, where he met his wife, Zebiah Wentworth Estes. They became prominent citizens of Bay View, where they maintained a farm and raised six children to maturity. The Estes farm, which originally amounted to 150 acres, was

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roughly bounded by Lake Michigan to the east, St. Francis Seminary to the south, the Chicago and North Western railroad tracks to the west, and East Nock Street to the north. In the 1840s, the Mrs. Z. W. Estes Subdivision was plotted; thus, all of the district's houses south of E. Nock Street, including 2795 S. Shore Drive, are built on land that was once part of the Estes farm. Abstracts of title to these houses bear Mrs. Estes' name and her stipulation that "no intoxicating liquors shall be sold on the property."

The original Estes home stood across the street from 2795 S. Shore Drive, on land that is now part of South Shore Park; the two-story brick home, built by Elijah Estes in the 1840s, was razed in 1922.

Owner: Harvey C. Narum & Nancy Ann Brockman, 2136 E. Estes St.

2500, 2506, 2508, 2512, 2518, 2522, 2524, and 2530 S. Superior Street, Milwaukee Iron Company workers' cottages, c. 1870.

As a group, these eight structures are interesting because they form the longest row of contiguous workers' cottages that remains intact in the district. Although they all have been altered somewhat, they are still clearly recognizable as the single-story, frame, gable-roofed, rectangular cottages built by the Milwaukee Iron Company on the land it purchased and subdivided to provide for employee housing. Eber Ward, the mill's founder, who believed that home ownership produced steady workers and respectable citizens, made the houses available to his employees on easy payment terms. Interestingly, when wages were cut, he lowered the payments, and when the mill temporarily closed, he suspended them.¹

Of the group, 2524 S. Superior appears to be the least changed; no major alterations are recorded. Building permits show that the others have received new porches, new siding, and/or various minor additions over the years. Tax Department records go back only as far as 1900 for most of the cottages, but they date the property at 2524 S. Superior from 1867, and it is reasonable to assume that all of these cottages were built about that time. The rolling mill opened in 1868 after erecting not only essential operating facilities, but also housing for employees, including boarding houses as well as cottages.

As built, the cottages were roughly a 20' x 40' rectangle in plan. A simple gable roof provided for an attic, which in many cases was later converted to extra sleeping rooms. A worker's cottage typically has three long, narrow windows evenly spaced across the front facade, with a smaller attic window above the center one, and a hooded side entry; or, if it doesn't have a side entry, it has a door in place of one of the windows. The apertures are often framed with decorative woodwork like the workers' cottages discussed in entries 11 and 24.

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Owners: 2500 S. Superior - Walter S. Jazwiecki
2506 S. Superior - William J. Laufenberg
608 S. Oak Street
South Milwaukee, WI 53172
2508 S. Superior - Helen Lenz
2512 " " Edward F. Canning
2518 " " - Mary Wissing
2522 " " - Robert J. & Adeline Clark
2524 " " - Vernon W. Reise
2530 " " - Alan J. French

Other structures believed to have been workers' cottages are indicated by an asterisk in the inventory of contributing structures attached to this nomination form.

2501-07 S. Superior Street, Garibaldi Club, 1907.

Like its neighbor across the street (2491 S. Superior), this building originally housed a tavern operated by a Milwaukee brewery. The Joseph Schlitz Brewing Company erected the plain, two-story yellow brick "store and flat" in 1907. The original building permit lists the architect as Charles Lesser, the mason as John Schramka, and the carpenter as Charles Guetzkow. A one-story, yellow brick dance hall was added to the west side of the building in 1927. Its arched windows, framed with red brick, were filled in with gypsum board during a 1976 remodeling. There have been no other major alterations to the exterior of the building.

During the Prohibition Era ownership passed to Joseph A. Paolo. According to building permits, he operated a restaurant in the structure and was responsible for the dance hall addition. After Prohibition the building served as a tavern/night club/dance hall under at least three different managements. In 1943, the entire building was occupied by its current owner, the Italian American Mutual Aid Society, and the tavern-hall has been known as "Club Garibaldi" ever since.

The Garibaldi Club was organized as a sickness and death benefit society in 1908, long before social security and other government social programs were made available. Providing Italian immigrants with social opportunities as well as aid, the club was originally open only to Italians from the Marche and Piedmonte regions, from which most of the families of Bay View's "Little Italy" had come. Later, other groups of Italians were admitted, and today non-Italian men may join, provided they are married to Italian women.

Owner: Italian American Mutual Aid Society

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2577 S. Superior Street, Jacob C. Bullock Residence, 1889.

A modest, but distinctive Queen Anne style home, this structure was designed for Jacob C. Bullock by a non-architect neighbor, Charles E. Starkey, who was a printer by trade. Erected in 1889, the frame house, which has clapboard siding and an abundance of finely-detailed woodwork, was built by Elias Stollenwerk, a local carpenter known for his craftsmanship. The two-story house rests on a brick foundation and is crowned with intersecting gabled roofs. Roofed entry porches in front of and behind the south wing complete the rectangle at the first-story level. The rear porch was repaired and enclosed in 1950; otherwise, there have been no significant alterations to the structure which appears to be in excellent condition.

The house remained under the ownership of the Bullock family through the 1950s. Its first owner, Jacob C. Bullock, was a puddler by trade and worked at the Bay View rolling mill for about twenty years before he became the tax assessor for Milwaukee's 17th Ward (Bay View) in 1880, the year he built his home on Superior Street. By 1896 he had become a real estate agent and had formed a partnership with a neighbor, Abraham Gibson, who lived at 415 Superior Street (now 2643 S. Superior). Called "Gibson & Bullock", the agency was located at Russell and Kinnickinnic Avenues in Bay View.

Owner: Joseph M. & Lynne K. Zimmerman

2577-83 S. Superior Street, Milwaukee Harp Luminaire.

The district's only remaining example of Milwaukee's original street light design stands between 2577 and 2583 S. Superior Street. The prototype was designed in 1915 by Howard F. Ilgner and Henry F. Heyde of the Milwaukee engineering and consultant firm of Vaughn, Meyer & Sweet. The harp-shaped fixture which supports the lamp was originally made of cast iron, which was replaced by aluminum in the 1930s to reduce the weight and to eliminate rust. The glassware was custom-designed and manufactured by the Holophane Company of Newark, New Jersey. The harp fixture was mounted on an octagonal pole, spin-molded from Wisconsin Red Granite, quarried in Waushara County.

The district's lone harp luminaire is of the aluminum variety. Although no longer operable, the rare streetlight serves as a reminder of an earlier era. Of the thousands of harp lights erected in Milwaukee, only a few hundred remain standing. The harp light was designated an official Milwaukee landmark in 1975.

Owner: City of Milwaukee

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2569-71 S. Superior Street, Frank Skelding Residence, 1894.

Designed by Robert S. Smith, a civil engineer at the steel mill, this Queen Anne residence probably was built as a single-family residence, although it has been a duplex for many years. The two-story clapboard building rests on a brick foundation and has a gable roof. The two-story bays on the east and south facades also are capped with gable roofs. In 1929 a one-story sun porch was added to the south side of the house. The bay on the north side may also have been added later. A ballustraded porch extends the entire width of the front facade. The residence was built by Frank Skelding, who arrived in Bay View in 1872 and served the Milwaukee Iron Company and its successors in a variety of roles. He also built the duplex at 2564-66 S. Wentworth, which is located directly behind 2569-71 S. Superior and shares the same lot.

Owner: Samuel Kachichian
3335 Meachem Road
Racine, WI 53405

2590 S. Superior Street, Warren and Beulah Brinton Residence, c. 1870-71.

Perhaps the most historically significant structure remaining in the district, this residence was built for Warren Brinton, foundry supervisor at the mill, and his wife Beulah Brinton, a cousin of Eber Brock Ward, the mill's founder. It is said to have been designed by Warren Brinton and built by mechanics from the mill.² L-shaped in plan, the main block is crowned with intersecting gabled roofs. A one-story wing projects from the rear of the house. Four Ionic columns and matching pilasters support the front porch's roof, which has a simple cornice with modillions and a balustrade. Other decorative woodwork, including bargeboards and canopies over some of the windows, remains intact. No significant alterations are recorded in the building inspection records for this well preserved structure.

The Brinton residence played an important role in the community's development. It housed Bay View's first lending library and the Milwaukee area's first practical social center, which was perhaps the first of its kind in the United States.

Bay View's first lending library was quartered in this residence, built for foundry supervisor Warren Brinton. To purchase the books, Brinton's wife Beulah raised funds, matched by Eber Ward, and the collection she assembled formed the nucleus of the Llewelyn branch of the Milwaukee Public Library. When the Brintons came to Milwaukee, Mrs. Brinton quickly became acquainted with the wives and children of immigrant mill workers. She invited them to her home to teach the women homemaking skills and give them lessons in English. The young people enjoyed the tennis court on her lawn and the dances she held for them in her home. Mrs. Brinton called it being neighborly, but

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the work she did with the people of the community greatly resembled the work of the social settlement houses that developed in later years. In 1924, when Mrs. Brinton was almost ninety, a social center was opened in the old fire station at 2455 South St. Clair and was named the Beulah Brinton Community House in her honor.³

Beulah Brinton's contributions were recognized in several other ways. South Shore Drive was once named "Beulah Avenue" after her, and the grassy triangle formed by the intersection of S. St. Clair Street with S. Delaware and E. Potter Avenues is still called Beulah Brinton Park. Among her many other accomplishments, Beulah, with her son Warren D. Brinton, published a newspaper in the 1880s called the "Bay View Weekly Herald" which was printed by D. B. Starkey & Co. Printers.

Beulah Brinton was born in Jay, New York, in 1836 and came to the Milwaukee area in 1870 with her husband, who was brought to Bay View to reconstruct and supervise the rolling mill's blast furnaces. Warren Brinton, Sr. died in 1895, Beulah in 1928 at the age of 92.

Owner: Robert G. Quinsey

2711 S. Superior Street, William C. Tipler Residence, c. 1870

Veneered with local "Cream City" brick, this house is a rarity in a neighborhood which consists almost entirely of frame buildings clad with clapboard, wood shingles, or articial siding. The house was apparently built for William C. Tipler, an employee of the Milwaukee Iron Company. William Tipler's name appears in the Milwaukee City Directory for the first time in 1874-75. He was listed as a heater for many years, until he became a puddler in the mid-1880s. He remained a puddler until his death in 1897. His widow Emma continued to live in the house, which is still under the ownership of the Tipler's decedents today.

L-shaped in plan, the house is two stories in height. The gabled roofs of the main block and the north wing intersect. The front facade is articulated by four round-headed windows and by two entry porches, although the house has remained a single-family dwelling. The roof of one of the porches is decorated with ornamental iron cresting. Both porches originally had decorative woodwork, which was replaced by simple framing in the 1940s, according to the building's current owner. Apparently there have been no other significant alterations to the house, which remains in excellent condition.

Owner: Alice Nimmer

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2731 S. Superior Street, worker's cottage, c. 1876

This modest, one-story frame residence is one of the best preserved of the mill worker's cottages that remain standing in the district. While most others have been significantly altered or inappropriately resided, no destructive changes have been made to this cottage, which retains its character and its decorative woodwork. Although the cottage has recently been resided, the width of the aluminum chosen matches that of the original clapboards; the siding has been carefully applied to avoid damaging the original woodwork.

Rectangular in plan and capped by a simple gabled roof, the house has an entry porch attached to its south side. The three narrow windows evenly spaced across the front facade have gabled hood moldings, as does the attic window centered above them. The motifs carved in the moldings are typical of the decorative woodwork found on many Bay View Homes built in the nineteenth century.

Owner: Melvin William & Ethel Salmon
2856 S. Lenox Street

2739 S. Superior Street, First Independent Congregational Welsh Church of Bay View, 1873.

The lot on which this small, frame church stands was originally part of the farm owned by Elijah Estes, one of the earliest Milwaukee pioneers and the first permanent settler of the area that became Bay View. Allegedly, when the Estes farm was first plotted, Mrs. Estes requested that a lot be reserved for religious purposes, a parcel which could never be sold for any other purpose. In any case, this stipulation was recorded on the deed to the property, where it remains today.

