

DEC 2 1985

JAN 16 1986

## INVENTORY FORM FOR NOMINATED PROPERTIES

Name of property: Fred Sivyer House

Owner: John and Leanne Gray

Address: 761 North 25th Street

Owner's address: 761 North 25th Street

City: Milwaukee

Milwaukee, WI 53233

### REGISTRATION INFORMATION

160 NRHP Certification (date)

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

170 Thematic or Multiple Resource Nomination Name (code)

\_\_\_\_\_

180 NRHP List Name Fred Sivyer House

190 Level of Significance

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

200 District Classification

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

210 Applicable Criteria

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

215 Criteria Considerations

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

220 Area of Significance (code)

Architecture

230 Period of Significance

The date of construction is c.1888.

340 Review Board Date \_\_\_\_\_

70 USGS Quad Map

SW/4 Milwaukee 7.5 min 1:24,000

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

16-423020-4765490

85 Listed Acreage Less than one acre

60 Verbal Boundary Description Place's Subdivision of part of west 100 acres in northwest quarter section 30-7-22, block 284, lot 2-north 20 feet, lot 3.

**STREET:** North 25th Street

**NUMBER:** 761

**SHSW INTENSIVE  
SURVEY FORM**

**LOCATION**

10 County Milwaukee

20 City or Village Milwaukee

30 Civil Town \_\_\_\_\_

35 Unincorporated Community \_\_\_\_\_

40 Location 761 North 25th Street

50 Town-Range-Section \_\_\_\_\_

55 Quarter Sections \_\_\_\_\_

60 Verbal Boundary Description Place's Subdivision of part of west 100 acres in northwest quarter section 30-7-22, block 284, lot 2-north 20 feet, lot 3.

**PROGRAM REVIEW**

250 Tax Case Number \_\_\_\_\_

260 Compliance Case Number \_\_\_\_\_

270 A or D Grant  Yes  No

275 Covenant/Easement Dates \_\_\_\_\_

320 Ownership

private (P)

local-public (L)

state-public (S)

federal-public (F)

mixed, private-public (M)

330 Lead Agency (code) \_\_\_\_\_

**SURVEY**

90 Photo Codes MT 97-27

100 Survey Map 387

110 Map Code 97-27

120 Reconnaissance Survey Date \_\_\_\_\_

130 Reconnaissance Surveyor \_\_\_\_\_

140 Intensive Survey Name (code) Westside

150 Intensive Surveyor Wenger/Hatala

155 Intensive Survey FY 1983

235 Survey Evaluation

eligible (E)  not eligible (N)

237 Survey District Classification

pivotal (P)  non-contributing (NC)

contributing (C)

240 Survey Level of Significance

national (NA)  local (LO)

state (ST)

243 Survey Evaluation Criteria

event (A)  architectural/engineering (C)

person (B)  information potential (D)

245 Proposed District \_\_\_\_\_

280 NHL Date \_\_\_\_\_

290 HABS No. \_\_\_\_\_ 300 HAER No. \_\_\_\_\_

310 Local Landmark (code) \_\_\_\_\_

315 Associated Archeological Site(s) \_\_\_\_\_

Street

Address 761 North 25th Street

ARCHITECTURE

450 Date of Construction (source) c. 1888(A)

460 Dates of Alterations/Additions (source)

480 Builder (source)

490 and 500 Designer Type and Name (source)

architect:

artist:

engineer:

interior designer:

landscape architect:

other: ;

510 Style or Form (code)

Queen Anne

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

530 Building Materials (code) (roof)

Clapboard/Wood Shingles (trim) (foundation)

540 Interior Visited — Yes  No

550 Structural System (code) balloon frame

560 Plan Configuration (code) irregular

570 Number of Stories 2-1/2

580 Roof Shape (code) Comb, Hip/Gable

590 Additional Description

620 Condition

— excellent  good — fair — poor — ruins

650 Related Buildings (code)

HISTORY

430 Common/Current Name

440 Historic Names (source) Fred Stoyer House (A,B)

660 Associated Individual(s) (dates) (source) Fred Stoyer (c.1888-1897)(A,B)

670 Associated Event (source)

680 Commercial/Industrial Historic Uses (source)

DESCRIPTION

The Fred W. Sivyer House is a high style Queen Anne residence. It is two stories in height with an attic level and sits on a foundation of rock-faced, coursed ashlar limestone. The same stone forms the base of the front porch. Assymetrical in plan, the massing is centered around a rectangular block with a steeply pitched hip roof that broadly slopes down the main facade over the front porch. From the main block project a series of gables.

The Sivyer House is of frame construction and the exterior is completely covered with clapboards, shingles and ornamental panels. This multiplicity of surface material and pattern has produced facades of great textural variety that are distinctively different from each other. The main entry has double-leaf, paneled doors sheltered by the front porch. Above this is a gabled dormer with a broad round-arched window. Also of note is the segmental oriel projecting from the attic level on the main facade with its Queen Anne style sash. The windows are wooden, double-hung sash.

The Sivyer House is located in a densely built neighborhood whose development began in the late 1880's. The lot, larger than average for the neighborhood at 60 x 120 feet, is almost totally covered by the house.

There is little lawn and only minimal landscaping, but at the northeast corner of the lot stands a blue spruce that is almost as tall as the house. Across the street is the former Milwaukee County Dispensary and Emergency Hospital (NRMP-1985).

Changes to the Sivyer House have been minimal. The exterior is virtually intact with little or no change to the form, design and details. Fire escapes have been installed on the N. & S. facades and the front window has been replaced.

ARCHITECTURAL/ENGINEERING STATEMENT OF SIGNIFICANCE

The Fred W. Sivyer House is locally significant as an important example of Queen Anne Style residential architecture. Although the architect is unknown, the Sivyer House exemplifies the era of Victorian "Queen Anne" houses when master builders would produce well-crafted residences from a set of stock plans. The Sivyer House has long been considered to be one of the finest Queen Anne Style houses in the City. Shortly after it was built in 1888, the Illustrated Annual Review of Milwaukee (1889) featured the house as one of the best new residences of the year. In the context of the broad range of Queen Anne houses that were built in Milwaukee, there are few other all-frame residences that are as well preserved as the Sivyer House that also so well exemplify the picturesque qualities of 1880's Queen Anne domestic architecture.

690 BIBLIOGRAPHIC REFERENCES (SOURCES)

- (A) Milwaukee City Directories, 1865-1910
- (B) Milwaukee Blue Books, 1892-1911
- (C) Milwaukee Sentinel, June 11, 1910
- (D) Illustrated Annual Review of Milwaukee Trades and Industries Milwaukee: Milwaukee Sentinel, 1890 p. 87

700 STUDY UNITS (CODE)

_____	_____
_____	_____

350 Demolished

360 Date Demolished

\_\_\_\_\_ Yes \_\_\_\_\_ No

## ASSOCIATED HISTORY

Fred W. Sivyer was a native of Milwaukee, born here in 1848. He was educated in the public schools and worked in a variety of jobs before deciding on a career in industrial management and education. In 1880 he formed a corporation that would later become Northwestern Malleable Iron Company. When he built this house on North 25th Street, he was secretary of the company and in 1895 was made its president. He lived in this house for two more years. In 1897 he moved to a mansion on West Wisconsin Avenue (razed) where he accomplished his most notable achievements as a businessman. Sivyer was nationally recognized for introducing industrial education to Milwaukee and established the city's first trades school. Sivyer died on June 11, 1910 at his home on Wisconsin Avenue. (C) (helped)