



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

March 21, 2011

Notice to file:

This property has been automatically entered in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall
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National Register of Historic Places

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OMB No. 10024-0018



United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Juneau Highlands Residential Historic District
other names/site number

2. Location

street & number	6600-6734 West Grant Street, 2109-2180 South Livingston Terrace, 6608-6656 West Revere Place (even only), and 6627-29 West Revere Place	N/A	not for publication
city or town	West Allis	N/A	vicinity
state Wisconsin	code WI	county Milwaukee	code 079
			zip code 53219

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

Deputy State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

Juneau Highlands Residential Historic District

Milwaukee

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National Register.☐ See continuation sheet.☐ determined not eligible for the National Register.☐ See continuation sheet.☐ removed from the National Register.☐ other, (explain:)

Edson H. Beall

3-21-11

for

Signature of the Keeper

Date of Action

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

contributing	noncontributing
41	0 buildings
	sites
	structures
	objects
41	0 total

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

N/A

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

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

LATE 19TH & EARLY 20TH C. REVIVALS//Colonial Revival,
Tudor Revival, Mission/Spanish Colonial RevivalLATE 19TH & EARLY 20TH C. AMERICAN

MOVEMENTS//Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation concrete block

walls brick, limestone, weatherboard, vinyl,
aluminum

roof asphalt

other wood

Narrative Description

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

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**National Register of Historic Places
Continuation Sheet**

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Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

GENERAL DESCRIPTION

The Juneau Highlands Residential Historic District is a small neighborhood that consists of forty-one properties with construction dates from 1928 to 1952. Generally speaking, the district is located southeast of West Allis's historic downtown and both south and west of the city's primary industrial areas. In addition, the subdivision is framed to the north and the south by two busy commercial/industrial thoroughfares: W. Becher Place and W. Beloit Road, respectively. Specifically, the district is comprised of just three streets and its limits include 6600 to 6734 W. Grant Street, 2109 to 2180 S. Livingston Terrace, as well as W. Revere Place—6608 to 6656 (even only) and 6627-29. All three tree-lined streets are laid out in a modest curvilinear plan that is set within a larger grid. All forty-one of the properties are residential in function, with the majority serving as single-family homes. All forty-one properties are considered to be contributing.

As a result of the curvilinear street design, the lot sizes vary in dimension and square feet. The smallest lot measures 44' x 96', while the largest measures 64' x 170'. Despite the variance in lot sizes, setbacks are consistent. Architectural styles found in the district reflect the common styles and forms popular in Wisconsin from 1928 to the early 1950s and include Period Colonial, Tudor and Mediterranean Revival examples, as well as Cape Cod and bungalow forms. Homes are generally one-and-one-half stories in height and square footage ranges from about 1,300 to 2,000 square feet. While some of the homes retain their original brick, stone, clapboard and/or wooden-shingle sheathing, others have been remodeled with either aluminum or vinyl siding.

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

DESCRIPTION OF SELECTED HOMES

French Provincial/Eclectic Period Revival

2138 S. Livingston Terrace

Harry F. & Josephine Jacobs House

1932

The home's mansard roof, flat-roofed dormers and multiple-light casement windows are representative of the French Provincial style. However, atypical of the style are the tiny brackets that run beneath the dormer's overhanging eaves. The 1932 house offers little else in the way of styling, aside from the row of angled header brick that runs above the doorway and below the roof's eave. The primary elevation carries only a single wood-and-glass door set within a modest surround and a tripartite, multiple-light casement window grouping that is flanked with shutters. Windows throughout the

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remainder of the home are arranged singly. Although not visible from the front, a sunroom addition was made to the rear in 1940, while another addition was made to the rear in 1966. This is the sole example of this architectural style in the district.¹

The original owners of this home were Harry F. & Josephine Jacobs. Built in 1932 at an estimated cost of \$6,000, this is the only home that is known to have been designed by an architect—George A. Kemnitz (see Architecture Section). Harry Jacobs worked as an insurance agent and resided in the home until at least 1957.²

Mediterranean Revival

6612 W. Grant Street

Victor P. & Marion Schwinn House

1929

The two-story Victor P. & Marion Schwinn Residence is an excellent example of the Mediterranean Revival style and is the only example of the style in the district. Rising from a concrete foundation, this brick-veneered home features a one-and-one-half-story, front-facing wing that extends from a two-story, side-gabled wing. The majority of the windows throughout the house are round-arched, leaded-glass examples that are trimmed with rough-cut limestone. Wrought iron balconets accent windows along the primary elevation, while a small, wrought iron balcony fronts a door along the second level. A small, metal frame porch extended from the northwest elevation until the existing, enclosed porch was constructed by the current owners.³

According to permit information, the house was built for Victor & Marion Schwinn in 1929, at an estimated cost of \$12,000. The architect is not known; however, it was built by the Miswald Construction Company. Little is known of the Schwinns; however, they are both cited in the city directory as clerks at a grocery store. The Schwinns resided here for only a few years, for by 1932, Dr. Karl Friedbacher and his wife Mildred purchased the home. Aside from serving as their residence, Dr. Friedbacher also had his physician's office in the home. Also living in the home at the time of the Friedbacher's ownership were Mildred's parents, William & Mildred Hassett, as well as the

¹Permit for construction, 2138 S. Livingston Terrace, 25 May 1932; permit (re: sunroom addition), 6 June 1940, permit (re: alt. and addition), 12 August 1966. These permits and all cited permits to follow are on file at the Department of Building Inspection, West Allis City Hall, West Allis, WI.

²Permit for construction, 2138 S. Livingston Terrace; *West Allis City Directory*, 1932, 1957.

³Norbert Deakin, Current owner of 6612 W. Grant Street, Conversation with Traci E. Schnell, August 2009, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

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Friedbachers' two young sons. The home was then purchased by the Samuel DeBack family who sold it to the current owners, the Deakins, in the late 1970s.⁴

Period Tudor Revival

6625 W. Grant Street

Alex & Camille Janowski House

1931

Faced with varying shades of orange and green brick, this Period Tudor Revival-style house, which is largely a gabled ell form, is topped with a green roof (half is wooden shingle, half is asphalt). The front-facing gabled peak is finished with false half-timbering and stucco. The one-story, canted, tower-like entrance is located at the intersection of the ell and is entirely sheathed with limestone. A round-arched, wood-and-glass storm door shelters another wood-and-glass door behind it. Windows throughout the house are mostly rectangular and set in groups of anywhere between two and four and both the headers and sills are cast stone. Many first-floor windows feature ironwork flower box supports.

Designed by Erdman & Zahn and built in 1931, this house was originally owned by Alex and Camille Janowski. The cost of the home was estimated at \$7,000. At the time of the home's construction, Wisconsin-born Alex Janowski worked as a mechanic for the West Allis Department of Public Works. Although Alex passed away in 1980, Camille remained in the home until about 1990.⁵

6715 W. Grant Street

Ray C. & Louise Koepke House

1929

Sheathed with wide aluminum siding, this side-gabled, Tudor Revival-influenced form features a pair of steeply pitched, front-facing gables with slightly flared eaves. The smaller of the two gables is faced with brick and trimmed with randomly laid limestone, at the center of which rests the primary entrance. The larger gable carries two pairs of six-over-one-light sashes; one each on each level, while the peak carries a narrow, round-arched vent. Adjacent to the front-facing gables is a wall dormer which carries additional six-over-six sashes. Windows throughout the remainder of the home are also multiple-light sashes and are arranged singly and in pairs.

⁴ Permit for construction, 6612 W. Grant Street, 21 March 1929; *West Allis City Directory*, 1932, 1936. The home's current owner, Norbert Deakin, has resided in the subject home for over forty years and in the house two doors away for a number of years before that. When asked about the history of his current home, he indicated that the story that has been passed down was that the house was built by John Graf (of Grandpa Graf's soda) for his mistress. However, the original permit cites the Schwinn's as the original owners and they were identified in the 1930 census as living at this address (old address 5712 Juneau Terrace, as enumerated in the census), Deakin, Conversation with Schnell.

⁵ Permit for construction, 6625 W. Grant Street, 28 August 1931; *West Allis City Directory*, 1932.

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Built in 1929, this house was built by local builder/contractor Frank P. Gerard at an estimated cost of \$5,000. The home's original owners were Ray C. & Louise Koepke. Ray was born in Wisconsin circa 1895 and married his wife Louise circa 1912. They had one daughter, Olive. Ray worked as a salesman at a furniture store in Milwaukee at the time the house was built. By 1938, Koepke and his wife had moved to 1937 S. 56th Street and Alfred Boock was renting the Grant Street home. An essential twin of this house (albeit with a slightly different brick and stone pattern along the front entrance gable), which was built by contractor Henry Gerard (Frank's brother) is located at 6709 W. Monona Terrace, along a single-street subdivision that was developed by Gerard himself.⁶

2164 S. Livingston Terrace

Michael M. & Theresa Pfeiffer House

1929

Topped with a side-gabled roof and featuring a dominant front-facing gabled roof dormer, this Tudor Revival-style house is sheathed with dark tan/brownish brick. A steeply pitched, gabled entry with slightly flared eaves features a flat Tudor-arched opening that is trimmed with smooth cut-stone. The front door itself is comprised of wood and leaded glass. A series of four, rectangular sash windows feature leaded muntins and are underscored with a slightly projecting, plain stone sill. The clipped-gable dormer features a series of three sash windows set within a false half-timber finish; however, the original wooden trim was replaced with aluminum siding in 1978.⁷ Windows throughout the remainder of the home are arranged singly and also have a stone sill.