A church was erected on the lot by the Welsh Congregational Church of Bay View, which had been organized chiefly by Milwaukee Iron Company workers from Wales in 1868, the year that the mill began to operate. Originally there were only six families or about thirty members of the adult congregation. Services were held in the native tongue, first in a private home and then in the village schoolhouse, until the church was built in 1873.

Only one Bay View Church was built earlier. The Methodist-Episcopal Church, organized in January, 1867, erected Bay View's first church on what is now S. Wentworth Avenue in 1868. The small wooden edifice, "built after plans furnished by W. F. Durfee, the chief engineer of the iron works,"⁴ has long since been demolished, although the congregation still exists as Trinity M.E. Church, at S. Clement and S. Kinnickinnic Avenues. Thus, 2739 S. Superior is the oldest surviving church structure built by Milwaukee Iron Company employees.

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By the turn of the century the Welsh Congregation's membership had dwindled, and in 1908 the building was sold to the Evangelical Lutheran Church of the Ascension. Ownership then passed to the Chapel of the Cross Church, before the building was purchased in 1947 by its current owner and occupant, the Christian Science Society.

The church is one of five recognizably Italianate clapboard-sided structures remaining in the district. A 22' x 40' rectangle in plan, it is crowned with a simple gable roof. The gable-roofed entry porch, centered on the front facade, is flanked by a pair of narrow, round-headed stained-glass windows. The church was underpinned with a concrete block foundation in 1916. The only other significant alterations to its exterior consist of the addition of an all-aluminum extension to its original entry porch and the removal of a stained glass transom window over the old front doors.

Owner: Christian Science Society

2750-52 S. Superior Street, duplex residence, 1915.

A typical speculator-built bungalow of the Arts and Crafts period, this frame duplex was designed and constructed by the Weber Manufacturing Company, a local contracting firm. A 32' x 42' rectangle in plan, the two-story structure is capped with a hip roof and six hip-roofed dormers. The ends of the rafters are exposed under the eaves of both the roof and its dormers. Other features typical of the bungalow are seen in the two-story front porch which is supported by brick piers and tapered wooden columns. While the second story retains its wooden shingles, the clapboard lower story has been resided with aluminum. No other significant alterations are recorded for this structure, which appears to be in excellent condition.

Three other buildings which fall into the same category are the duplexes at: 1811-13 E. Nock Street (1921), 1601-03 E. Pryor Avenue (1923), and 1607-09 E. Pryor Avenue (1926). They were constructed by Milwaukee contractor H. Erdman. Although they have two-story bays instead of front porches, they have many of the same stylistic characteristics as 2750-52 S. Superior Street.

Owner: Kenneth E. and Bernita Whitney

2419-21 S. Wentworth Avenue, Edward Richards Residence, 1873. (Determined eligible 11/30/77)

A modest, vernacular example of the Italianate style, with Late Picturesque additions, this two-story, clapboard-sided frame house was built by Edward Richards, a rail heater who joined the Milwaukee Iron Company the year it opened. The gabled roofs of the north wing and the main block intersect, and a one-story wing is attached to the rear. The well-proportioned facade is characterized by round-headed windows with hood moldings and by two ornamental entrance porches. Built as a single-family residence, it has been a two-family dwelling for some time. The

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7. Description (continued)

following summary links the house's history to that of the Milwaukee Iron Company and its successors.

The original owner of the residence at 2419-2421 South Wentworth Avenue was Edward Richards, a millworker who purchased the lot from the Milwaukee Iron Company in July 1872. The evidence of the mortgages indicates that his home was built the following year. In the mid-1870's the iron company suffered a series of reverses that led, in due course, to its reorganization under the aegis of the North Chicago Rolling Mill Company, but that, in the meantime, caused its employees considerable hardship, forcing a number of them to give up their homes. Richards may have been a case in point. At all events, in November 1875 he sold the house to Thomas Welch, a fellow millworker. In 1881 Welch sold it to Mary E. Kidney, the wife of John D. Kidney, a native of Wales who had worked for rolling mills in England, Pennsylvania, and Ohio before settling in the Milwaukee area. In 1881, according to a contemporary account, Kidney was employed as a "heater in the twelve-inch mill." Evidently it was during the Kidneys' tenure that the house was enlarged and remodeled for use as a two-family dwelling. A building permit application Dated May 6, 1889, documents construction of the north wing (built by Elias Stollenwerk). And it is reasonable to suppose that the present entrance porches were built at this time. The house belonged to members of the Kidney family until 1910, when ownership passed to Charles and Tresì Pagliassotti. (The Milwaukee City Directory for that year lists Pagliassotti as an ironworker.) On his death in 1924, his widow inherited the property. In 1944 she sold it to the present owner. Since the 1880's 2419-2421 South Wentworth has undergone only minor alterations.⁵

The building remains one of the district's least-altered nineteenth century homes.

Owner: Americo Rochetti
2415A S. Wentworth Avenue

2507-11 S. Wentworth Avenue (AKA 1441 E. Russell Street), G. Groppi Market, c. 1870 and 1923-24.

A typical family-owned ethnic food market, Groppi's is a now rare example of the kind of small business establishment that once was common in Bay View. Established by an Italian immigrant, Giocondo Groppi, in 1913, and operated by the same family ever since, the store has served the neighborhood for almost three quarters of a century. In the beginning, it met the needs of Bay View's Italian immigrants in several ways: it dispensed special Italian foods, the clerks spoke Italian, and

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7. Description (continued)

it served as a neighborhood gathering spot. Through the years. Groppi's has accommodated the changing needs of the community and has sold everything from live poultry and rabbits to hardware and paint. Today it remains one of the most important nodes in the district.

The evolution of the Groppi complex, which includes living quarters as well as the store, is a typical example of the adhocism that characterizes Bay View. Initially, the property consisted of two double houses, each composed of two gabled-roofed workers' cottages, probably built about 1870. Alterations in 1923-24 not only linked the two double houses, but added on to the corner one to produce the current structure which presents red brick-veneered storefronts on both S. Wentworth Avenue and E. Russell Street. The storefronts were subsequently altered in 1961.

Owner: Georgina Groppi

2579-A S. Wentworth Avenue, residence, C. 1880

This brick-veneered Italianate residence is unusual for the neighborhood. L-shaped in plan and two stories in height, the house is crowned with intersecting gabled roofs. A round attic window containing a quartrefoil is centered in the gable end facing the street. The house's round-headed windows are bordered with brick hoods. The frame porch that wraps the southeast corner of the house is probably original. Like its neighbor at 2593 S. Wentworth, the house is built on a foundation constructed of slag discarded by the Bay View rolling mill. (A waste product in the manufacture of steel, slag hardens into a sturdy building material. Since it was plentiful and free, it was probably used for the foundations of many other Bay View structures.) In 1942 partitions were rearranged to convert the house's dining room to a bedroom and bath. No other alterations are recorded by building permits, and the exterior of the building has reportedly remained unchanged except for the painting of its brick. At present, the structure serves as a two-family dwelling.

Owner: Anthony K. and Mary E. Basile
2593 S. Wentworth Avenue

2414 S. St. Clair Street, Joseph Schlitz Brewing Company Saloon (now Three Brothers Bar and Restaurant), 1897. (NRHP 4-11-77)

In recognition of its historical and architectural significance, this building was designated an official city landmark by the Milwaukee Common Council in 1976 and was recorded in the National Register of Historic Places (NRHP) in 1977. The following description is taken from the NRHP nomination form prepared for the building at that time.

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The Three Brothers Bar and Restaurant is a two story frame structure with white painted brick veneer. The building is Late Picturesque in style, with a corner tower surmounted by a large belted globe, a Schlitz trademark. The layout of the interior is very simple, with the first floor containing a bar, restaurant, kitchen, and restrooms, and the second floor containing living quarters.

Few alterations have been made to either the interior or exterior of the structure. The original restaurant windows have been replaced by more modern aluminum versions. The front door has been modified and permanent cedar shake awnings have been added above the windows. The original wooden bar remains, although it has been shortened approximately nine feet to allow construction of an additional rest room. Some Schlitz decorations remain as a reminder of the building's original use—a Joseph Schlitz Brewing Company Saloon. The second floor, always used as a residence, has not been altered.

The Three Brothers Bar and Restaurant was built as a retail outlet for the Joseph Schlitz Brewing Company of Milwaukee. These factory-owned saloons were once very popular for the advertising and sales of the Schlitz product, but are no longer in use for their original purpose. The Three Brothers is one of the best remaining examples of this type of sales outlet and is significant in the commercial history of Milwaukee, as is the Schlitz Brewing Company itself.

The building was designed by Charles Kirchoff, Milwaukee, who provided plans for several Schlitz-built taverns throughout the city, and the building permit application is dated July 26, 1897.

Purchased in 1958 by the present owners, the building still functions as a tavern and also houses a well-known Serbian restaurant. The present owners have carefully respected the building's past and performed only minor alterations.

Owner: Milunka Radicevich

2423-27 S. St. Clair Street, Palmer House, c. 1884.

This two-story frame building with a mansard roof and thirteen dormers has served as a home to numerous persons over the years. The early history of this building, which played an important part in the social life of Bay View, remains uncertain.

It is likely that this mansard-crowned frame building was originally a hotel and that it was erected in the early 1880's, when the property

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belonged to Richard Burke. It is first listed as the Palmer House in the Milwaukee City Directory for 1884, which identifies Mrs. Elihu J. Palmer as the proprietress. (To date, there is no evidence that Mrs. Palmer or her husband, a printer, ever owned the hotel.) The building later served as a boarding house and, later still, as a tavern-rooming house. The present owner uses it for storage. Building permit applications record that it has been extensively remodeled. The present siding--artificial stone on the first story of the east and south elevations, "insulated siding" on the second story--was installed in 1955. At that time several of the first-story openings were altered, and the canopy was erected at the south end of the facade.⁶

The Milwaukee City Directory of 1884 lists Palmer House as the residence of various rolling mill employees, presumably single men boarding there. Later, in the early decades of the twentieth century, when it was owned by the Gardetto family, the building boarded newly-arrived Italian immigrants. Thus, like its neighbor at 2461-63 S. St. Clair, it met the needs of the Italians in much the same way as it had earlier served the British and Irish mill workers.

Owner: Milun M. and Milunka Radicevich
2414 S. St. Clair Street

2455 S. St. Clair Street, site of the former Beulah Brinton Recreation Center.

Until 1977, this now vacant lot was the site of a building that played a vital role in the Bay View community for almost ninety years. Originally a fire station, the building was adapted for use as a recreation center in the 1920s. A two-story "Cream City" brick structure, "Engine Company No. 11" was erected by the Milwaukee Fire Department in 1888, just one year after Bay View was annexed by the city of Milwaukee. Late Picturesque in style, it was probably designed by Sebastian Brand, a fire department employee who planned many of the fire stations erected in Milwaukee during the later part of the nineteenth century. In 1922, the station became a "Beulah Brinton Social Center," named in honor of the mill executive's wife who conducted numerous educational and social programs in her Bay View home and who was an important figure in the history of social work. The center, which offered a variety of classes, programs, sports and recreational activities, operated until March 14, 1976. The building was razed in 1977, following condemnation by the city of Milwaukee.

Owner: Milwaukee County

2461-63 S. St. Clair Street (AKA 1210 E. Potter Avenue), Puddlers' Hall (now Barbieri's Tavern), 1871. (Determined eligible 11-30-77)

Not far south of the site of the former Milwaukee Iron Company complex stands a plain, gabled-roofed, two-and-one-half-story frame building with an interesting

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history. It was built as a meeting place for the Sons of Vulcan, a union formed by puddlers and other skilled workers of the Milwaukee Iron Company. By the mid 1870s it was serving as the headquarters of both Bay View lodges of the Amalgomated Association of Iron and Steel Workers. It also served as a neighborhood cultural center, the scene of concerts, lectures and theatrical performances. With a seating capacity of 500, the hall was Bay View's major meeting place for decades. At the beginning of this century, it served as a boarding house and social center for Bay View's Italian immigrants.