This house was designed and built by the David A. Conrad Company of West Allis for Michael & Theresa Pfeiffer at an estimated cost of \$8,500. Michael and Theresa, as well as their two oldest children (Marie and Eva), were born in Yugoslavia. The family immigrated to the United States in 1913 and, the following year, their daughter Grace was born. Michael worked as a machinist at Kearney & Trecker, West Allis. Pfeiffer remained in the home through at least 1957. Another example of this house, albeit slightly larger and featuring a different false half-timberwork design in the peak, is located at 2014 S. 81st Street. The S. 81st Street home, which was built in 1927, was also designed and built by the David A. Conrad Company.⁸

⁶ Permit for construction, 6715 W. Grant Street, 17 April 1929; "Architectural and Historical Resources Survey for the City of West Allis," 2 vols., Prepared by Heritage Research, Ltd., Menomonee Falls, WI, August 2007, Vol. 2, 88-89; *West Allis City Directory*, 1936, 1938; United States Federal Census, Population, 1930, Available online at www.Ancestry.com, accessed in June 2009.

⁷ Permit for construction, 2164 S. Livingston Terrace, 28 March 1929.

⁸ *Ibid.*; United States Federal Census, 1930; *West Allis City Directory*, 1932, 1945, 1957. Information regarding 2014 S. 81st Street was gleaned from the results of the "Architectural and Historical Resources Survey for the City of West Allis."

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2172 S. Livingston Terrace

George A. & Lydia Strom House

1937

Although essentially a Cape Cod form, the projecting, gabled front entrance with its catslide roof, the overall Lannon stone sheathing and the multiple-light, sash windows offer a Tudor Revival flavor. The wood-and-glass door is set within a flat Tudor-arched opening and the doorway is accentuated by a central keystone. A pair of multiple-light, leaded sash windows is located to either side of the entry. Windows throughout the rest of the home are also multiple-light examples.

Constructed in 1937, the firm of Roth & Taplin designed this house for George A. & Lydia Strom. The cost was estimated at \$5,800. George worked as a teacher in the West Allis public school system. He and Lydia resided in the home until at least 1957.⁹

2173 S. Livingston Terrace

Otto J. & Hannah Erickson House

1929

Sheathed with brick, this one-and-one-half-story house is Tudor Revival in style and features a one-story, Lannon stone-sheathed, tower-like, canted corner entrance, similar to the Janowski house across the street at 6625 W. Grant Street. A wood-and-glass door rests slightly recessed within a round-arched opening. A series of four, round-arched, leaded-glass windows occupy the front (east)- and south-facing gables; the openings are trimmed with limestone and an ironwork flower box support runs beneath each of them. A side (south) entrance is accessed through another round-arched opening, while a barrel-roofed dormer rises from the home's rear (west) wing.

Interestingly, the permit for this home was taken out just days after the Stock Market Crash of 1929. Estimated to cost \$8,800, the house was originally owned by Otto J. & Hannah Erickson, both of whom were born in Norway and immigrated to the United States in 1885. The Ericksons had a total of eight children, all of whom were adults by the time they built the subject home. Otto worked as a machinist at an unknown machine shop/factory. The Ericksons remained in the home until circa 1936, for by 1938, the home was occupied by Albert Bartel. Based on its general similarities to the house at 6625 W. Grant Street, it is possible it was also designed by Erdman & Zahn and may also be derived from a plan book/catalog design.¹⁰

⁹ Permit for construction, 2172 S. Livingston Terrace, 15 January 1937; *West Allis City Directory*, 1938, 1957.

¹⁰ Permit for construction, 2173 S. Livingston Terrace, 6 November 1929; United States Federal Census, 1900, 1930; *West Allis City Directory*, 1932, 1936, 1938.

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Dutch Colonial Revival

6656 W. Revere Place

Walter Zielinski Investment Property

1929

Perched atop a modest hill, this two-story Dutch Colonial Revival home rises from a concrete foundation and is sheathed with clapboard. The symmetrical primary (south) facade features a central entrance that is sheltered by an open porch overhang that is supported by two wooden Doric columns. The door itself is topped with a fanlight. A pair of six-over-one-light sashes is located to either side of the entry, while additional paired windows are located along the second floor, immediately above the first-floor examples. Above the door and along the second floor is a single sash example. All windows along the W. Revere Place elevation are flanked with shutters that are carved with a playing card club or three-leaf clover design. An exterior brick chimney runs up the west side of the house and breaks through the roofline. This is the only example of a Dutch Colonial Revival home in the district.

The house was constructed by West Allis builder Walter Zielinski and was likely built on speculation for eventual sale. However, based on the timing of its construction (it was started in mid-August of 1929, so it was likely completed close to the advent of the Depression); it was likely a hard sell. Indeed, the house in 1930 was occupied by renters Ewald and Marian Miller, as well as their granddaughter Lena Holtz. By 1932, three families are cited in the home and include: Edward and Marie Millar; machinist John Miley, his wife Lucile and their son Cecil; as well as Leo Frigge, a teller at the West Allis State Bank. By 1936, the John Hrdlicka family moved into the home.¹¹

Single-Family Bungalows

2133 S. Livingston Terrace

Henry E. & Gertrude Hundley House

1929

Faced with various shades of orange and tan brick, this bungalow features a hipped roof with wooden-shingle sheathed, hipped-roof dormers rising from both the primary (east) and south elevations. The home's primary entrance, which is flanked by sidelights, is located along the south wall of the projecting sunroom wing. Three segmental-arched openings—two along the porch and one along the main block's primary elevation—carry a series of four rectangular sash windows, all of which retain their original, rectilinear leaded designs. Two rectangular piano windows with a stained and leaded design are set within round-arched openings and are located at the east end of the south elevation. The remainder of the fenestration is arranged in groupings of anywhere between two and four. Most

¹¹ Permit for construction, 6656 W. Revere Place, 17 August 1929; U.S. Federal Census, 1930; *West Allis City Directory*, 1932, 1936, 1938. The 1932 city directory identifies a preponderance of Millers and Millars (including Edward's and Ewald's) as living in West Allis and it is unclear if the Millers and the Millars are the same or completely different families.

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window openings along the first floor are topped with a row of header brick, while sills are concrete. A row of soldier brick runs the perimeter of the house, beneath the overhanging eave.

Estimated to cost \$7,500, this house was built by contractor William Olson for Henry Earl Hundley and his wife Gertrude. At the time of its construction, the Hundley's had one son Arthur; by 1930, they had another son Donald. Also in residence was Henry's twenty-one-year-old brother Robert. Both Henry and Robert were born in Indiana and worked as structural ironworkers. The Hundleys remained in the home until circa 1936, after which it was purchased by Matt and Wilma Kugler.¹²

Two additional homes in the district appear to be essentially the same form and plan as the Hundley home and they include: the **Mike & Anna Lajsich House (1928) at 2151 S. Livingston Terrace** and the **William Kasten House (1928) at 2156 S. Livingston Terrace**. While the Hundley example is sheathed with brick, the Lajsich and Kasten examples are sheathed with aluminum and vinyl, respectively.

6734 W. Grant Street

Walter J. & Eleanor McGraw House

1933

This essentially one-and-one-half-story bungalow with some Tudor Revival influences is largely sheathed with Lannon stone; however, the hipped-roof dormer to the west is covered with wooden shingles. The roof is covered with asphalt shingles in shades of pink. The entrance of the home is located at the east end of the primary (south) elevation and set within a slightly projecting, one-story gable. West of the entry is a bay projection featuring a total of five one-over-one-light sash windows; the roof of the bay is metal. A series of three sash windows occupy the second floor. Along the west wall of the home, a tall exterior chimney breaks through the roofline and rises to a point just above the roof peak; an interior chimney rises from the center of the roof's peak. Tall and narrow windows are located to either side of the chimney. Windows throughout the remainder of the home are one-over-one-light, double-hung sashes that are arranged singly and in pairs.

This house was built at an approximate cost of \$4,500 by the real estate/contracting firm of Roth & Taplin for Walter Hibbard. Just one month after the original permit was taken out, a second permit was issued for the finishing of the upper half-story with three rooms and a bathroom. There is no evidence that Hibbard actually resided in the subject home, for by 1934, the McGraws are noted as occupying

¹² Permit for construction, 2133 S. Livingston Terrace, 17 August 1929; U.S. Federal Census, 1930; *West Allis City Directory*, 1938, 1940.

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the Grant Street residence. Walter McGraw worked as a sales manager for Standard Publicity in Milwaukee, while Eleanor was a teacher at Siefert School.¹³

The **Harvey & Janet Buchen House (1941) at 2146 S. Livingston Terrace** is nearly a twin in plan and appearance to the Hibbard home on Grant Street and was also constructed by the firm of Roth & Taplin.

6626 W. Revere Place

Frank V. & Violet Rupnik House

1936

This one-and-one-half-story, front-gabled bungalow is faced with tan, brown and red brick and the roof is covered with asphalt shingles. The home's gabled front (south) entrance is set slightly off to the right (east) and carries a round-arched doorway that is trimmed with alternating red and tan header brick. A pair of six-over-one-light sashes is located next to the doorway and each window features red shutters. Another pair of six-over-one-light sashes occupy the peak; an ironwork window box support runs beneath the window while, like the front door, the top of the window is trimmed with alternating tan and red header brick. An exterior chimney runs up the home's west elevation and breaks through the roofline to rise above the roof's peak.

Designed by Roth & Taplin, this house was completed in 1936 for Frank & Violet Rupnik at an estimated cost of \$5,000. Rupnik was identified in the local directories as a police sergeant, presumably with the West Allis police department. Originally only the first floor was finished off; however, a permit indicates that two bedrooms were completed on the second floor in 1951, while under the ownership of John W. Schreiner.¹⁴

Two-Family Bungalows

6608-10 W. Revere Place

Mrs. Hattie Reinhold Duplex

1929

This one-and-one-half-story, front-gabled duplex bungalow is simply faced with brick; however, a row of soldier brick marks the line between the basement and first level. The door is located at the center of the primary (south) façade and is flanked by a bay projection to the right (east) and a tripartite window arrangement to the left (west). The second floor carries another grouping of three windows,

¹³ Permit for construction, 6734 W. Grant Street, 30 August 1933; Permit (re: finish second floor), 28 September 1933; *West Allis City Directory*, 1936, 1945, 1957. Both the 1933 and 1934 *Milwaukee City Directory* identify a Walter Hibbard as residing in Milwaukee.

¹⁴ Permit for construction, 6626 W. Revere Place, 8 April 1936; permit (re: rooms on second floor), 4 September 1951; *West Allis City Directory*, 1936, 1945.

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while a square window rests in the immediate peak. All upper panes of the double-hung windows throughout the house feature a leaded, rectilinear design. A thick stone sill underscores all windows, while a stone keystone tops the doorway, as well as the second-floor set of windows. A shed-roofed wall dormer rises along both the east and west elevations, while the entrance to the upper unit is located along the home's east façade.

Erected at an estimated cost of \$10,000, this duplex was built by carpenter/contractor John Burghaus and he may have built it on speculation. Burghaus and his family resided in the Juneau Highlands subdivision, but rented one unit of a two-family home just two blocks away on 56th Avenue (present-day S. 65th Street). The 1930 census identifies Hattie Reinhold as the owner and she resided in one of the two units with her family of four children. Hattie was born in Germany and immigrated to the United States in 1903. Although the census cited Hattie as married, her husband was not enumerated at the home. By 1932, Elmer Koepsell, a bank teller, and his wife Helen had moved in to the other unit. Their stay was brief, for by 1936 the second unit was occupied by George Henrichs, a welder at Heil Co.¹⁵

6627-29 W. Revere Place

Adolph & Helaja Waisanen Duplex

1929

Similar in form to the duplex described immediately above, this one-and-one-half-story, clipped-gabled duplex is faced with a deep red-colored brick. A one-story sunroom projection along the home's primary (north) elevation provides entry to the first floor and is punctuated with four-over-one-light sashes on its remaining two sides. Identical four-over-one-light sashes are located throughout the entire house, with a series of three such windows occupying the remainder of the primary elevation, along both the first and second floors. Random stone trim accents the front of the house, while a row of header brick runs across the top of each window arrangement. Again, like the previously described duplex bungalow across the street, a shed-roofed wall dormer rises along both the east and west elevations, while the entrance to the upper unit is located along the east façade.

This duplex bungalow was built by the firm of Madisen, Christiansen & Ingebretson for Adolph & Helaja Waisanen at an approximate cost of \$9,000. Both were born in Finland and immigrated to the United States in 1911 and 1913, respectively. At the time of the home's construction, Adolph worked as a chopper in a steel factory. The second unit was home to tailor Abraham Salmi and his wife Sami.¹⁶

¹⁵ Permit for construction, 6608-6610 W. Revere Place, 6 June 1929; U.S. Federal Census, 1930; *West Allis City Directory*, 1932, 1936.

¹⁶ Permit for construction, 6627-6629 W. Revere Place, 29 April 1929; U.S. Federal Census, 1930; *West Allis City Directory*, 1932.

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BUILDING INVENTORY

The following is an inventory of the district's forty-one homes. The names assigned to each property were taken directly from the home's original construction permit or, if it was built by a builder/contractor on speculation, the name of the occupant was identified from West Allis city directories. All forty-one properties are considered to be contributing (*Classification: C*).

<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
6600-02 W. Grant Street	Dwyer-McMicken Bldg. Co. Duplex	1944	C	Other Vernacular
6608 W. Grant Street	Harvey B. & Margaret Whittemore House	1929	C	Bungalow
6612 W. Grant Street	Victor P. & Marion Schwinn House	1929	C	Mediterranean Revival
6625 W. Grant Street	Alex & Camille Janowski House	1931	C	Tudor Revival
6635 W. Grant Street	Wilbur & Violet Sherman House	1946	C	Bungalow
6705 W. Grant Street	Benjamin P. & Lorraine Roska House	1932	C	Tudor Revival
6715 W. Grant Street	Raymond C. & Louise C. Koepke House	1929	C	Tudor Revival
6717 W. Grant Street	Floril L. Ostrum House	1938	C	Cape Cod
6718 W. Grant Street	Walter F. & Amy C. Weidner House	1930	C	Tudor Revival
6723 W. Grant Street	Clarence J. & Mary Hornick House	1946	C	Side Gable
6726 W. Grant Street	Alfred C. & Mary Huber Residence	1935	C	Tudor Revival
6734 W. Grant Street	Walter J. & Eleanor McGraw House	1933	C	Bungalow
2109-11 S. Livingston Terrace	Leonard Miller House	1950	C	Front Gable
2115 S. Livingston Terrace	Thomas Gregg House	1928	C	Bungalow
2125 S. Livingston Terrace	Leonard B. & Dorothy Kramer House	1950	C	Side Gable
2128 S. Livingston Terrace	Harry A. & Isabelle W. Gregg House	1928	C	Front Gable
2133 S. Livingston Terrace	Henry E. & Gertrude Hundley House	1928	C	Bungalow
2138 S. Livingston Terrace	Harry F. & Josephine Jacobs House	1932	C	French Provincial/ Eclectic Revival
2141 S. Livingston Terrace	Sigmund J. Ginter House	1950	C	Ranch
2142 S. Livingston Terrace	George & Barbara Chutich House	1947	C	Front Gable
2146 S. Livingston Terrace	Harvey & Janet Buchen House	1941	C	Bungalow
2150 S. Livingston Terrace	Richard C. & Wilhelmina Brandon House	1929	C	Colonial Revival Bungalow
2151 S. Livingston Terrace	Mike & Anna Lajsich House	1928	C	Bungalow
2156 S. Livingston Terrace	William Kasten House	1928	C	Bungalow

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Juneau Highlands Residential Historic District
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<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
2159 S. Livingston Terrace	William T. Kasten House	1949	C	Front Gable
2163 S. Livingston Terrace	Thorsten M. & Gurine Holberg House	1929	C	Bungalow
2164 S. Livingston Terrace	Michael M. & Theresa A. Pfeiffer House	1929	C	Tudor Revival
2169 S. Livingston Terrace	John & Theresa Galle House	1928	C	Bungalow
2172 S. Livingston Terrace	George A. & Lydia Strom House	1937	C	Tudor Revival
2173 S. Livingston Terrace	Otto J. & Hannah E. Erickson House	1930	C	Tudor Revival
2180 S. Livingston Terrace	Charles & Mary Sternberger House	1928	C	Bungalow
6608-10 W. Revere Place	Mrs. Hattie Reinhold Duplex	1929	C	Duplex Bungalow
6616 W. Revere Place	Casimir & Roman Celichowski House	1929	C	Tudor Revival
6622 W. Revere Place	Frank H. & Olga Selan House	1929	C	Tudor Revival
6626 W. Revere Place	Frank & Violet Rupnik House	1936	C	Duplex Bungalow
6627-29 W. Revere Place	Adolph & Halaja Waisanen Duplex	1929	C	Duplex Bungalow
6630-32 W. Revere Place	Eugene & Elna Norby House	1930	C	Bungalow
6638 W. Revere Place	Wilfred G. & Clara Riesing House	1928	C	Bungalow
6642-44 W. Revere Place	Elmer & Bertha Sundberg Duplex	1952	C	Colonial Revival
6650 W. Revere Place	Jack G. & Stella Wilson House	1950	C	Side Gable
6656 W. Revere Place	Walter Zielinski Investment Property	1929	C	Dutch Colonial Revival

Juneau Highlands Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1928-1952

Significant Dates

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Gerard, Frank P.; Gerard, Henry; Gersonde, Herman A.;
Kemnitz, George A.; Roth and Taplin;
Zielinski, Walter

Narrative Statement of Significance

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

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Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

SIGNIFICANCE

The Juneau Highlands Residential Historic District is nominated at the local level for the National Register of Historic Places under Criterion A in the area of Community Planning and Development as a distinctive subdivision that was laid out with curvilinear streets, a basic design principle behind the Garden City Movement. This district was one of four potentially eligible residential historic districts identified in the recently completed intensive survey of the City of West Allis (2007) and is noted for its distinctive curvilinear street plan. Prior to the 1927 platting of the Juneau Highlands subdivision, only one other subdivision, that of Mitchell Manor (also identified as potentially eligible for the National Register), includes some degree of curvilinear street design. Sandwiched in between two major commercial/industrial thoroughfares--W. Becher Place and W. Beloit Road--Juneau Highlands remains a distinct residential neighborhood with its tree-lined, curvilinear streets and collection of small to medium-sized homes that were owned and occupied by a mixture of both blue and white-collar workers. Despite changes such as modern sheathing, window replacement and porch alterations, the homes in the district, which range in date from 1928 to 1952, retain a high degree of integrity and combine to exhibit the character necessary for listing in the National Register under Criterion A, representing the planning and development of a distinctive subdivision that does not follow the city's previous strict adherence to the grid plan but reflects the basic tenets of the Garden City Movement.

HISTORICAL BACKGROUND

The City of West Allis is a Milwaukee suburb situated in western Milwaukee County, directly south of Interstate 94. It is bordered by Milwaukee and Wauwatosa on the north, Milwaukee and West Milwaukee on the east, Milwaukee and Greenfield on the south and New Berlin and Brookfield to the west. Two small waterways of Honey Creek and the Root River cross the city.