Known as "Barbieri's" today, it houses a tavern, a hall, and a dwelling. Over the years it has been extensively remodeled and resided at least twice. According to building permit applications, it received a new brick foundation and was remodeled in 1892, when it was owned by Falk, Jung & Borchert Brewing Company. The single story north wing was added as a dance hall in 1921, under the ownership of Frank Barbieri. In 1951, the bar room was remodeled, as were windows on the first story of the facade. Roof repairs were made after a fire occurred in 1958, when the building was also resided.

Owner: James J. Barbieri

S. St. Clair Street, E. Potter Avenue, and S. Delaware Avenue, Beulah Brinton Park, c. 1870.

The small triangle of land formed by the intersection of these streets has been a public park for more than a century. It contains a flagpole which was erected in 1936 by the Italian American Civic Association of Bay View to honor Pietro Giacoma and Eugene Trucano, area residents who lost their lives in World War I. It is uncertain whether the park was ever given an official name but it has been called Beulah Brinton Park for decades.

Owner: City of Milwaukee

1700 block of E. Pryor Avenue, Artesian Well.

Bay View Historic District contains the only artesian well remaining in operation in the city of Milwaukee, which was once supplied by many such mineral springs. The Pryor Avenue well is now the only one listed and approved by the Health Department, which checks its water every two months. (The Health Department was forced to cap and discontinue the city's other wells due to pollution.) The well is reportedly extremely deep and draws pure water, with a heavy iron content, from a great distance beyond the city. At times the water still flows under its own pressure, although it is now boosted by an electric pump. When the well was originally drilled, about the turn of the century, water shot fifty feet into the air.⁷ For years, a steady

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pressure persisted, and pumps were not installed until the late 1902s. Originally the well consisted of a pipe protruding from the ground. Today a concrete structure provides an animal watering trough, a "bubbler" or drinking fountain, and spigots for filling jugs. People come from miles around to fill bottles with mineral water.

Owner: City of Milwaukee

2564-66 S. Wentworth Avenue, duplex, 1901.

Designed by Nicholas Dornbach of Milwaukee, this Queen Anne duplex residence is one of the few structures in the district planned by an architect. On the original building permit, the mason was listed as Johann Gajewski and the carpenter was listed as Elias Stollenwerk. The two-story frame building, sided with clapboards and shingles, rests on a brick foundation and is crowned with interesting gable roofs. Below each of the shingled gable ends on the south and west facades is a two-story semi-octagonal bay. A two-story porch with columns and balustrades completes the southwest corner, while the one-story entry porch is located at the northwest corner.

The structure was built by Frank Skelding, who arrived in Bay View in 1872 and served the Milwaukee Iron Company as a keeper in the blast furnace. Skelding also built the Queen Anne House at 2569-71 S. Superior Street.

Owner: Samuel Kachichian
3335 Meachem Road
Racine, WI 53405

1419 E. Russell Avenue, worker's cottage, c. 1870.

This modest one-story frame structure may be the least-altered worker's cottage in the district. It has all of the typical attributes of a worker's cottage in terms of its size, form, and decoration (see entries 4 and 11). It is not in excellent condition, like the cottage at 2731 S. Superior Street, but it retains its clapboard siding as well as its decorative woodwork. It rests on a stone foundation as opposed to the concrete block foundation with which most workers' cottages were underpinned in the early 1900s.

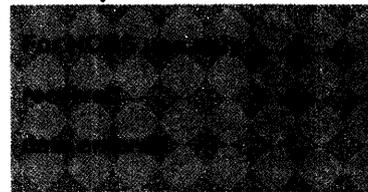
Owner: Barbara Ann Hoffa

2517 S. Delaware Avenue, Robert M. Berry Residence, c. 1880.

This modest one-story, clapboard residence is of interest because of its decorative woodwork and an unusual window grouping on its front facade. Its main features are a spindle porch and a pair of windows with gabled hood moldings.

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The name of the original owner is uncertain, but it was probably Robert M. Berry. In any case, by 1885 Berry lived at this address. He still owned the house in 1891, when it was raised six feet and underpinned with a brick foundation. A native of Scotland, Berry came to the Milwaukee Iron Company as a puddler in 1870. In 1881, he served as Vice President of the Amalgomated Association of Iron and Steel Workers.

Owner: Ronald A. & Shirley Zeller
1339 E. Russell Avenue

Footnotes

For full citation, see Major Bibliographical References.

1. Pagel, P. 30.
2. Zimmerman, p. 172.
3. Pagel, pp. 28-29.
4. Andreas, p. 1628.
5. Wisconsin Department of Transportation, p. 117.
6. Ibid., pp. 96-97.
7. Zillman, pp. 128-29.

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List of Contributing Structures

The following inventory is organized alphabetically by street name. All structures are residences unless otherwise indicated. Structures classified simply as "frame" have either clapboard or metal sidings. Brick, stone, or stucco - veneered structures are identified. An asterick follows the description of those residences which were probably workers' cottages. Whenever possible, an exact construction date is given. Otherwise, a date appears in parentheses () that is based on tax department records and is not necessarily the date that the structure was built. (In most cases, the structure was built much earlier than the date in parentheses.) The name of the property's current owner accompanies each address. If an owner's name is not followed by an address, he or she resides at the property under discussion. Whenever a city is not specified, the words "Milwaukee, Wisconsin 53207" are to be assured.

EAST CONWAY STREET:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|-------------|--|
| 1211 | 1-story frame barracks building used as a clubhouse, tavern & dancehall | 1949 | Amvets Louis Travis Post #14 |
| 1301 | Empty lot | | Milwaukee County c/o W. E. Kornblum Room 102, Courthouse 53233 |

SOUTH DELAWARE AVENUE:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|--|-------------|---|
| 2440-A | 2-story frame duplex | 1892 | Kenneth J. & Barbara Packer 5710 S. St. Andrew Drive New Berlin, WI 53151 |
| 2442 | 1-story frame 1-family* (at rear of lot) | (1900) | Velvia I. Lutz |
| 2444 | 1-story frame 1-family* | (1898) | Melvin A. & Sandra L. Huber |
| 2448 | 1-story frame 1-family* | (1902) | Christopher Alessi 2578 S. Delaware Avenue L.C.: Bruce Conley |

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7. Description (continued)

SOUTH DELAWARE AVENUE (continued):

| <u>ADDRESS</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|--|--------------------|--|
| 2450-A | 2-story frame duplex | 1913 | Mary Rebish 1228 Minnesota Avenue South Milwaukee, WI 53172 |
| 2454 | 1½-story frame 2-family | (1916) | Alfred & Evelyn Ricciardi 2456 S. Delaware |
| 2456 | 2-story frame 3-family | (1916) | Alfred & Evelyn Ricciardi 2456 S. Delaware |
| 2458 | 1½-story frame 1-family residence | (?) before 1924 | Quentin E. & Janice Meyer 508 Lake Drive South Milwaukee, WI 53172 |
| 2460 | AKA 1304-08 E. Potter 2-story frame 4-family apartment bldg. | (?) before 1904 | Quentin E. & Janice Meyer 508 Lake Drive South Milwaukee, WI 53172 |
| 2468-70 | AKA 1305 E. Potter 2-story frame 3-family | (1898) | John Klopotek 2468 S. Delaware Ave. |
| 2469-71 | 2-story frame 3-family (originally a store, established in 1871 by Milwaukee's G. Patek & Company, a dry goods and grocery business; later, in the early 1900s, it served as the Italian co-op store.) | 1870 | John Basile 1223 E. Potter Avenue |
| 2472 | 1-story frame 1-family | (?) before 1924 | Terrence M. Case 2739 S. Shore Drive |
| 2476 | 1½-story frame 1-family | (?) before 1897 | Terrence M. Case 2739 S. Shore Drive |

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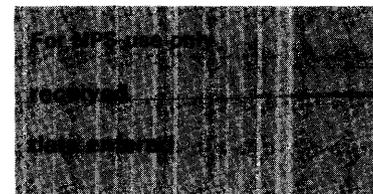
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SOUTH DELAWARE AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|--|--------------------|---|
| 2473 | 2-story frame duplex | (1916) | Fred T. & Evelyn Sollazo |
| 2477-A | 2-story frame duplex | 1919 | Milwaukee County 901 N. 9th St., Room 411 Milwaukee, WI 53233 |
| 2478-80 | 2-story frame 3-family | 1898 | Michael S. Wisniewski 2917 E. Koenig Avenue |
| 2481-A | 2-story frame duplex formerly a store on 1st floor | (1898) | Kathleen M. Berndt & Donna S. Acker L.C.: Richard & Marlene Nieto 15445 St. Therese Blvd. Brookfield, WI 53005 |
| 2482-84 | 2-story frame 3-family (Formerly a double house) | (1906) | William J. & Nellie Nichols 2482 S. Delaware Avenue |
| 2483 | 1½-story frame 1-family | (1898) | Edward T. & Viola Bessler |
| 2486-88 | 1½-story frame double house | (1906) | Rosa Morici 2488 S. Delaware |
| 2487 | 1½-story frame 1-family | (1879) | Thelma M. Ferguson |
| 2489 | 1-story frame 1-family | (1879) | Thelma M. Ferguson 2487 S. Delaware |
| 2490-92 | 1½-story frame 1-family | (?) before 1900 | Margaret Gruszczynski & Frederick Lang 1738 E. St. Frances Ave. |
| 2492A-94 | 1½-story frame 4-family (appears to be built from two workers' cottages; at rear of property) | 1910 | Margaret Gruszczynski & Frederick Lang 1738 E. St. Frances Ave. |
| 2491 | 1-story frame 1-family | (1885) | Howard & Anna Benning 2495 S. Delaware |

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7. Description (continued)SOUTH DELAWARE AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|-------------|---|
| 2495 | 1-story frame 1-family | (?) | Howard Benning |
| 2499 | 1-story frame 1-family ^{1 1/2} (residence & store, "House of Heat." Store addition, built in 1899, retains scroll brackets & other decorative woodwork) | (1885) | Howard Benning 2495 S. Delaware Ave. |
| 2500-04 | 2-story frame 2-family (a barbershop & filling station occupied 1st floor in 1930s) | (1900) | George R. & Julie Betzhold, Jr. & Jeffrey Depies 3050 S. Superior St. L.C.: David Brylow |
| 2501 | 1-story frame tavern, "At Random," and attached residence | (1884) | Ronald A. & Shirley M. Zeller |
| 2506-08 | 2-story frame duplex (originally a store & dwelling built by Michael Quirk, who had earlier established a meat market, now razed, at 2449 S. Wentworth, c. 1871) | 1891 | John J. & Mary J. Bontempo 2508 S. Delaware Avenue |
| 2513 | 1-story frame 1-family (housed a store until 1917) | (1904) | Ronald A. & Shirley M. Zeller 1339 E. Russell Avenue |
| 2514 | 1-story frame 1-family | 1891 | Roland R. Senderhauf, P. R. of Alice Senderhauf Estate 2636 S. Logan Ave. |
| 2522 | 1-story frame 1-family | (1890) | Sophie R. Look |
| 2528 | 2-story frame 1-family | (1898) | Anthony K. & Mary E. Basile 2593 S. Wentworth Avenue |
| 2529 | 1 1/2-story frame 1-family | (1900) | Anthony K. & Mary E. Basile 2593 S. Wentworth Avenue |