The origins of West Allis are tied directly to the settlement of what would become the City of Milwaukee. Milwaukee emerged in the early 1830s as settlers were drawn to the confluence of the Milwaukee, Menomonee and Kinnickinnic rivers. As the Milwaukee settlement grew, other settlers pushed further into the interior and set up other small, pioneer communities. Within the modern-day boundaries of West Allis, one of these small settlements emerged around 1835 and was called Honey Creek in the Town of Greenfield, which was named for the honey bees living in the fruit trees lining the creek's bank.¹⁷

¹⁷ Julius H. Burbach, *West Allis: A City of Marvellous (Sic) Growth in a Decade, June 28, 1902-June 28, 1912* (n.p.: 1912), 5.

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Juneau Highlands Residential Historic District
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The first settlement grew rapidly and by 1845 the first log schoolhouse had thirty-eight pupils. In the early 1850s, the Case steam sawmill began operations. Lumber from the mill was used in the 1860s to build the Mukwonago Plank Road, a toll road laid over the old Indian trail, which is now National Avenue. Where this road crossed two other trails (at the present-day intersection of National and Greenfield avenues with 62nd Street) became known as "Old Six Points." Stagecoaches made a mail run three days a week between Milwaukee, Madison and Hazel Green and teams of horses delivered loads of walnut, oak, maple, elm and basswood lumber from the sawmills to Milwaukee. By 1869, the village of Honey Creek included a blacksmith shop, the Case sawmill, a general store, a brick schoolhouse, a cemetery, a Baptist church and numerous farms and homesteads.¹⁸

The next phase of the settlement began in 1880 when the Chicago & NorthWestern Railroad line from Milwaukee to Madison was built with a stop named "North Greenfield" near the Honey Creek settlement. A similar and parallel line just to the north was laid by the Chicago, Milwaukee & St. Paul Railroad (the Milwaukee Road). In 1887, brothers Fred W. and Stutley I. Henderson platted Henderson's Subdivision No. 1 near the North Greenfield Depot. In 1891, after a bitter contest, the permanent site for the Wisconsin State Fair was selected on the former site of the Alfred Orendorf claim, which was adjacent to the Milwaukee Road rail line. After a few years, the Milwaukee Motor Railway Company extended a streetcar line to the fairgrounds, followed by the Milwaukee Street Car Company.¹⁹

Meanwhile, the City of Milwaukee had grown phenomenally as a port and as one of the nation's leading manufacturing centers. Massive shipments of wheat, meat and lumber came through the city by water or rail. The E.P. Allis Reliance Works diversified production of burr millstones, steam engines, saw and flour-mill equipment and other iron and steel products, along with the rise of the Milwaukee Iron Company's iron and steel works sealed Milwaukee's future as a heavy goods center. Milwaukee breweries were among the country's first to bottle beer and ship it to a national market.

¹⁸Winifred Case Knapp, "Random Notes on the Honey Creek Settlement," (Milwaukee: Milwaukee County Historical Society, 1959), from program for dedication of historical plaque marking the site of the Honey Creek settlement; *Map of the County and City of Milwaukee* (Milwaukee: Chapman and Smith, 1869); Leonard A. Szudy, "A Half Century of Public Education in West Allis," in partial fulfillment for Ph.D. in Education from Colorado State College, 1 August 1960, 33-34, on file at the West Allis Historical Society, West Allis, WI (hereafter cited as WAHS).

¹⁹Burbach, *West Allis* (1912), 5, 9 13; Frederick I. Olsen, "City Expansion and Suburban Spread: Settlements and Governments in Milwaukee County" in Ralph M. Aderman, ed., *Trading Post to Metropolis: Milwaukee County's First 150 Years* (Milwaukee: Milwaukee County Historical Society, 1987), 45.

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Juneau Highlands Residential Historic District
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With a seemingly endless supply of immigrant workers, a handful of strong business and civic leaders, and a worldwide market for its products, Milwaukee's potential for industrial growth was limited only by its physical boundaries.²⁰

At the turn of the twentieth century, North Greenfield was a thriving business and professional community that was platted but sparsely developed and surrounded by farmland and open countryside. Connected to Milwaukee by streetcar and railroad lines, it was a natural choice for factories wishing to relocate, since it offered reasonable transportation and housing opportunities for workers, as well as room for expansion. Stutley I. Henderson recognized the area's potential for industrial growth and was keenly aware of the E. P. Allis Company's desire to expand. Indeed, the Allis firm, headed by Charles Allis, had been offered a number of inducements to move their Clinton Street factory to other Milwaukee-area locations. However, it was Henderson's visit on 25 November 1900 to the home of Charles Allis that initiated the factory's move to what is now West Allis. Although Henderson alone could offer the 100 acres needed by Allis, an option for additional land was needed to facilitate the construction of a spur line between the Milwaukee Road and the Chicago & NorthWestern Railroad. For this, Arthur N. McGeoch, a significant land owner in the vicinity, was approached by Henderson to help seal the deal. As a result of his involvement, the real estate firm known as the Central Improvement Company (CIC) was formed, with McGeoch as one of its officers. Charles Allis ultimately made the decision to open a new plant for his company in North Greenfield.²¹

This signaled a boom in the speculative development of worker housing²² and prompted dozens of other factories to establish themselves in the area. Many workers acquired lots directly and built their own houses, while others went through real estate companies like the CIC and W.H. Shenners Company. Due to the emergence of Allis-Chalmers and other factories, as well as the rapid influx of workers, the Village of West Allis incorporated on 28 June 1902 with a population of 1,018 and a size of 1,882 acres. By 1906, the village had incorporated as a city with a population of just over 2,000. Thousands of people flocked to the city seeking employment and houses were built at a rate of between 150 and 200 per year. The rapid growth was also exhibited in the development of the city's infrastructure. Basic services such as water and sewer were implemented and streets were paved. In

²⁰Olsen, "City Expansion and Suburban Spread," 22.

²¹Burbach, *West Allis* (1912), 19, 21, 23; "McGeoch, Sr., is Dead Here," unidentified newspaper clipping, 18 June 1949, clipping filed under "M" in the People Binder, West Allis Historical Society (hereafter cited as WAHS), West Allis, WI.

²²Despite the city's single-factory beginnings, the community was not planned by the factory (like the Kohler Co. in Kohler, Wisconsin) nor is there any evidence of company-built housing (by E.P. Allis or any other factory).

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Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

addition, sidewalks were built and numerous schools were erected. In 1919, West Allis reported an estimated population of 16,500.²³

While many of the city's residents were simply transplants from Milwaukee, West Allis attracted a sizeable number of immigrants during its first fifty years of existence. Upon incorporation in 1902, 419 of the village's 2,306 residents were foreign born and came from Austria, Bohemia, Canada, Denmark, England, and Finland. By 1920, West Allis's immigrant population numbered 3,804 with nearly half that total coming from Yugoslavia, while other sizeable contingents came from Germany and Poland.²⁴

BUILDERS/CONTRACTORS

Unfortunately, very little useful biographical information could be gleaned regarding the known architects and/or builders in the Juneau Highlands Subdivision. However, the following is provided for the few persons for whom information could be found.

George A. Kemnitz

While it is likely that at least some of the other homes in the district were architect-designed, only the Harry F. & Josephine Jacobs House (1932) at 2138 S. Livingston Terrace, which was designed by George A. Kemnitz, is identified as such. Kemnitz was born in Millbank, South Dakota, in 1881. His father, Henry Kemnitz, was a Fond du Lac, Wisconsin, native; however, he and three brothers went west to the Dakotas in 1881. After seven years, Henry's family returned and settled in Bay View, where he worked as a plasterer. During vacations, George worked with his father and, in 1902, became an apprentice with the T. M. Christiansen Company, architects. Three years later he married Rosa Friederich of Milwaukee and together they had twelve children. In 1915, Kemnitz started his own firm, which he continued until 1927. He then became engaged with builder John D. Edwards for two years before joining partner Wesley L. Hess. Although no longer formally associated with Edwards, Kemnitz and Hess continued to provide the Edwards firm designs for their construction. A 1930 biographical entry for Kemnitz cited that Hess & Kemnitz, either separately or together, had built

²³Olsen, "City Expansion and Suburban Spread," 46; Burbach, *West Allis* (1912), 25, 27, 31; "Richest City in State of its Class," *Milwaukee Sentinel*, 26 January 1908; "West Allis Today," *West Allis (WI) Press*, 8 August 1919. These and other newspaper clippings on file at the WAHS.

²⁴Szudy, "A Half Century of Public Education in West Allis, 49. Szudy's study gleaned ethnic information from census records.

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approximately thirty churches throughout the state. A later citation, this one for the Edwards firm, indicated that they were the first company to specialize in "studio built homes" (which were designed by Kemnitz and/or Hess) at what were noted as "popular prices."²⁵

Frank P. & Henry Gerard

Little is known of Frank P. Gerard, who was born in Illinois circa 1892, the son of French-born Victor Gerard and his German wife Mathilda. By 1905, the family moved to Pine County, Minnesota. In the early 1920s, and along with his brother Henry, Gerard moved to West Allis. Both he and Henry were engaged in the field of building/contracting. The 1929 *West Allis City Directory* identified Frank as a "Builder of Guaranteed Homes," while brother Henry was simply cited as a carpenter/contractor. Frank was responsible for the construction of the following two homes in the district: the Ray C. & Louise Koepke House (Tudor Revival, 1929) at 6715 W. Grant Street and the Wilfred & Clara Reising House (Bungalow, 1928) at 6638 W. Revere Place. A near twin to the Koepke residence is the home at 6709 W. Monona Terrace in West Allis. The Monona Terrace home was built in 1930 by Frank's brother Henry, who developed the subdivision within which it is located.²⁶

Herman A. Gersonde

Herman Gersonde was born in Germany in 1868. At the age of three, he immigrated with his family to the United States and they settled in Milwaukee. By 1877, the family moved to Racine, where Herman learned the carpenter trade. From 1896 to 1919, he worked as the superintendent of the Badger Nail Company, after which he became engaged in the business of building. Gersonde was responsible for the construction of the 1928 bungalow for William Kasten at 2156 S. Livingston Terrace and two homes in 1929: the Thorsten M. & Gurine Holberg House (a bungalow) at 2163 S. Livingston Terrace and the Richard C. & Wilhelmina Brandon House (a Colonial Revival influenced bungalow) at 2150 S. Livingston. By 1929, Gersonde's three sons, Allen, Leslie and Russell, had joined him in the business. Herman died on 19 July 1952.²⁷

Roth & Taplin

The West Allis real estate and building firm of Roth & Taplin was established in 1933 by William Roth & Clinton R. Taplin. William Roth was born in Switzerland and immigrated to the United States,

²⁵ Gregory, *History of Milwaukee, Wisconsin*, 4 vols. (Chicago: Clarke Pub. Co, 1930), 793-94; *Men of Milwaukee*, 62.

²⁶ Biographical information on Gerard gleaned from the 1905 Minnesota State Census and the 1930 U.S. Federal Census.

²⁷ *The Sketch Book of Milwaukee* (Milwaukee, WI: Associated Compilers, 1933), 24.

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eventually coming to Milwaukee in 1924. When he arrived, he was considered a master carpenter and continued to work in that capacity. In 1933, he joined Clinton Taplin and they had their offices at 2231 S. 92nd Street, West Allis, for 45 years. At the time of his death in 1973 (at the age of sixty-seven), he was cited as a member of the following organizations: Milwaukee Board of Realtors; Metropolitan Home Builders; Master Builders Association; the Swiss Turners; and Moose Lodge 1019.²⁸

Clinton Russell Taplin was born in Minnesota on 23 July 1900 and remained in that state and working on the family farm until at least 1920. By no later than 1927, he came to West Allis, along with his wife Myrtle (they had no children). He immediately engaged in the occupation of builder/contractor and worked independently until joining Roth in 1933. They remained in partnership until Roth's death in 1973; Taplin died in 1976. Taplin served as the chairman of the Local Youth Foundation Homes Show in 1948 and was named Realtor of the Year in 1957 by the Milwaukee Board of Realtors, of which he had served as past president and national director. He was also the past president of the Residential Real Estate Appraisers and a longtime member of the Metropolitan Builders Association. Taplin built the Benjamin Roska House (1932) at 6705 W. Grant Street while working alone; however, he and Roth together were responsible for the following four homes: the Walter Hibbard House (1934) at 6734 W. Grant Street; the Alfred & Janet Huber House (1935) at 6726 W. Grant Street; the Frank Rupnik House (1936) at 6626 W. Revere Place; and the George A. Strom House (1937) at 2172 S. Livingston Terrace.²⁹

Walter Zielinski

Walenty (Walter) Zielinski was born in Poland circa 1886 and immigrated to the United States in 1907. He married Michigan native Martha Urbaniak on 1 August 1911 and together they had five children: Florian, Alphonse, Valentina, Raymond, and Rose Marie. Walter is reported to have started in the business of building in 1912, but does not appear to have moved to the City of West Allis until circa 1920. Sons Florian and Alphonse, who served as chief carpenter mates in the Navy Seabees, eventually joined their father in the home building business, which became known as Zielinski Builders. After having difficulty in finding buildable lots, the firm purchased in 1950 the former Frantz farm in the Town of Wauwatosa. That farmland would later become the Honey Acres Subdivision in the City of

²⁸“William Roth,” Obituary, *Milwaukee Journal*, 25 August 1973.

²⁹“Clinton R. Taplin,” Obituary, *Milwaukee Journal*, 5 February 1976.

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West Allis, while 30 acres of the parcel would be turned over to the Milwaukee County Park Commission for development as Honey Creek Parkway. Walter died between 1955 and 1957, however, Alphonse and Florian continued the family business until their deaths in 1969 and 1991, respectively.³⁰

Walter Zielinski was responsible for the construction of four homes in the forty-one building, Juneau Highlands Residential Historic District: the Charles & Mary Sternberger House (1928) at 2180 S. Livingston Terrace; the Walter J. Zielinski Investment Property (1929) at 6656 W. Revere Place; the Wilbur & Violet Sherman House (1946) at 6635 W. Grant Street; and the Clarence J. & Mary Hornick House (1946) at 6723 W. Grant Street.

AREA OF SIGNIFICANCE: COMMUNITY PLANNING AND DEVELOPMENT

By 1927, the city had a total of fifty-six linear miles of streets (of which 60% were surfaced with pavement), while linear feet of sidewalk amounted to seventy-six linear miles. The recently laid out streets in the Juneau Highlands Subdivision are included in the 40% of unpaved streets that were laid out as of 1927. The Juneau Highlands Subdivision was platted in 1927 by the Juneau-Hathaway Company, one of the numerous real estate firms that sprung up during the early years of West Allis' growth. Formed in 1911, the Juneau-Hathaway firm consisted of partners William J. Juneau and Charles H. Hathaway and, in 1923, Juneau bought out Hathaway's half of the business. In 1927, the firm was comprised of president/treasurer William J. Juneau, his wife Mona M., who served as the company secretary, and William's sister Mary J., the firm's vice president. The land upon which the subdivision was created was formerly the land of William and Mary's father Joseph, the nephew of Solomon Juneau, one of Milwaukee's founding fathers. Although William and his wife resided in nearby Wauwatosa, Mary along with her sister Maud, lived in the Juneau family home in West Allis.³¹

³⁰ U.S. Federal Census, 1920; *West Allis City Directory*, 1918, 1921, 1955, 1957; "Mrs. Martha Zielinski," Obituary, *West Allis Star*, 22 October 1970; "Zielinski Bros. Honored as Outstanding Builders," unidentified, undated newspaper clipping, filed under "Z" in the Business Binders, WAHS; "Home Builders in West Allis," unidentified, undated (except for year of 1919) newspaper clipping, filed in Housing Binder, WAHS. The approximate death date for Zielinski was gleaned through city directories, after which Milwaukee County Death Records were consulted. While a date of death was found for a Walter Zielinski, it was not the correct Walter Zielinski, according to the Milwaukee County death records on file at the Milwaukee County Courthouse, Milwaukee, WI.

³¹ Julius H. Burbach, comp., *Historical Review of West Allis* (West Allis, WI: By the author, 1927), 17; *West Allis City Directory*, 1927; *Men of Milwaukee* (Milwaukee, WI: Associated Compilers, 1933), 328. The 1927 Sanborn map identifies the Juneau Highlands subdivision as platted and indicates that the streets were not yet paved. A June 1927 ad for the subdivision cites that the sidewalks have been laid, while the sewer and water lines were in the act of being laid, Sanborn Map Company, *Fire Insurance Map of West Allis, Wis.* (New York: Sanborn Map Company, 1927); Juneau-Hathaway Company, Advertisement, *West Allis Star*, 16 June 1927, 13. William Joseph Juneau passed away on 9 October 1949.

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The first advertisement for the subdivision found in the local West Allis newspaper was on 16 June 1927 (See Attachment A). Along with a notice for the grand opening of the new Juneau-Hathaway Company's offices on National Avenue was a plug for the subdivision: "We are now offering in Juneau Highlands, Beloit Road at 57th Avenue, a highly restricted subdivision—the best in West Allis."³² The newly platted neighborhood boasted "curved" and "beautiful" streets. Sidewalks had been laid, while the installation of sewer and water lines was underway. The original subdivision was platted with the following borders: W. Beloit Road to the south (which runs southwest to northeast); W. Becher to the north (the street along which a streetcar line ran and which generally runs parallel with W. Beloit Road); S. 67th Place on the west; and S. 65th Street to the east (the latter two of which are strictly oriented north/south). The approximate west half of the subdivision included three curved streets that were originally named Park Terrace, Juneau Terrace and John Street. They were renamed shortly thereafter as W. Revere Place, S. Livingston Terrace and W. Grant Street, respectively.³³

Although the definitive planning behind the subdivision's curvilinear, tree-lined streets is unknown, it is likely that its developer had some knowledge of the Garden City Movement and its influence on the design of residential suburbs. In 1916 in nearby Wauwatosa (where developer William Juneau resided), the nationally known firm of Hegemann & Peets designed the Washington Highlands subdivision. The firm used design standards of the Garden City movement that focused on community planning and development to create a healthful and peaceful environment. Their sensitivity to suburban design can be seen throughout the neighborhood, where streets were laid out to preserve natural features, including a creek. Landscape details include two circular plazas, a massive stone-faced bridge along with three private bridges, Lannon stone retaining walls, and a chain of parks.³⁴

While on a much smaller scale, the west half of the Juneau Highlands subdivision does reflect some of the ideals promoted by Englishman Ebenezer Howard in his book *Garden Cities of Tomorrow*. The basis of his ideals stemmed from the overarching problem of the growth of industrial cities—cities that were already overcrowded. Industrialization attracted workers from the country and into the city with the promise of "better living." Indeed, West Allis' population growth was directly tied to its industrial growth. However, it is perhaps more likely that a curvilinear plan was incorporated to accommodate a

³² Juneau-Hathaway Company, Advertisement, 13. 57th Avenue is present-day S. 66th Street.

³³ *Sanborn Fire Insurance Map of West Allis, Wis.*, 1927, 1927 (updated to 1951).