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| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|--------------------|--|
| 2532-34 | 2-story frame duplex (designed by architect P. M. Christiansen and built for H. Hanson; retains clapboard & wood-shingle siding, scroll brackets, & other decorative woodwork.) | 1906 | Geoffrey J. & Patricia Carroll 2532 S. Delaware |
| 2535 | 1½-story frame 1-family | 1895 | Pearl Martinovich |
| 2536 | 1-story frame 1-family (at rear of lot) | (?) before 1905 | George & Julie Betzhold 3050 S. Superior |
| 2540 | 1½-story brick-veneered duplex | (1922) | Dominic R. & Phyllis Gallinatti |
| 2546 | 1½-story frame duplex | 1927 | Ronald B. & Dolores Veternick |
| 2552 | 1-story frame 1-family | (1900) | Walter M. & Kathleen Zieseemer |
| 2555 | 2-story frame 1-family (retains bargeboards and decorative woodwork) | 1891 | Elenore Herrmann |
| 2558 | 1½-story frame duplex | (1890) | John K. & Marie J. Morrison |
| 2561 | 1½-story frame duplex | (1890) | Gordon W. & Evelyn Wellner |
| 2562-A | 1½-story frame duplex | 1892 | Allessandro & Leonarda Nesta 1821 E. Tripoli Ave. |
| 2566 | 1-story frame 1-family | (1895) | Gerald M. & Winifred Barker |
| 2567-69 | 1½-story frame 1-family (Moved from the opposite side of the street in 1905; front portion used for various commercial purposes in 1930s and 1940s) | (?) before 1905 | Arthur & Celine Kaczynski |

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7. Description (continued)SOUTH DELAWARE AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|--------------------|---|
| 2572 | 2-story frame duplex | (1890) | Christopher L. Alessi 2578 S. Delaware Avenue |
| 2573 | 1½-story frame 2-family | (?) before 1910 | David L. Hettinger |
| 2577 | 1-story frame 1-family | (?) before 1921 | David L. Hettinger 2573 S. Delaware Avenue |
| 2578 | 2-story frame 1-family | 1905 | Eleanor Alessi |
| 2581-A | 1½-story frame duplex (designed & built by Elias Stollenwerk for William Bateman.) | 1889 | Rudolph A. & A. Sutschek |
| 2585-87 | 1½-story frame duplex (1st floor was a store in the 1950s.) | (1901) | Robert A. & Maria G. Gutierrez |
| 2588 | 1½-story frame 1-family (retains bargeboards and decorative woodwork.) | 1890 | Christopher Louis Alessi 2578 S. Delaware Avenue |
| 2589-91 | 2-story frame 3-family residence & store (store has been occupied by a grocery, bakery, tailor, dry cleaner, etc. but is vacant now.) | 1901 | Alice Woppert 3156 S. Indiana Avenue |

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7. Description (continued)EAST ESTES STREET:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|------------------------|-------------|---|
| 2100-04 | Empty lots | | Richard E. Spieler 2325 N. 50th St, #406 |
| 2116 | 2-story frame 1-family | (1921) | Ralph W. & Betty L. Smitka |
| 2124 | 1-story frame 1-family | (1884) | Robert S. & Susan Burazin |

EAST IRON STREET:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|-------------------------|--------------------|---|
| 1800 | 2-story frame 1-family | (1880) | Fred E. & Pauline Bruss |
| 1902 | 2-story frame 1-family | (1904) | Malcolm J. & Carol A. Lowey |
| 1908 | 1½-story frame 1-family | (1905) | Robin & Mary Middlemas L.C.: Kenneth P. & Mary Stoner 1910 E. Iron Street |
| 1910 | 1½-story frame 1-family | (1905) | Robin E. & Mary Middlemas |
| 1918 | 1½-story frame 1-family | (1905) | Robin E. & Mary M. Middleman 1910 E. Iron St. |
| 1922 | 1½-story frame 1-family | (?) before 1900 | Sonja A. Larson 1928 E. Iron Street |
| 1928 | 1½-story frame 1-family | (?) before 1900 | Sonja A. Larson |

EAST NOCK STREET:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|-------------------------------------|-------------|------------------------|
| 2017 | 1-story frame 1-family residence | (1915) | Jerome G. Gapinski |
| 2022 | 1½-story frame 1-family | 1923 | Howard & Evelyn Strube |

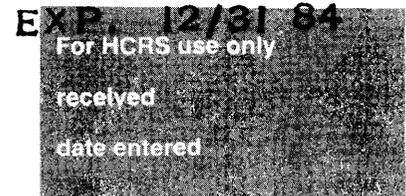
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7. Description (Continued)

EAST NOCK STREET (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|-------------------------------------|--|-------------|---|
| 2100-12 aka 2750 S. Shore Dr. | 2-story brick-veneered 1-family residence | 1928 | Elenor G. Meyer 2750 S. Shore Drive |
| 2118-20 | 2-story brick-veneered duplex | 1927 | Donald P. & June J. Giencke Michael H. & Gale J. Kuptz 2118 E. Nock St. |

EAST ONTARIO STREET:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|----------------------|-------------|---|
| 1723-25 | 2-story frame duplex | (1919) | Larry D. & Ruth A. De Veyra 2966 S. Wentworth Avenue |

EAST POTTER AVENUE:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|--|-------------|---|
| 1313 | 1-story frame 1-family* | (1898) | Steve & Mary Chiroff |
| 1325 | 1½-story frame 1-family | (1900) | Thomas R. Barbian 3910 Holly Green Ct. Kingwood, TX 77339 |
| 1326 | 1-story frame 1-family* | (1890) | John F. Schwoeble |
| 1327-A | 1½-story frame duplex | (1900) | Terrence Case 2739 S. Shore Drive |
| 1337-39 | 2-story frame duplex | 1892 | Ronald Perse 1339 E. Potter Avenue |
| 1400-04 | 2-story frame 4-family | (1890) | Karl M. & Alice A. Dunst Route 1 Campbellsport, WI 53010 |
| 1411-15 | 2-story concrete block & brick 2-family | 1924 | Mary Paradise |

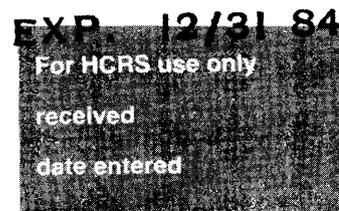
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7. Description (continued)EAST POTTER AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|------------------------|-------------|--|
| 1419 | 1-story brick veneered | 1945 | Mary Paradise 1411 E. Potter Avenue |

EAST PRYOR AVENUE:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|-------------------------------|-------------|---|
| 1514-16 | 2-story brick-veneered duplex | 1927 | George F. & Ardith Boggio 1514 E. Pryor Avenue |
| 1710 | 2-story frame 4-family | (1910) | Eugene P. Wilber 2629 S. Wentworth Avenue |
| 1836 | 2-story frame 1-family | 1911 | Frank T. Lee, P.R. of Ethel L. Hale Estate 5890 Fenton Court Greendale, WI 53129 |

EAST RUSSELL AVENUE:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|----------------------------|-------------|--|
| 1327 | 1½--story frame 2-family | 1893 | Hilda Pradarelli |
| 1333 | 1-story frame 1-family* | (1890) | Daminic & Clara Mazzuca |
| 1337-39 | 1½-story frame 2-family | (1920) | Ronald A. & Shirley Zeller 1339 E. Russell Avenue |
| 1406-A | 2-story frame 3-family | (1900) | Peter & Laura F. Misko |
| 1411-15 | 2-story brick-veneered | (1890) | George R. & Julie H. Betzhold, Jr. and Jeffrey Depies 3050 S. Superior St. |
| 1416 | 1-story frame 1-family | (1900) | Joseph J. & Margaret Radke |
| 1422-26 | 1-story frame double house | (1890) | Anthony V. & Mary Foti 1422 E. Russell Avenue |

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EAST RUSSELL AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|-------------|--|
| 1425 | 1½-story frame 1-family | (1900) | Peter Baldini Estate Donald W. Baldini, P.R. of |
| 1427 | 1½-story frame 1-family | (1900) | Americo Rochetti 2415A S. Wentworth Ave. |
| 1436-40 | 1-story frame 2-family residence & beauty parlor | (1890) | Z-M Corporation 2359 S. Kinnickinnic Avenue |

SOUTH ST. CLAIR STREET

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|-------------------------------|-------------|---|
| 2426 | 1-story frame 1-family* | (1900) | Dolores Ondrejka |
| 2429 | 1-story frame 1-family | 1926 | Gilbert J. & C. M. Goesch |
| 2430-A | 2-story concrete-block duplex | 1940-41 | Marcello Zanchetti 2975 S. Shore Drive |
| 2433-35 | 2-story frame double house | (1908) | James A. & Linda Sneesby 2433 S. St. Claire Street and Gino Lupini 2435 S. St. Claire Street |
| 2434 | 1-story frame 1-family* | (1898) | Dominic Zanchetti et. al. |
| 2436 | 1-story frame 1-family* | (1898) | Americo Zanchetti |

EAST SEELEY STREET:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|-------------------------|-------------|---|
| 1438 | 1½-story frame 1-family | 1923 | Lawrence T. McKale |
| 1442 | 1-story frame 1-family | (1900) | Esther Strelow |
| 1446-48 | 2-story frame duplex | 1893 | Donald M. & Doris L. Suhm |
| 1452-54 | 2-story frame 1-family | (1898) | Robert W. & Grace Bashaw 1454 E. Seeley Street |
| 1453 | 1-story frame 1-family | 1893 | Joseph & Alvina Rick |

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7. Description (continued)

SOUTH SHORE DRIVE:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|-------------|--|
| 2539-41 | 2-story frame duplex | 1919 | Marc F. & Jane A. Sigan |
| 2540 | 2-story frame & masonry 2-family | (?) | Milw. County Park Commission 901 N. 9th St., Rm. 308 Milwaukee, WI 53233 |
| 2544-A | 2-story frame 2-family | (1890) | Germaine Jochem 2548 S. Shore Drive |
| 2547-49 | 2-story frame duplex | 1919 | Thomas C. & Janice Rozina 2751 S. Shore Drive |
| 2548 | 1½-story frame 1-family (at rear of lot) | 1920 | Germaine Jochem |
| 2550 | 1-story frame 1-family* (front porch decorated with elaborate woodwork.) | (?) | Germaine Jochem 2548 S. Shore Drive |
| 2556 | 1-story frame 1-family* | (1910) | Leonard R. Gardenier |
| 2557-59 | 2-story frame 2-family | (1885) | Kenneth J. & Linda L. Becker |
| 2564 | 2-story frame 1-family (This property was purchased from the Milwaukee Iron Company in 1876 by Edward J. Bird who, with William Tate, built one of the rolling mill's furnaces.) | (1865) | Helen E. Buller |
| 2565 | 1-story frame 1-family* | (1870) | John Charles Ebersol 2581 S. Shore Drive |
| 2568-70 | 2-story Lannon-stone-veneered duplex | 1938-1939 | Paul J. Niland |
| 2571 | 1-story frame 1-family | (1912) | Albert L. & Carol M. Larsen |

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SOUTH SHORE DRIVE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|--|-------------|--|
| 2573-75 | 2-story frame 1-family (retains decorative woodwork & bargeboards) | (1885) | William G. & Gloria Sprotte 2575 S. Shore Drive |
| 2574-76 | 1-story frame 2-family* | (1870) | Eleanor Blackwood 2576 S. Shore Drive |
| 2581 | 1-story frame 1-family* | (1884) | Alice L. Ebersol |
| 2600-02-A | 2-story frame 3-family (designed by architect William E. Ryder; extensively remodeled in 1920s and 40s) | 1897 | William K. & Lois Rehberg 2596 S. Shore Drive |
| 2603 | 2-story frame 1-family | (1889) | Dorothy Trommel |
| 2608-10 | 2-story frame 2-family | (1896) | Allene Brickhouse 2608 S. Shore Drive |
| 2614 | 1-story frame 1-family (originally a shop) | 1911 | Leon E. Zajdel |
| 2615 | 1½-story stucco-veneered duplex | (1921) | J. Thomas & Audrey M. Poth |
| 2618-20 | 2-story frame duplex | 1903 | Hans P. & Ruth G. Asmussen 2620 S. Shore Drive |
| 2623 | 1½-story Lannon-stone- veneered 1-family house (designed by architect R. W. Dwyer) | 1939 | Hildegarde Hundt |
| 2626 | 1-story frame 1-family | 1920 | June R. Lawrie LC: Samuel R. & Mary Jo Rondone |
| 2629 | 1½-story brick-veneered duplex | 1928 | Richard R. & Susan Doonek |
| 2632-34 | s-story frame duplex | 1924 | Edwin C. Scheele 2634 S. Shore Drive |