³⁴ "Washington Highlands Historic District," National Register nomination prepared by Bruce & Cynthia Lynch (1989). Nomination is on file at the Wisconsin Historical Society, Division of Historic Preservation, Madison, WI.

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greater number of houses within the small area that was awkwardly defined by angled streets to the north and the south.³⁵

To ensure that the subdivision was developed the way it was originally intended, developers often placed restrictions on their deeds of sale. Among the earlier known institutions of deed restrictions that dealt with issues such as uniform setback, fencing and minimum construction costs and/or architectural design in the Milwaukee area were those instituted in Wauwatosa's Washington Highlands. Two years after the subdivision was platted, the Washington Homes Association was created and this group created a thirty-two-page document of restrictions and protections (or covenants). While an exhaustive review of Milwaukee County subdivision deed restrictions has never been performed (and could not be performed for purposes of this document), a brief, but targeted review of specific 1920s subdivisions (in West Allis) suggests that Juneau Highlands was likely the first to employ deed restrictions in West Allis. Within a few short months after Juneau Highlands, Lincoln Manor was platted by architect Frank Himmelbach at Highway 100 & Lincoln Avenue (originally located in the Town of Greenfield, but annexed to West Allis in the 1950s), where deed restrictions were also instituted. Depending upon which blocks of the development one wanted to build upon, minimum construction costs were identified and ranged from \$4,500 for a one-family home to \$8,000 for a two-family unit. Although early ads indicate that the architecture of Lincoln Manor was envisioned to be "reminiscent of a bit of old Spain," and the first two homes were designed in the Spanish Colonial/Mediterranean style, design restrictions were not identified in the deed.³⁶

Likewise, Juneau Highlands did not have design restrictions but did include minimum construction costs. Despite the fact that a 1927 advertisement for the subdivision identified it as "highly restricted," the list of deed restrictions was rather short. Most significant of the restrictions—but not unlike other subdivisions developed at that time—was that African Americans were prevented from residing in the subdivision, unless, of course, they were a live-in servant. Regarding the actual built environment, no

³⁵ John Burnett, *A Social History of Housing* (London: David and Charles, 1971), 177. A brief biography of Ebenezer Howard as well as associated information is found at www.letchworthgardencity.net, accessed on 16 August 2005.

³⁶ U.S. Department of the Interior, National Park Service, *Historic Residential Suburbs: Guidelines for the Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Government Printing Office, 2002), 32; "Washington Highlands Covenants," document including Restrictions and Protections in Washington Highlands, Wauwatosa, as well as the articles of Incorporation of the Washington Homes Association, 1919. Copy on file at the Wauwatosa Historical Society, Wauwatosa, WI; "Spanish Homes Under Way in Lincoln Manor," *Milwaukee Sentinel*, 7 October 1928, 2/3; Lincoln Manor Subdivision, Deed Restrictions, 30 August 1927, Vol. 1218/page 307. A review of deeds was done for West Allis subdivisions that were deemed comparable, i.e., those that maintain the appearance of a moderate-income neighborhood that includes somewhat carried architectural styles. Most significant of those reviewed--the Mitchell Manor subdivision (1925), which includes some curvilinear streets and is located southeast of Juneau Highlands, does not include any deed restrictions.

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National Park Service

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Continuation Sheet

Section 8 Page 10

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

business buildings could be erected there, except for select lots that were along the two bordering commercial streets. Furthermore, homes were to cost not less than \$4,000 (which, at that time, was not a particularly high amount for construction costs) and fencing was prohibited from being closer than twenty feet from the front of the street line (except, again, for those lots along the commercial strip). Finally, homes with garages located at the rear of corner lots had to be either attached or set back "so as not to be objectionable to adjoining lots."³⁷

Between 1928 and 1930, over half of the historic district's buildable lots (twenty-two) had houses on them. The estimated construction costs generally ranged from \$3,600³⁸ to \$8,800 for one-family homes, however, one home (6612 W. Grant Street) was projected to cost as much as \$12,000. Eight homes were erected in the period between 1931 and 1938 and estimated costs were in a tighter range--\$4,500 to \$7,000. Finally, the last period of building occurred between 1941 and 1952, when the final eleven lots were developed. Costs for these homes, which included three duplexes, ranged from \$6,800 to \$11,500; however, the cost of two of the duplexes was slightly higher at \$15,000 to \$18,000. The structures in the subdivision are generally modest, small to mid-size homes and include fourteen bungalows. However, over half of the homes exhibit a specific style. Sheathing materials include clapboard, brick and stone, while later alterations utilize vinyl and aluminum.³⁹

The district's original residents included those that were American-born, as well as immigrants from Norway, Germany and Finland. And while one might assume that this "restrictive subdivision" was home to a greater majority of white-collar workers, the district was indeed a mixture of blue collar workers and professionals. Indeed, Karl Friedbacher, M.D. (6612 W. Grant Street) resided next door to Harvey Whittemore (6608 W. Grant Street), a floor sander and across the street from Alex Janowski (6625 W. Grant Street), a West Allis Department of Public Works Mechanic.⁴⁰

According to longtime Juneau Highlands subdivision resident Norbert Deakin, the neighborhood was once considered the "Gold Coast" of West Allis. However, after the curvilinear streets of Orchard Hills were developed in the early 1960s (by the Val Zimmerman Corporation) at the far west corner of the city limits of West Allis, Juneau Highlands lost that status. However, Juneau Highlands is still regarded as a great place to live. Indeed, in 2006, residents interviewed for an article in a continuing series on neighborhoods in the *Milwaukee Journal Sentinel*, cite the area as "welcoming" and where

³⁷ Juneau Highlands Subdivision, Deed Restrictions, 10 March 1927, Vol. 1176/page 294.

³⁸ Despite the deed restriction's citation of a \$4,000 minimum for construction costs, the permit for 6638 W. Revere Place does indeed cite a cost of \$3,600, permit for 6638 W. Revere Place, 14 August 1928.

³⁹ Estimated costs for the homes in the district were taken directly from individual permits.

⁴⁰ U.S. Federal Census, 1930.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 11

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

everyone keeps up their yards and neighbors help each other out. The neighborhood is, indeed, "a tiny, eclectic pocket of single-family houses and duplexes" as written by the author of that 2006 article.⁴¹

The Juneau Highlands Residential Historic District is therefore being nominated to the National Register of Historic Places because it is an early subdivision that is comprised of tree-lined, curvilinear streets, which differs significantly from the majority of West Allis' pre-WWII grid plan. The neighborhood also came with deed restrictions that relate to what could be built there and how buildings should be placed on lots (in terms of size, cost and set backs). All combined, the collection of small to mid-sized homes presents a picturesque look and feeling that distinguishes this neighborhood from surrounding neighborhoods and is considered to be eligible at the local level for the National Register under Criterion A for its association with the Planning and Development of the City of West Allis.

ARCHAEOLOGICAL POTENTIAL:

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

PRESERVATION ACTIVITIES:

In 2006, the City of West Allis received a grant from the National Park Service to do a full reconnaissance and intensive survey of the city in order to determine what buildings and districts were considered to be potentially eligible for the National Register. In 2008, the city again received a grant from the National Park Service, this time to prepare National Register nominations based on the results of the 2006-07 survey. Therefore, this nomination, along with three other individual nominations, was prepared for the West Allis Landmarks Commission with the support of the City of West Allis' Department of City Development. The City of West Allis was created on industry and for close to three-quarters of the city's existence, industry has been its focus. Since the majority of the large manufacturing concerns have since left the city (with some being subsequently demolished), the West Allis Landmarks Commission feels that it is important to identify and recognize those property owners that have made a concerted effort to preserve their buildings throughout the city's evolving

⁴¹ Deakin, Conversation with Schnell; "New Orchard Hills Site Selected For '62 Treasure Chest of Ideas," *West Allis Star*, 25 January 1962; Johnson, Annysa, "Growing Up and Staying Put; There's No Need To," *Milwaukee Journal-Sentinel*, 25 June 2006. Please note that the Orchard Hills subdivision was created with deed restrictions.

United States Department of the Interior
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Continuation Sheet

Section 8 Page 12

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

economy. Indeed, homes in the Juneau Highlands Residential Historic District retain a very good degree of integrity and the neighborhood takes great pride in their neighborhood. The National Register listing of this property will enable all of the district's property owners to take part in the tax rehabilitation program which, in turn, can help to maintain the district's historic integrity in the future.

Juneau Highlands Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acres of Property Approximately 7 acres

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

1 16 418817 4761750
 Zone Easting Northing

2 16 418917 4761806
 Zone Easting Northing

3 16 418941 4761614
 Zone Easting Northing

4 16 418807 4761540
 Zone Easting Northing

☐ See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

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

date July 2009
telephone 262.251.7792
zip code 53051

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National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

BIBLIOGRAPHICAL REFERENCES

*An asterisk notes resources reviewed but not cited.

“Architectural and Historical Resources Survey for the City of West Allis.” 2 vols. Prepared by Heritage Research, Ltd., Menomonee Falls, WI, August 2007.

Biographical and other associated information on Ebenezer Howard is found at www.letchworthgardencity.net. Accessed on 16 August 2005.

Building permits. For all homes located in the Juneau Highlands Residential Historic District. See individual footnotes for specific citations. All permits on file at the Department of Building Inspection, West Allis City Hall, West Allis, WI.

Burbach, Julius H., comp. *Historical Review of West Allis*. West Allis, WI: By the author, 1927.

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Continuation Sheet

Section 9 Page 2

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

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Szudy, Leonard A. "A Half Century of Public Education in West Allis." In partial fulfillment for Ph.D. in Education from Colorado State College, 1 August 1960. On file at the West Allis Historical Society, West Allis, WI.