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SOUTH SHORE DRIVE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|--------------------|--|
| 2637 | 2-story frame duplex ³⁶ | (1896) | Marie Logins 5325 S. McCreedy Avenue Cudahy, WI 53110 |
| 2638-A-B | 1-story frame 3-family* | (1900) | Randolph W. Lenz 15710 E. Greenfield Avenue Brookfield, WI 53005 |
| 2641 | 2-story frame 1-family | (1900) | Sharon A. M. Reinelt |
| 2642 | 1-story frame 2-family* | (1900) | Randolph W. Lenz 15710 E. Greenfield Avenue Brookfield, WI 53005 |
| 2645 | 1-story frame 1-family | (1905) | Dale & Kathleen Mason |
| 2646 | 1-story frame 1-family* | (1890) | Dennis R. & Nancy E. Suhm |
| 2650 | 2-story frame duplex | (1912) | Shirley Slupski 2805 N. Barker Road Brookfield, WI 53005 |
| 2651 | 1½-story frame 1-family | 1917 | Peter & Patricia Schlachter |
| 2710 | 1-story frame 1-family | (1880) | Rosemary Dreher 3086 S. Superior Street |
| 2711 | 2-story frame 1-family | (1890) | Frederick F. & Audrey Heise |
| 2714 | Empty Lot | | Rosemary Dreher 3086 S. Superior Street |
| 2715 | 1½-story frame 1-family | (1882) | Ruth Guickert & Esther Miller |
| 2718 | Empty Lot | | Joanna A. Timlin 3510 4th Ave. S. Milwaukee, WI 53172 |
| 2719 | 2-story frame 1-family | 1917 | R. Paul & Barb Kohlbeck |
| 2720-22-A | 2-story frame duplex ^v | 1919-20 | Ella Miller 2722 S. Shore Drive |
| | 1½-story frame 1-family (moved from Jones Island in 1921; at rear of lot) | (?) before 1921 | Ella Miller 2722 S. Shore Drive |

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| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|-------------|--|
| 2723 | 2-story frame 1-family | 1929 | Louis R. & Lucile H. Peterson |
| 2726 | Empty Lot | | Erwin Tessler c/o Miller J. F. 2722 S. Shore Drive |
| 2727 | 2-story frame duplex | (1898) | Harold E. & Margaret Karow |
| 2730-A | 1½-story brick-veneered 1-family | 1925 | Ruth D. Pierce 2730 S. Shore Drive |
| | 2-story frame 2-family (at rear of lot) | 1924 | Ruth D. Pierce 2730 S. Shore Drive |
| 2731 | 1-story frame 1-family | (1899) | William G. & Gloria Sprotte |
| 2732-34 | 2-story frame duplex | 1924 | John H & Nancy P. Buhl 1506 Suffield Court Arlington Heights, IL 60004 |
| 2735 | 2-story frame 1-family | 1892 | William J. & Betty A. Hughes |
| 2738 | 2-story frame duplex | 1924 | Roy Ance 2740 S. Shore Drive |
| 2738-A | 2-story frame duplex (at rear of lot) | | Donald P. & June J. Giencke and Michael H. & Gale J. Kuptz 2118 E. Nock Street |
| 2739 | 1-story frame 1-family* | (1898) | Terrence M. & Tove Case |
| 2742-44 | 2-story frame duplex | 1928 | Ruth & Harold Pierce 2730 S. Shore Drive |
| 2751 | 1½-story brick 1-family | (1875) | Sylvester & Jane Sijan |
| 2757 | 2-story frame 1-family | 1906 | Vera E. Hehmeyer |
| 2763 | 2-story frame 1-family | (1904) | Raymond & Ellen Baranowski 3042 S. Superior Street |
| 2767-69 | 2-story frame duplex (built by Paul Myron Wentworth Linebarger, grandson of Elijah & Zebiah Estes, who was a fed- eral judge, a linguist, an author and an advisor to Dr. San Yat Sen) | 1912 | LaVerne H. & Mary Louise Sell 2767 South Shore Drive |

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| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|-------------|--|
| 2771-73 | 2-story frame duplex | 1916 | Evelyn A. Vasas 2773 S. Shore Drive |
| 2777-79 | 2-story brick-veneered duplex (Dutch colonial style) | 1951 | Gerald A. Skelding & Beatrice David W248S6880 Sugar Maple Drive Waukesha, WI 53186 |
| 2783 | 1½-story duplex | 1914 | Viola S. Hancock Life Estate/John C. & Barbara Greicar and Mary Paque |
| 2789 | 2-story frame 1-family | (1899) | Robin E. Middlemas, Jr. |

SOUTH SUPERIOR STREET

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|--|-------------|--|
| 2409 | Empty Lot | | Harold J. Schmitz & Jerome A. Kowalski 4336 W. Upham Avenue |
| 2419 | 1-story frame 1-family* | (1890) | Donald R. Hoke |
| 2429 | 2-story frame duplex | (1908) | Marion T. Crivello |
| 2433 | 2-story brick 1-family | (1906) | Olga Schram |
| 2437 | 1-story brick 1-family (originally an office; subse- quently a chili parlor, beer storehouse, ice cream parlor) | (1908) | Victor & Evelyn Hunefeld |
| 2457 | 1½-story frame 1-family (moved to this site from 71 Potter in 1922) | (1905) | Joseph & Mary A. Pradarelli |
| 2463 | 1½-story frame duplex | (1918) | Joseph Decesari |
| 2467 | 1-story frame 1-family | 1897 | Raymond N. & Mary Sucharski |
| 2471 | 1-story frame 1-family | 1897 | Elmer & Tina Pradarelli |

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| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|---------------------|--|
| 2477 | 1-story frame 1-family* | (1900) | James & Eleanore Jendusa |
| 2481 | 2-story frame duplex | (1898) | Christopher L. Alessi 2578 S. Delaware Avenue |
| 2491 | 2-story frame tavern and residence (once owned and operated by Miller Brewing Company) | 1895 and earlier | Marion C. Marino 1924 W. Clayton Crest Avenue Milwaukee, WI 53221 |
| 2509-11 | 2-story frame duplex | (1880) | Richard John Pagon |
| 2519 | 1-story frame 1-family | (1898) | Robert L. & Judith Honeck |
| 2525 | 1-story frame 1-family (veneered with lanon stone) | (1921) | Florence Semrau |
| 2529 | 2-story frame 2-family | (1895) | George M. & Gerlinda Shannon |
| 2535-A | 1½-story frame duplex | 1925 | Samuel A. & Vivian C. Scardino |
| 2536-38 | 2-story frame 2-family | (1890) | Marilyn Meyerhofer 2538 S. Superior Street |
| 2539 | 1-story frame 1-family | 1925 | William & Cheryl Roberts |
| 2549 | 2-story frame 3-family (A single-family residence until 1941, this house was probably built in the 1880s. It was once the home of Christian S. Otjen, a superintendent at the rolling mill who served as the first treasurer of the Village of Bay View.) | (1900) | Mary Harling 4677 S. Packard Avenue Cudahy, WI 53110 |
| 2552 | 2-story frame 2-family (Built for Elliot Campbell by carpenter A. K. Brainard.) | 1899 | Robert L. & Judith Koller and Peter A. Cofrin 20830 State Street Lannon, WI 53046 |

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| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|-------------|--|
| 2556-58 | 2-story frame 2-family | 1922 | Pearl M. Markussen 2556 S. Superior Street |
| 2557-A | 2-story frame 2-family (A single-family residence until 1931, this house was once the home of Wm. B. Parkes, Superintendent of the merchant mill dept. of the rolling mill) | (1908) | Thomas S. & Sue A. Spinnato 2557 South Superior Street |
| 2562-A | 2-story frame 2-family | (1920) | Stana Bosnjak |
| 2563-65 | 2-story frame 2-family | (1889) | Jerilyn Brooks 2563 S. Superior Street |
| 2568 | 1½-story frame 1-family | 1888 | Peter C. & Winifred Welty |
| 2572 | 1-story frame 1-family | (1900) | Patrick & Joan Davis |
| 2576-A | 1½-story frame 2-family | (1899) | Chester & Elizabeth Olejniczak |
| 2580-82 | 2-story frame 2-family | (1895) | Thomas & Elizabeth Greulich 2582 S. Superior Street |
| 2583-A | 2-story frame 2-family (2nd story was added in 1892) | (1906) | Lyle F. & Helen M. Thompson 10328 N. Flanders Ct. Mequon, WI 53092 |
| 2589 | residence ^{2nd fl.} | (?) | Richard & Betty Miller |
| 2594 | Empty Lot | | Robert G. Quinsey 2950 S. Superior St. |
| 2600-02 | 2-story frame 2-family (The low pyramidal roof, with broad eaves and decorative scroll brackets, identify as Italianate this clapboard structure, which was resided with aluminum in 1977; the 2-story wing at the rear and the front porch were later additions. Originally, a single family residence, Joseph A. Starkey, superintendent of the rolling mill's blast furnace, lived here for awhile during the 1880s) | (1896) | Frank D. & Mary Lynn Primozich 2600 S. Superior Street |

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|----------------|---|-------------|--|
| 2603 | 2-story frame 1-family | (1923) | Lubbert Van Rehum |
| 2608 | 1-story frame 1-family | 1920 | Willard J. & Clair Perket |
| 2611 | 2-story frame 1-family | (1900) | Raymond & Diane Morris |
| 2615-17 | 1½-story frame duplex | (1870) | Milton E. & Carol L. Schneck 2617 S. Superior Street |
| 2614-16 | 1-story frame 2-family* | (1900) | Kenneth J. & Hope Rose |
| 2622 | 1½-story frame 1-family | (1890) | L. J. & M. C. Idzikowski |
| 2623-A | 1-story frame 2-family* | (1898) | Kenneth Feilen |
| 2628 | 1½-story frame 1-family | (1890) | Franklin D. Ticknor |
| 2629 | 1½-story frame duplex | (1890) | Henry & Nancy Pavelchik |
| 2632-34 | 2-story frame 4-family residence (formerly a store and 2-family flat) | 1901 | Network Investment Real Estate 15710 W. Greenfield Avenue Brookfield, WI 53005 |
| 2635 | 1-story frame 1-family* | (1895) | Richard J. Kleczkowski |
| 2638-40 | 2-story frame 2-family | (1900) | Claude F. & Kathleen Szpot 2640 S. Superior Street |
| 2639 | 1-story frame 1-family* | (1895) | Thomas & Margaret Kuhagen |
| 2643 | 2-story frame 1-family | (1908) | Thomas & Bonnie Beckman |
| 2644 | 1-story frame 1-family* | (1890) | Sadie H. Schumaker |
| 2644-R | residence | | Margaret M. Kuptz 2715 S. Superior Street |
| 2651 | 1-story frame 1-family* | (1895) | Alvin H. Grohall |

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|-----------------------------------|---|-------------|--|
| 2702 (AKA 1905 E. Iron St.) | 2-story frame 2-family | (1890) | Ruth Mary Fralick |
| 2706 | 1½-story frame 1-family | (1904) | Edward C. & Kathryn J. Irmiger |
| 2707-09 | 2-story frame 2-family | (1920) | Anita M. Mason 384 E. Bay Street |
| 2710 | 1½-story frame 1-family | (1904) | John M. & Marion Koch |
| 2714 | 1½-story frame 1-family | (1890) | Pearl Jopke |
| 2715 | 1½-story frame 1-family | (1910) | Margaret M. Kuptz |
| 2718 | 1-story frame 1-family* | (1890) | William Guy Jones |
| 2719-A | 2-story brick 2-family (once the home of John H. Metz, an engineer at the rolling mill) | (1876) | Dennis D. & Marlene E. Loehner |
| 2722 | 1-story frame 1-family* | (1890) | Arlene & Clyde Gehring 6025 S. 22nd Street Milwaukee, WI 53221 |
| 2725 | 1-story frame 1-family* | (1886) | Pawel & Maria Haftarski |
| 2726 | 1½-story frame 1-family | (1885) | William H. & Juanita Schneck |
| 2727 | 1-story frame 1-family* | (1905) | Edward Schneck |
| 2730 | 1-story frame 1-family* (occupied by a store in the 1920s) | (1913) | Michael E. & Georgia Daly |
| 2734-A-B | 2-story frame 2-family residence & beauty | (1913) | Richard L. & Kathleen M. Vest 2734 S. Superior Street |

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|----------------|--|-------------|--|
| 2735 | 1-story frame 1-family* ²³³ | (1900) | Alois S. & Ann M. Paradowski 2115 W. Forest Home Avenue Milwaukee, WI 53215 |
| 2738-40 | 2-story frame duplex | 1924-25 | Stanley J. & Dorothy V. Switalaki 2740 S. Superior Street |
| 2741 | 2-story frame 1-family | (1900) | Donald & Carol Rogowski |
| 2742 | 1-story frame 1-family* | (1890) | Mark C. & Debra K. Cooley |
| 2747 | 2-story frame 1-family | 1909 | Peter L. & Miruza Tocups |
| 2748 | 1-story frame 1-family | (1890) | John F. Steiner |
| 2754 | 1½-story frame 2-family | (1887) | Randolph K. & P.A. Keltner |
| 2760 | 1½-story frame 1-family (designed by C. E. Starkey and built by Elias Stollenwark for William Dennis, a furnace builder) | 1890 | James G. Pogliano & Donna Gall |
| 2766 | 2-story frame 1-family | (1886) | Evelyn & Eugene M. Bykowski |
| 2772 | 1-story frame 1-family* | (1880) | Olive Kuehn Rhodes 4644 Rookwood Ave., Indianapolis, IN 46208 |
| 2776 | 1-story frame 1-family* | (1870) | Alice I. J. Hartnell |
| 2782 | 1-story frame 1-family* | (1874) | Richard & Marie C. Machniewicz |
| 2786-88 | 2-story frame 2-family | (1890) | Housing Authority City of Milwaukee c/o Real Estate 734 N. 9th Milwaukee 53233 |

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7. Description (continued)SOUTH WENTWORTH AVENUE:

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|--|----------------------------|---|
| 2407-A | 2-story frame 2-family | (?) before 1918 | William & Viola Pedriana 1175 Parkmoor Drive Brookfield, WI 53005 |
| 2411 | 2-story frame 3-family | (?) before 1918 | William & Viola Pedriana |
| 2413-15-A | 2-story frame 3-family (This residence house a saloon until 195. 2413 was once occupied by the office and home of James McIver, Justice of the Peace, while 2415 was occupied by the saloon and the home of Felix McIver. Probably established in the late 1870s, "McIver's" may have been the first saloon in the originally dry village of Bay View.) | (1890) | Americo Rochetti 2415-A S. Wentworth Avenue |
| 2427-A | 2-story frame duplex | 1891 | Z M Corporation 2359 S. Kinnickinnic Avenue |
| 2428 | 1-story frame 1-family* | (1890) | Arthur & Carol Hokanson |
| 2429 | 1-story frame 1-family* | (?) probably c. 1870 | Gino Carbonari, P.R. of the Josephine Foti Estate 1118 E. Van Beck Avenue |
| 2432 | 1-story frame 1-family* | (1890) | James Cizauskas |
| 2433 | 2-story frame 3-family residence | (?) | Rita S. Jackson 3529 N. Summit |
| 2436-A | 2-story concrete block 4-family apartment bldg. (originally included a store) | 1913 | Fred & Alice Traxler 221 W. Saveland Avenue |
| 2437 | 2-story frame 3-family | (1898) | Lavetta D. Meyer |

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7. Description (continued)

SOUTH WENTWORTH AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|---|--|-------------|--|
| 2439-A | 2-story frame 2-family | (1890) | Rita S. Jackson 3529 N. Summit Avenue |
| 2440 | 2-story frame 4-family apartment building | (1893) | C. & Margaret Ravindramath 8755 N. Greenvale Bayside, WI 53217 |
| 2441-A | 2-story frame 2-family | (1898) | Marcello & Pauline Zanchetti 2975 S. Shore Drive |
| 2445 | 2-story frame 1-family | (1898) | Dominic & F. Lampone |
| 2449 | 2-story frame 4-family apart- ment house (originally a store & flat) | 1910 | Leslie & Elvira Markussen |
| 2450 | 2-story frame 1-family | (1900) | Francis & Bonnie Burton |
| 2453 | 1-story frame 1-family | (?) | Lucille & Vincent Demarinis 2457 S. Wentowrth Avenue |
| 2457 | 2-story frame saloon & residence | (1898) | Lucille & Vincent Demarinis 2457 S. Wentworth Avenue |
| 2460-A (AKA 1403 E. Potter Avenue) | 2-story frame 2-family | (1890) | Richard P. Zaleski |
| 2464 | 1-story frame 1-family | (1900) | Dora Walsh |
| 2465 | 2-story frame 1-family (at rear of lot) | (1880) | Maureen & Darlene Bartoshevich |
| 2470 | 1-story frame 1-family | (1888) | Bernard P. & Shirley Krueger |

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7. Description (continued)

SOUTH WENTWORTH AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|---------------------------------------|---|--------------------|--|
| 2471 | 1½-story frame 2-family | 1896 | Dina Banack |
| 2472 | 1-story frame 1-family | (1910) | John S. & Fermina Travis |
| 2473-A | 2-story frame 2-family | 1896 | Richard & Loretta Ann Schiller |
| 2476-A | 1½-story frame 2-family | 1891 | Elmer & Tina Pradarelli 2471 S. Superior Street |
| 2479 | 1½-story frame 1-family | (1890) | Pearl Potter Masek, P.R. of the Harriet Mathiesson Estate 5777 W. Donna Drive |
| 2482 | 1-story frame 1-family | (1920) | Christopher Alessi |
| 2483-A | 2-story frame 2-family | (1890) | Frank & Joan Bontempo, Jr. |
| 2484 | 1-story frame 1-family | 1920 | Eleanor Alessi 2578 S. Delaware Avenue |
| 2488-A | 2-story frame duplex | (1908) | Louis J. & Vilma J. Groppi |
| 2494 | 1-story frame 1-family | 1956 | Bernard Chiaverotti 2727 E. Whittacker, St. Francis LC: Clifford E. Rose 2496 S. Wentworth Avenue |
| 2496 (A/K/A 1430-34 E. Russell) | 2-story frame residence and tavern ("Cactus Club") | (?) before 1907 | Clifford E. Rose |
| 2500-04 | 2-story frame residence and store ("John's Barber Shop") | (1900) | John P. & Helen Trojan 2500 S. Wentworth Avenue |
| 2515-19 | 1-story frame double house (consisting of two workers' cottages joined) | (1890) | Americo Rochetti 2415A S. Wentworth Avenue |
| 2518 | 1-story frame 1-family ²⁵¹ | 1954 | Leonard B. Cieslak P. O. Box 07481 Milwaukee, WI 53201 |

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7. Description (continued)

SOUTH WENTWORTH AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|---|-------------|---|
| 2523 | 1-story frame 1-family (spec-built by the Home Realty Co.) | 1953 | Clarence & Grace M. Luedtke |
| 2529 | 1-story frame 1-family (spec-built by the Home Realty Co.) | 1953 | Thomas J. & Susan R. Rube |
| 2534 | 1-story frame 1-family bungalow built by developer Fred Mikkelson | 1925 | Joseph & Blanche Dietz |
| 2535 | 1-story frame 1-family (spec-built by the Home Realty Co.) | 1953 | Edward W. Luedtke |
| 2538 | 1-story frame 1-family bungalow built by developer Fred Mikkelson | 1925 | Johanna E. Stingl Life estate Kathleen Goldberg & Nancy Hess |
| 2541 | 1-story frame 1-family (spec-built by the Home Realty Co.) | 1953 | Francis B. & A. Marie LaPine |
| 2544 | 1-story frame 1-family bungalow built by developer Fred Mikkelson | 1925 | David J. & Carol Budish |
| 2546-A | 1-story frame 1-family bungalow built by developer Fred Mikkelson (converted to a 2-family in 1950) | 1925 | Lydia Kruper 2546A S. Wentworth Avenue |
| 2545 | 2-story frame duplex | (1890) | Herbert W. & Patricia Sandner |
| 2551-A | 2-story frame 2-family | 1921 | Russell & Ann Sommer |
| 2558 | 2-story frame 1-family | 1908 | Leonard L. & Marylyn P. Jazdzenski |
| 2559 | 2-story frame duplex (built by Elias Stollenwerk for John Bullock) | 1894 | Michael G. & Eugenia Franken |

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7. Description (continued)SOUTH WENTWORTH AVENUE (continued):

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|----------------|-------------------------------------|-------------|---|
| 2565 | 1-story frame 1-family | (1895) | Robin Kiekkoff |
| 2573 | 2-story frame 1-family | (1890) | Patricia Danielson |
| 2578 | 1½-story frame 1-family | (1898) | Robert & Marilyn Jozwiak |
| 2585 | 1-story frame 1-family | (1890) | Eugene F. & Angeline Wilber, Karen Sue Wuethrich, Timothy M. Livieri and Thomas E. Livieri |
| 2586 | 1-story frame 1-family | 1945 | Dale W. & Audrey Racicot |
| 2593 | 1½-story brick-veneered 1-family | (1880) | Anthony K. & Mary E. Basile |
| 2602-04 | 2-story frame duplex ³ | 1901 | James T. & Marie L. Memmel 3912 E. Cudahy Avenue Cudahy, WI 53110 |
| 2608-10 | 2-story frame duplex | 1924 | William H. & Helena Sommer 2610 S. Wentworth Avenue |
| 2622 | 2-story frame 1-family | 1926 | Richard J. Walsh |
| 2628 | 2-story frame 1-family | (1912) | Henry J. & Nancy Pavelchik |
| 2710 | 1½-story frame 1-family | (1898) | Donald L. & Virginia Wolf 2214 E. Rusk Avenue |

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7. Description (continued)

List of Noncontributing Structures

The following inventory includes buildings classified as noncontributing structures because they were built after 1940 or because they do not maintain the character of the district by their appearance and/or use. The addresses are arranged alphabetically by street. A brief description and a date of construction are given for each address, as well as the name of the property's current owner. If an owner's name is not accompanied by an address, he or she resides at the property. If a city is not specified, the words, "Milwaukee, Wisconsin 53207" are to be assumed.

| <u>Address</u> | <u>Description</u> | <u>Date</u> | <u>Current Owner</u> |
|---------------------|--|---------------|---|
| 1815 E. Iron St. | 1-story brick-veneered | 1954 | James W. Kershek |
| | The following five addresses are the attached condominiums known as the "Harbor View Town-houses": | | |
| 1923 E. Iron St. | 2-story frame 1-family condo | 1979 | Donald & Jeline McDonnell |
| 1925 E. Iron St. | 2-story frame 1-family condo | 1979 | Charles H. & Rosemary McCarty |
| 1927 E. Iron St. | 2-story frame 1-family condo | 1979 | Susan M. Strassman |
| 1929 E. Iron St. | 2-story frame 1-family condo | 1979 | Barry & Patricia Karp |
| 1931 E. Iron St. | 2-story frame 1-family condo | 1979 | John E. Aghbashian & Greig K. Forrest |
| East Nock Street | South Shore Yacht Club | | Ft. of E. Nock Street Milwaukee, WI 53207 |
| 1314 E. Potter Ave. | 1-story brick & concrete block garage and office | 1922- 1923 | John A. & James Thomas 3504 S. Austin Street |
| 2596 S. Shore Dr. | 1-story frame and party brick-veneered 1-family ranch house | 1964 | William K. & Lois E. Rehberg |
| 2745 S. Shore Dr. | 2-story brick-veneered 4-family apartment building | 1960- 1961 | Edward S. & C. Michalski |

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1800–1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input checked="" type="checkbox"/> other (specify) well-preserved |
| Specific dates | N/A | Builder/Architect | N/A | industrial suburb |

Statement of Significance (in one paragraph)

The Bay View Historic District is a significant area of the city of Milwaukee because it represents a unique chapter in the city's history, retaining a distinctive architectural character. The district is a well-preserved segment of the former Village of Bay View, Milwaukee's first industrial suburb. Founded by the Milwaukee Iron Company in the late 1860s, the former "company town" has retained its identity even though it was annexed by the city of Milwaukee as early as 1887. More than any other portion of the original village, the proposed district retains the scale and atmosphere of the nineteenth-century community that grew up around the rolling mill and exhibits the full range of vernacular architecture typical of the midwest during this period.