"Taplin, Clinton R.," Obituary. *Milwaukee Journal*, 5 February 1976

United States Federal Census, 1900-1930. Available online at www.Ancestry.com, accessed in June 2009.

United States Department of the Interior
National Park Service

National Register of Historic Places
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Section 9 Page 3

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

U.S. Department of the Interior, National Park Service. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*. Washington, D.C.: U.S. Government Printing Office, 2002.

Various newspaper clippings (most unidentified and undated). Found in various binders maintained by the West Allis Historical Society, West Allis, WI. See individual footnotes for specific citations.

"Washington Highlands Covenants." Document including Restrictions and Protections in Washington Highlands, Wauwatosa, as well as the articles of Incorporation of the Washington Homes Association, 1919. Copy on file at the Wauwatosa Historical Society, Wauwatosa, WI

Washington Highlands Historic District." National Register nomination. Prepared by Bruce & Cynthia Lynch (1989). On file at the Wisconsin Historical Society, Division of Historic Preservation, Madison, WI.

West Allis City Directory. Various dates reviewed between 1912 and 1957. Please see individual footnotes for specific citations.

Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin*. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

GEOGRAPHICAL DATA

Verbal Boundary Description:

Beginning at the northeast corner of W. Grant Street and S. 67th Place, proceed north along the curb line of S. 67th Place to the rear lot line of 6734 N. Grant Street, thence east along the rear lot lines of 6734, 6726 and 6718 W. Grant Street and straight across the alley to a point that coincides with the rear lot line of 2169 S. Livingston Terrace. Thence proceed in a northerly direction along the east edge of the alley/rear lot lines of 2169, 2163, 2159, 2151, 2141, 2133, 2125, 2115 and 2109-11 S. Livingston Terrace, thence north along the westerly property line of 2109-2111 S. Livingston Terrace, thence proceed in a northeasterly direction and across S. Livingston Terrace to the northwest corner of the lot of 6656 W. Revere Place. Thence easterly along the rear lot lines of 6656, 6650, 6642-44, 6638, 6630-32, 6626, 6622, 6616, and 6608-10 W. Revere Place, thence southeasterly along the east lot line of 6608-6610 W. Revere Place to the curb line of W. Revere Place. Thence westerly along the north curb line of W. Revere Place to a point that coincides with the east lot line of 6627-29 W. Revere Place and thence across W. Revere Place to said east lot line and thence southeasterly along said east lot line to the rear lot line of said parcel and thence southwesterly to the southernmost point of said lot. At the southernmost point of said lot, proceed in a straight line across the existing alley to the northeastern corner of the lot of 2142 S. Livingston Terrace, thence south along the east edge of the alley/rear lot lines of 2142, 2146, 2150, 2156, 2164, 2172 and 2180 S. Livingston Terrace, thence curving east and continuing along the south edge of the alley and north lot lines of 6612, 6608 and 6600-02 W. Grant Street. Thence south along the east lot line of 6600-02 W. Grant Street to the north curb line of W. Grant Street, then westerly along the north curb line of W. Grant Street to a point that approximately coincides with the east lot line of 6612 W. Grant Street, thence across W. Grant Street to the northeast corner of the lot of 6625 W. Grant Street, thence, southwesterly along the northwesterly line of the existing alley/the rear (south) lot lines of 6625, 6635, 6705, 6715, 6717, and 6723 W. Grant Street. Thence northerly along the west lot line of 6723 W. Grant Street and across W. Grant Street to the north curb line of W. Grant Street, thence west along said curb line of W. Grant Street to the point of beginning.

Boundary Justification:

The boundary was drawn to include the majority of the single-family homes that had matching size and scale and that are laid out along the three, existing curvilinear streets, but to exclude the majority of the multiple-unit dwellings that are laid out on a grid plan along the surrounding streets.

Juneau Highlands Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title Various

organization

street & number

city or town

state WI

date

telephone

zip code

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

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

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

**National Register of Historic Places
Continuation Sheet**

Section Photos Page 1

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

PHOTOGRAPHS

Juneau Highlands Residential Historic District, West Allis, Milwaukee County, Wisconsin. Photographer Traci Schnell, August 2009. Negatives on file in the Division of Historic Preservation-Public History at the Wisconsin Historical Society, Madison, WI.

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

6656, 6650 and 6642-44 W. Revere Place (left to right)

View to northeast

Photo #1 of 9

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

6626, 6622, 6616 and 6608-10 W. Revere Place (left to right)

View to northeast

Photo #2 of 9

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

2138, 2142 and 2146 S. Livingston Terrace (left to right)

View to southeast

Photo #3 of 9

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

2164 and 2172 S. Livingston Terrace (left to right)

View to east northeast

Photo #4 of 9

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

2169, 2163, 2159 and 2151 S. Livingston Terrace (left to right)

View to southwest

Photo #5 of 9

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

**National Register of Historic Places
Continuation Sheet**

Section Photos Page 2

Juneau Highlands Residential Historic District
West Allis, Milwaukee County, WI

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

2173 S. Livingston Terrace (at right); 6625, 6635, 6705 and 6715 W. Grant Street (left to right)
View to south southwest
Photo #6 of 9

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

6717, 6715 and 6705 W. Grant Street (right to left)
View to southeast
Photo #7 of 9

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

6734, 6726 and 6718 W. Grant Street (left to right)
View to northeast
Photo #8 of 9

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

6612 W. Grant Street
View to north northeast
Photo #9 of 9

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
City of West Allis, Milwaukee County, WI

Juneau - Hathaway
COMPANY

INVITE THEIR FRIENDS AND CLIENTS TO THE
Grand Opening OF THEIR New Offices
4805 NATIONAL AVENUE

SATURDAY, JUNE 18th
FROM 3 TO 6 P. M.

We Are Now Offering in
Juneau Highlands
Beloit Road at 57th Avenue

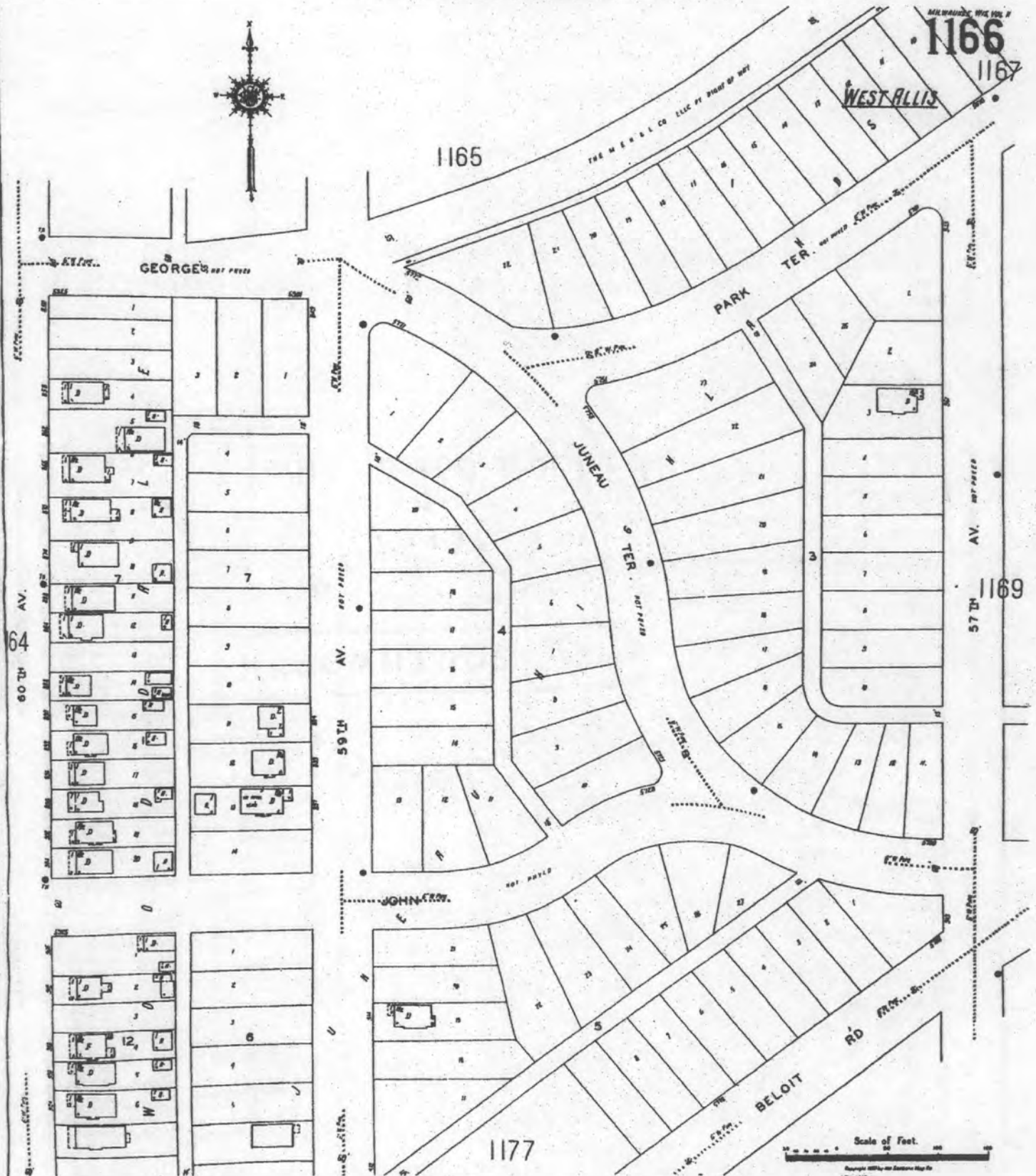
A HIGHLY RESTRICTED SUBDIVISION
THE BEST IN WEST ALLIS

Combining These Attractive Features
CURVED STREETS **BEAUTIFUL STREETS**
Sidewalks Laid—Sewer and Water Now Going In.
LOOK IT OVER—LOTS ARE SELLING FAST.

Juneau - Hathaway Co.
4805 National Ave. Phone W. 12-229

ATTACHMENT A: Advertisement, Juneau-Hathaway Co., *The West Allis Star*, 16 June 1927, 13.

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
City of West Allis, Milwaukee County, WI



ATTACHMENT B: Sanborn Fire Insurance Map, City of West Allis, 1927.

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
City of West Allis, Milwaukee County, WI



ATTACHMENT C: Sanborn Fire Insurance Map, City of West Allis, 1927 (updated to 1951).

JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
City of West Allis, Milwaukee County, WI



ATTACHMENT D: Historic District Boundary & Photo Key Map

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Juneau Highlands Residential Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Milwaukee

DATE RECEIVED: 2/02/11 DATE OF PENDING LIST: 3/09/11
DATE OF 16TH DAY: 3/24/11 DATE OF 45TH DAY: 3/20/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000116

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3.21.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
6656, 6650 + 6642-44 W. Revere Place (left to right)
City of West Allis, Milwaukee County, WI
View to northeast
Photo # 1 of 9



JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
6026, 6022, 6016 + 6008-10 W. Revue Place (left to right)
City of West Allis, Milwaukee County, WI
View to northeast
Photo # 2 of 9



JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
2138, 2142 & 2146 S. Livingston Terrace (left to right)
City of West Allis, Milwaukee County, WI
View to southeast
Photo #3 of 9



SUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
2164 + 2172 S Livingston Telbee (left, right)
City of West Allis, Milwaukee County, WI
view to east northeast
Photo # 4 of 9



JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
2169, 2163, 2159 + 2151 S Livingston Terrace (left to right)
City of West Allis, Milwaukee County, WI
View to southwest
Photo # 5 of 9



JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT

21735 Livingston Terrace (at right); 6625, 6635, 6705 + 6715 W Grant Street
City of West Allis, Milwaukee County, WI (left to right)
View to south southwest
Photo #6 of 9



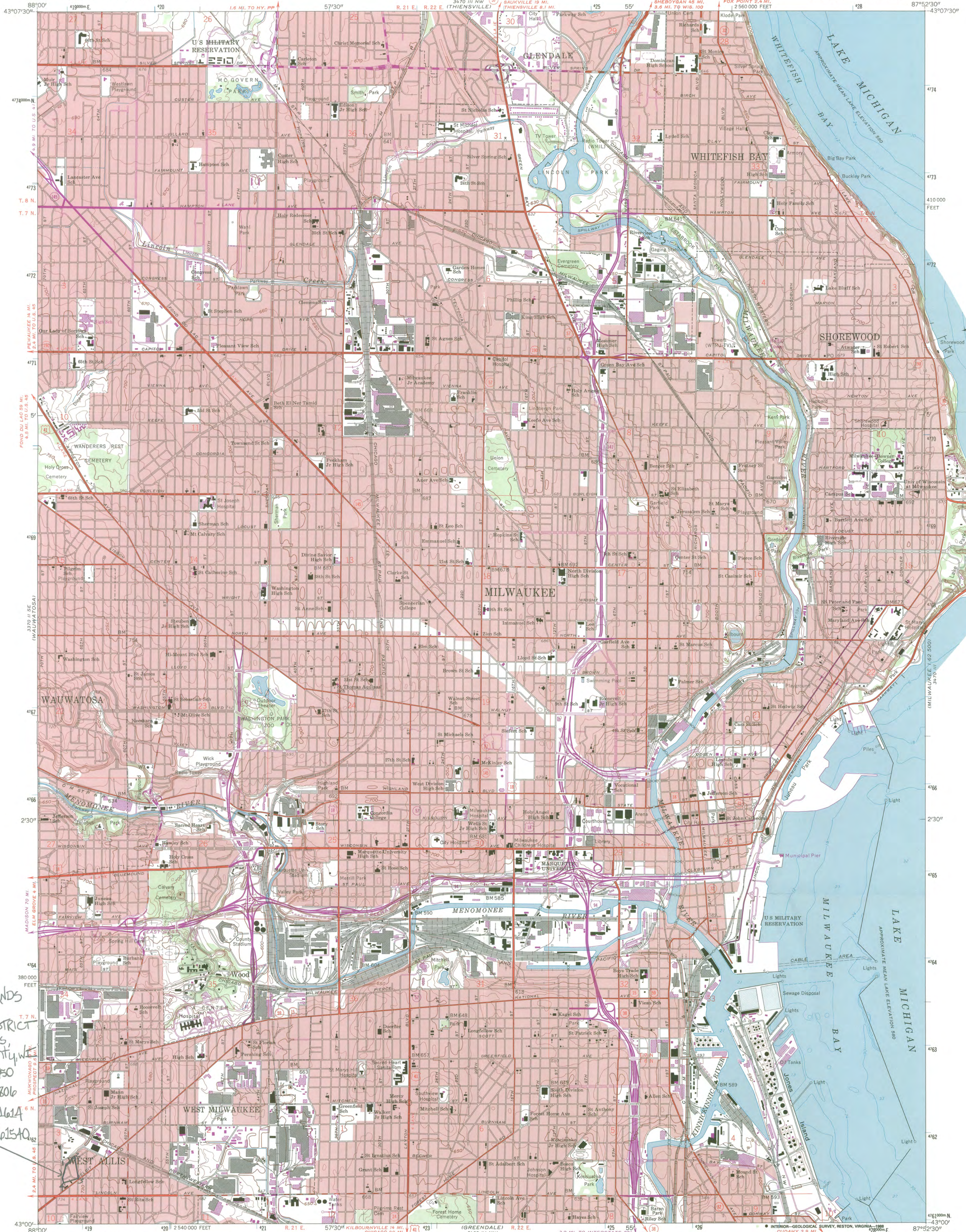
JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
6717, 6715 & 6705 W Grant Street (right to left)
City of West Allis, Milwaukee County, WI
View to east southeast
Photo #7 of 9



JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
6734, 6726 + 6718 W. Grant Street (left to right)
City of West Allis, Milwaukee County, WI
View to north east
Photo #8 of 9



JUNEAU HIGHLANDS RESIDENTIAL HISTORIC DISTRICT
4612 W. Grant Street
City of West Allis, Milwaukee County, WI
View to north northeast
Photo # 9 of 9



Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and City of Milwaukee

Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1954-1955. Field check 1958

Hydrography compiled from U. S. Lake Survey charts 74
and 743 (1957)

Polyconic projection. 1927 North American datum
10,000-foot grid based on Wisconsin coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Revisions shown in purple compiled from aerial photographs
taken 1971. This information not field checked

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS 578 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

To place on the predicted North American Datum 1983,
move the projection lines 3 meters north and
6 meters east as shown by dashed corner ticks

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———

U.S. Route ——— State Route ———

Interstate Route ———

MILWAUKEE, WIS.

SW 1/4 MILWAUKEE 15' QUADRANGLE

43087-A8-TF-024

1958

PHOTOREVISED 1971
DMA 3470 III SW—SERIES V861



RECEIVED

APR 23 2010



DIV HIST PRES

MAYOR'S OFFICE

Dan Devine
Mayor

414/302-8290
414/302-8207 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

ddevine@ci.west-allis.wi.us
www.ci.west-allis.wi.us

Wisconsin Historical Society
Attn: Daina Penkiunas
816 State St.
Madison, WI 53706

April 22, 2010

RE: State and National Register of Historic Places Nomination – Juneau Highlands
Residential Historic District

Dear Preservation Review Board Members:

On behalf of the City of West Allis Historical Commission I am writing in support of the nomination of Juneau Highlands to the State and National Register of Historic Places. It truly is a unique, well preserved residential subdivision tucked into the historic east side of West Allis.

This designation application could not have taken place without the use of Certified Local Government subgrant funds, as after becoming a Certified Local Government in 2005 we utilized subgrant funds to complete a Historical and Architectural Resources Survey and now have used the funds to designate three individual properties to the State and National Register of Historic Places as well as the nomination of the City's first Historic District. The City of West Allis Common Council and Historical Commission would like to thank the National Parks Service, the Wisconsin Historical Society and its valuable staff members, as well as Heritage Research for helping make the application for the first designation of a historic district in the City of West Allis to the State and National Register of Historic Places become a reality. This truly is a very exciting achievement and honor for the City of West Allis.

The City of West Allis Historical Commission is committed to aggressively continuing its goal of creating awareness in our community of our important local historic resources as well as preserving them by actively pursuing and utilizing available historic preservation tools. The City of West Allis Historical Commission is honored to support the continued preservation of Juneau Highlands Residential Historic District.

If you have any questions or would like to discuss these or other preservation projects please contact me at (414) 302-8290.

Sincerely,

Mayor Dan Devine, Chair
West Allis Historical Commission



TO: Keeper
National Register of Historic Places

FROM: Daina Penkiunas

SUBJECT: National Register Nomination

The following materials are submitted on this 28th day of January 2011,
for nomination of the Juneau Highlands Residential Historic District to the
National Register of Historic Places:

1 Original National Register of Historic Places nomination form

Multiple Property Nomination form

CD with electronic images

9 Photograph(s)

Historic Image(s)

1 Original USGS/NOAA map(s)

4 Sketch attachment(s)/exhibit(s)/figure(s)/map(s)

1 Piece(s) of correspondence

Other _____

COMMENTS:

_____ Please insure that this nomination is reviewed

_____ This property has been certified under 36 CFR 67

_____ The enclosed owner objection(s) do _____ do not _____
constitute a majority of property owners.

_____ Other: _____