Historical Background

The Milwaukee Iron Company and its company town, the Village of Bay View, were established in 1867 "in the Town of Lake, at the mouth of Deer Creek, on Milwaukee Bay, where the shore curves eastward and juts out into the lake, forming South Point."¹ The mill town was located south of the place where the Milwaukee River originally emptied into Lake Michigan. At the time, the general area was sparsely settled by farmers, most of whom had staked their claims between 1835–1837 and received clear title to their land in 1838–39, when an 1833 treaty with the predominant Indian tribe, the Potawatomic Indians, took effect. The initial settlement of the area was precipitated by three national events: 1) the completion of the Erie Canal across New York State in 1825 provided a continuous water route between the eastern seaboard and the Great Lakes, 2) the end of the Black Hawk Indian Wars in 1832 provided a safe passage for westward bound pioneers from New England, and 3) the Green Bay land sale of 1835 provided the opportunity to purchase inexpensive property at \$1.25 per acre from the government.² The area was claimed rapidly because it was high ground and had plenty of rich soil, timber (mostly maple and beech), and water provided by streams, springs, and shallow wells.³

The early pioneers were mainly Easterners and people from Illinois and Michigan. The first settlers were Horace Chase (December 8, 1834) and Dr. Enoch Chase, Joel Wilcox, Alexander Stewart, and Elijah Estes (all 1835). The chase brothers expected the city to grow at the mouth of the Milwaukee River, where they staked claims, but in the 1850's, a movement to artificially relocate the harbor outlet further north prevailed, and the city of Milwaukee developed around it instead. Where the Chase Brothers had envisioned the nucleus of the city of Milwaukee, history substituted the Village of Bay View, for an iron mill was later built not far south of where the mouth of the Milwaukee River had been.⁴

The history of Bay View, per se, begins with the establishment of this company. The company was chartered by the Legislature of Wisconsin on March 8, 1867. The mill was

9. Major Bibliographical References

(See continuation sheet)

10. Geographical Data

Acreage of nominated property c. 104

Quadrangle name Milwaukee, Wis.; & Greendale, Wis.

Quadrangle scale 1:24000

UMT References - See Continuation Sheet

A

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| Zone | Easting | | | Northing | | | | | |

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| Zone | Easting | | | Northing | | | | | |

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Verbal boundary description and justification

(See text)

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| | | | |

| state | code | county | code |
|-------|------|--------|------|
| | | | |

11. Form Prepared By

name/title Diane Turner, Researcher

organization Milwaukee Landmarks Commission

date October, 1979

street & number 734 North Ninth Street

telephone 414/278-2687

city or town Milwaukee

state Wisconsin 53233

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Richard Plummer

title Director, State Historical Society of Wisconsin

date 8/3/82

For HCRS use only

I hereby certify that this property is included in the National Register

Alton Byers

Entered in the National Register

date 8/23/82

Keeper of the National Register

Attest:

date

Chief of Registration

EXP. 10/31/84

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8. Significance (continued)

organized by its largest stockholder, Eber Brock Ward, assisted by J. J. Hagerman, who had been involved with Ward in setting up an earlier mill. Ward had made his first fortune as captain of the largest shipping fleet on the Great Lakes. After purchasing a controlling interest in several railroads, he began to invest in rolling mills to provide rails for his lines as well as those of his competitors. Later he expanded his interests to include ore mines, banks, lumber companies, and newspapers.⁵

The Bay View Mill was Ward's third. He chose the location because of the cheap price of the land, because of low taxes, and because of its proximity to water and rail transportation.⁶ The mill property was extensive:

The site on which the mills were erected and the village first platted, consisted of 114 acres, 44 of which was purchased from David McDougall at \$100 per acre, and 70 acres of S.K. Worthington, of Buffalo, for the sum of ten thousand dollars. The company reserved for yard and buildings 27½ acres, and platted the remaining 76½ acres into small building lots, on which it erected tenements for the employes or sold them on easy terms to such as desired to build and own their own homes.⁷

By 1868 the original mill structures and the first shops and houses had been built under the management of the Board of Directors--Stephen Clement, President; E.B. Ward, Treasurer; J.J. Hagerman, Secretary; O.W. Potter; J.H. Van Dyke; and Alexander Mitchell, a prominent Milwaukee businessman.

Saloons were non-existent in early Bay View because Secretary Hagerman put a provision into all the deeds that prohibited the manufacture or sale of liquor on any of the lots sold by the company. For many years, Bay View was a dry town.

Two churches were already established in the new community in 1868. The first church organized was the Methodist Episcopal Church, which began holding public services in an office of the Milwaukee Iron Company in 1867. In 1868, on a lot donated by the company, the congregation erected a small structure, which was later demolished. The structure built by the second church to be organized in Bay View still stands. The Welsh Congregational Church, formed in 1868 by six Welsh families, built the small frame edifice at 2739 South Superior Street in 1873, after holding services for several years in the village schoolhouse. Today, the little church is occupied by the Christian Science Society.

No schools remain standing in the district today. The "Red Brick School," built in 1879 between Russell and Pryor Avenues on the west side of what is now South Wentworth Avenue, was demolished after being replaced in 1894 by Trowbridge School, located just south of the district.

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8. Significance (continued)

The company's first rail was rolled on April 8, 1868. During the first year the mill was limited to re-rolling old rails, but blast furnaces were erected in 1869 enabling the manufacture of new rails. Puddling mills, loading docks, and other facilities were added as the company increased its holdings.

Thus in 1870, the works were essentially complete, and were in all their advantages and appliances for the profitable manufacture of rails in large quantity, as near perfection as any like establishment in America...The village had grown proportionally with the works. The company had erected nearly one hundred tenement cottages, and as many more had been built by workmen and others, to whom it had sold village lots. Stores, shops, schools and churches now marked the unsettled farm land of five years before, as the home of a thrifty, happy and prosperous industrial community. For three years the smoke of the furnaces hung like a cloud over the village by day, and the light shone as a pillar of fire by night, a sign of the unceasing labor and unceasing reward of the industrious and prosperous villagers.⁸

The nationwide financial collapse of 1873 affected the company severely and led to the mortgaging of its vast property. In 1875 the death of Captain Ward, its controlling stockholder and most effective leader, further contributed to the decline of the company. Complications over the settling of his estate led to the company's failure in October 1876. In January 1877, the mills were leased and reopened by J. J. Hagerman and his associates, who operated the works until March 16, 1878, when they were acquired and expanded by the North Chicago Rolling Mills Company, a reorganized Ward plant. Although the crisis had forced many workers to move away, the empty tenements were quickly filled again.⁹

Labor unions were active in Bay View at an early date. In 1868, puddlers formed the Sons of Vulcan and built Puddlers' Hall on St. Claire Street for their meeting place. Later, in 1875, when the Amalgamated Association of Iron and Steel Workers was organized in Pittsburgh, Pennsylvania, two lodges of the national union were organized in Bay View of members of the Sons of Vulcan and from other existing organizations.

One serious labor incident occurred at the Bay View mill, although the company was not a central figure in the dispute. On May 5, 1886, during a general strike organized by the Knights of Labor in connection with a campaign for the eight-hour workday, a large group of Polish laborers marched on the mill. Wisconsin's governor, Jeremiah Rusk, had just called out the state militia. Ironically, he sent the heavily-Polish "Kosciuszko" Guard to the Bay View Mill. Much bitterness resulted from the clash because several demonstrators and two bystanders were shot by members of the Guard.

Threatened by the possibility of being annexed by the city of Milwaukee, and dissatisfied with the government provided by the largely rural Town of Lake to which it had been

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8. Significance (continued)

paying taxes, Bay View became an incorporated village in 1879. With an area of approximately one square mile, the new Village of Bay View had jurisdiction over 892 acres of land and 2592 people. Its boundaries are indicated on the map in Figure 2, which also shows the original plat laid out by the Milwaukee Iron Company in 1866. The first village officers elected were: President John C. Parkes; Trustees, J.T. Meredith, E.S. Estes, James Clancy, Ernst Lassanski, Neil Minish, and Benjamin Evans; Clerk, E.W. Rush; Treasurer, C.S. Otjen; Supervisor, John Bishop; Marshal, V.C. Noblet; and Justice of the Peace, James McIver. The new village government collected its own taxes and provided some long overdue public improvements such as road grading. However, the village governor couldn't provide the public utilities that Bay View needed. The desire for running water, sewers, and street lights and a doubling of the village's population eventually resulted in the submission of an annexation petition to Milwaukee's Common Council. Bay View became the Seventeenth Ward of the city of Milwaukee in 1887, just eight years after it had incorporated as an independent village.

In 1889 the Illinois Steel Company purchased and expanded the rolling mill. By this time, the mill had graduated from making rails to manufacturing a large line of iron and steel products. In 1899, United States Steel acquired the mill through a merger though the mill continued to be called the Illinois Steel Company until it ceased operation in 1929.

Bay View grew rapidly during the first thirteen years after it was annexed by the city of Milwaukee, but most of this growth occurred on the west side of the Chicago and Northwestern Railroad tracks. In 1900, the developed area on the east side of the tracks was a narrow strip of land north of Estes Street and east of Delaware Avenue,¹⁰ the area that has been designated as Bay View Historic District. Expansion of the east side residential area was limited because it was bounded by the mill works on the north, by the lake on the east, by a popular picnic park called Schildknecht Grove on the south side of Estes, and by Deer Creek which ran along the west side of Delaware Avenue. However, in the 1920s, Deer Creek was filled in and several subdivisions were built between Delaware Avenue and the tracks. These were omitted from the district.

At the turn of the century, a significant change began to occur in the northern part of the district. Italian workers started to move into the boarding houses and company cottages north of Russell Avenue. This housing had been built in the 1860s and 1870s for the British and Irish immigrants who worked in the mill. As these workers moved on to better jobs and housing, the Italian newcomers replaced them.¹¹ Italians continued to immigrate during the Teens and Twenties, and the area became known as "Little Italy." Some Italian families still live in this part of the district, which contains a number of Italian restaurants and social clubs.

After 1900, the rolling mill's influence over the district began to wane. Because of the growth of other industries in the surrounding area and the mobility provided by the automobile, the mill became just one of many employers for the community. The mill

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8. Significance (continued)

itself became obsolete and was converted into a "scrap mill," as its owner, United States Steel, concentrated most of its resources in its chief plant in Gary, Indiana.¹² After numerous shutdowns, the mill finally closed in 1929. The mill had ceased to be a profitable operation, and the approaching depression threatened to increase its losses. The city of Milwaukee had also contributed to the closing of the mill. In 1920, the City condemned the southern half of Jones Island, property owned by the company. The company sued the City but was unsuccessful. The possibility of the City's condemning the mill site itself may have been a significant factor in the decision to close the mill. After the mill closed in 1929 the city and the company argued about its fate for nine years before the company finally agreed to sell the site to the city for \$2,700,000. The mill was demolished in 1939, and the site was eventually used for highway connections and for park land.

The depression and the two world wars affected Bay View in the same ways as they did communities all over the country. In addition to these, a significant change occurred during this period: Bay View completed the transition from a village of industrial immigrants to a community dominated by middle-class, American-born residents.¹³

As the twentieth century progressed, Bay View continued to maintain a separate identity from the rest of the city. Various civic and social activities have helped to preserve its image. Bay View has its own American Legion Post and Kiwanis Club. There is a Bay View Business Association and a Bay View Historical Society. In addition, there are some organizations that are unique to Bay View--Garibaldi Club, an Italian social organization formed in 1908; the Humboldt Park Fourth of July Association; and the Yacht Club, which developed from a sailing club formed in 1912. Because there were so many groups and activities conducted in Bay View, the need for some coordination led to the formation of the Interorganization Council of Bay View, Inc. in 1940. Each year the Council sponsors a Washington Birthday banquet as well as Bay View's most important annual event, the South Shore Water Frolic, first held in 1948. The organizations and activities have a cohesive effect on Bay View as a whole and add to the character of the district in particular.

The future of the district is somewhat threatened by the county's highway system, which has pushed up against the district's northern border; several residential properties that would have been included in the district have been demolished, and many homes to the west of the district are threatened by future freeway construction plans. Organized opposition in the 1970s temporarily halted the Lake Freeway's march through Bay View but did not succeed in effecting the proposed highway's removal from official maps. The completed portion of the highway includes the Dan Hoan Bridge which now links the district to downtown Milwaukee. Since its opening in 1977, the bridge has created unprecedented traffic congestion on the district's narrow streets. The only alternatives to the traffic problem seem to be the widening of existing streets or the construction of a highway skirting the district. Either solution would have a strong impact on the district.

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8. Significance (continued)

Well Preserved Industrial Suburb

Bay View Historic District is a well-preserved segment of the former Village of Bay View, Milwaukee's first industrial suburb. The Milwaukee Iron Company, the rail rolling mill that created this company town in 1867, was located just north of the district. By 1875, the company was the largest employer in the Milwaukee area with more than one thousand employees, and was said to be the second largest rolling mill in the country with an investment of over two million dollars.¹⁴ It was also one of the first mills to employ the new Bessemer process on a large scale.¹⁵ The area designated as Bay View Historic District was the residential nucleus of the village, and it encompasses part of the land initially purchased by the Milwaukee Iron Company in 1866. (The remainder of the property initially acquired by the company included the site of the mill and some worker housing, but it has since been vacated for public use.)

One of the most interesting aspects of the district is that a large portion of it was originally purchased and platted by the company to provide for employee housing. The company erected boarding houses and small individual cottages on some of the lots and sold others on easy terms to those who wished to build their own houses. In Bay View, Wis., John Gurda describes how the new town was organized:

Most of the houses were clustered in the area between the mill and today's South Shore Park, with only a few west of the Northwestern tracks. The few blocks north of Russell Avenue (which became Little Italy) were covered with boarding houses and the small, company-built cottages. South of Russell, workers mingled with executives. The mill managers tended to live close to the lake, but on many blocks you might have found a puddler's one-story cottage next to an Executive's New England-style home. Although they have been extensively remodeled, many of the original homes are still standing, and they make up one of the most unusual architectural districts in Milwaukee.¹⁶

The district includes some of the area's oldest and most important landmarks, among them the Brinton House, where Beulah Brinton conducted a social center, which is thought to have been the first in the United States.¹⁷ The district's Pryor Avenue spring is another important landmark because it is the only remaining Artesian well in Milwaukee.

A mixture of homes and small family businesses, most of them built between 1870 and 1930,--the district is a well-maintained example of the nineteenth-century American town which reached maturity during the early decades of the twentieth century. Although many of the structures have been altered over the years, the scale and the fabric of the community have been preserved. The atmosphere is also reminiscent of an earlier era. Located outside the mainstream of activity, the district is quieter and has a somewhat slower pace than most urban neighborhoods. Moreover, because many families have resided in the area for generations and neighbors know one another, there is a sense of community pride, and old-fashioned values prevail.

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8. Significance (continued)

The district is also an example of an American community settled by specific ethnic groups because of its skilled labor requirements. In the beginning, the rolling mill recruited experienced iron workers and technicians from the industrial countries of Great Britain—England, Wales, and Scotland—so the majority of the early Bay Viewites were English speaking. Many of these British families are still represented in the district. There were also some Irish and German immigrants who settled in Bay View; most of them worked as general laborers in the mill. Later, Italians were attracted to Bay View to fill jobs vacated by upwardly-mobile British workers. A strong Italian community developed in the northern end of the district, and the Italian presence is still highly visible through several restaurants and social clubs located there. Another ethnic group is represented in the popular Serbian bar and restaurant called Three Brothers, which is located in a building that was formerly a Schlitz Brewing Company Saloon, a structure that has been entered in the National Register of Historic Places.

Bay View Historic District is also significant for what it is today. In addition to its ethnic diversity, the district has a unique character derived from some unusual combinations. It is a rare example of an urban neighborhood that has some of the charm of a fishing village and many of the amenities of a resort town. It is the only residential community in Milwaukee that is situated on the same level as the lake, as opposed to being perched on bluffs above the lake and, therefore, at a distance from it. It is also a rare example of lakefront property which has remained in the ownership of the middle class.

Architecture

Although Bay View Historic District is more important for its historical than its architectural heritage, it has some interesting and unusual physical aspects. For example, its streetscapes enjoy a visual variety that derives from the fact that modest one-story cottages, once the homes of mill workers, are intermingled with larger residences, many of which were built by mill executives. The houses vary in style as well. Because of its state of preservation, the district retains an assortment of vernacular American architecture of the late nineteenth and early twentieth centuries. Although buildings have been replaced and infill structures have been added, in most cases these later buildings are themselves vintage architecture dating back to the first quarter of this century.

The term "vernacular" applies to the district's architecture because very few of its structures were designed by architects. Most of them were built by carpenters or developer-contractors, and in some cases by the owners themselves. Moreover, as documented by the permits on file in Milwaukee's Building Inspection Department, Bay View residents have demonstrated an aptitude for adding additions onto additions and for putting layers of siding over the layers of siding. Thus, many of the buildings have a "homemade" quality and contain incongruities which lend a picturesqueness to the area.

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8. Significance (continued)

Because of the Bay Viewites' zeal for making improvements and because of their practice of adapting an old structure rather than replacing it entirely, many buildings in the district have evolved over the years and reflect the trends of various eras. In the 1920s, the widespread popularity of the bungalow brought the district numerous examples of this housing type, but more than that, it was responsible for countless alterations and additions influenced by the style. Bungalow-type front porches, their characteristic roofs supported by tapered columns and brick piers, were added onto existing homes, regardless of their vintage. Another amenity that was a popular addition in the twenties, and in the thirties as well, was the "sun porch". The one-room additions became "dens" in the fifties and "family rooms" in the sixties and seventies. Lowered ceilings and picture windows were fashionable trends in the late forties and the fifties.

However, it is probably the siding trends that affected the visual character of the district the most. Residing became widespread in the district during the thirties and continues to this day. The most popular choices during the thirties and forties were asbestos shingles, and asphalt siding. The trade names--Permastone, Art Bric, Insulstone, etc.--connote the superficial images provided by these sidings. While their aesthetic quality may be disputed, these textures contribute to the picturesque character of the district. Aluminum siding began to compete with these types of sidings in the fifties and eventually surpassed them in popularity.

Less conspicuous alterations are also recorded in the histories of the district's properties. Since many of the modest frame buildings erected before 1900 were set on wood post foundations, contractors were kept busy underpinning them with brick or concrete block foundations during the first quarter of this century. Building permits also reflect the housing shortage that occurred in the 1940s; during this period many of the district's houses were converted from one- to two-family residences, often by the addition of dormers or the raising of roofs.

These trends help explain the current appearances of Bay View Historic District, which has a character that can only be achieved over a long period of time and that results from the gradual accumulation of the layers of successive decades.

(See footnotes on next page)

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8. Significance (continued)

FOOTNOTES

1. Andreas, p. 1616.
2. Anderson, p. 7.
3. Korn, p. 3.
4. Ibid., pp. 50-53.
5. Gurda, p. 12.
6. Milwaukee Sentinel, January 15, 1870.
7. Andreas, p. 1616.
8. Ibid., pp. 1617-18.
9. Ibid., pp. 1618-19.
10. Gurda, p. 29.
11. Ibid., p. 39.
12. Ibid., p. 45-46.
13. Ibid., p. 51.
14. Simon, p. 34.
15. Gurda, p. 13.
16. Ibid., pp. 15-16.
17. Milwaukee Writers' Project, p. 555.

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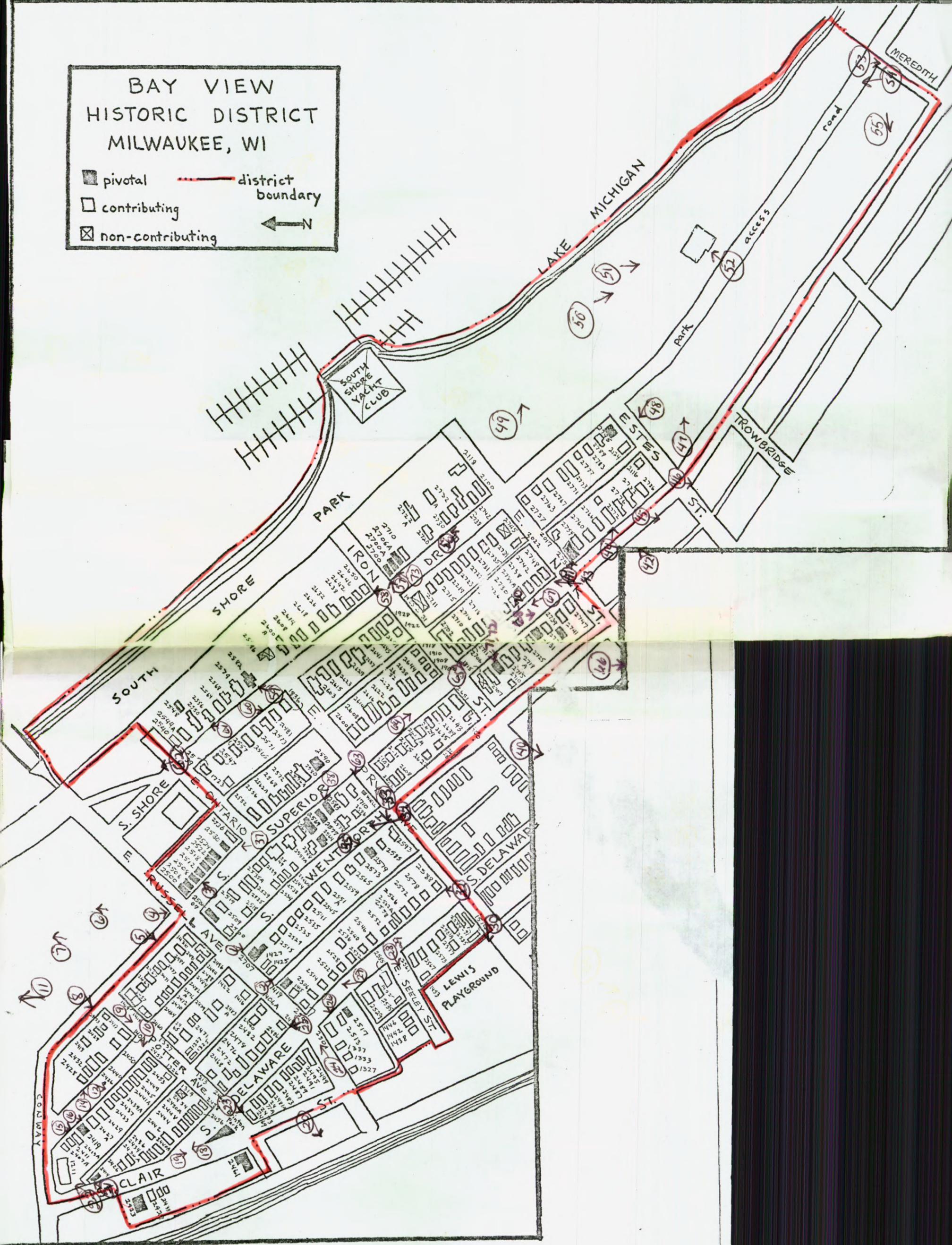
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 - D. 16/428440/4759930
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 - J. 16/427140/4760990
 - K. 16/427180/4761070
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**BAY VIEW
HISTORIC DISTRICT
MILWAUKEE, WI**

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