

NPS Form 10-900
(Rev. 8/86)
Wisconsin Word Processing Format
(Approved 2/87)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Form (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries on a letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name Oliver, Joseph B., House

other name/site number N/A

2. Location

street & number 1516 East Brady Street N/A not for publication

city, town Milwaukee N/A vicinity

state Wisconsin code WI county Milwaukee code 079 zip code 53202

3. Classification

| Ownership of Property | Category of Property | No. of Resources within Property | |
|---|---|----------------------------------|-----------------------|
| | | contributing | noncontributing |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | | |
| <input type="checkbox"/> public-Local | <input type="checkbox"/> district | <u>1</u> | <u>0</u> buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | <u> </u> | <u> </u> sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | <u> </u> | <u> </u> structures |
| | <input type="checkbox"/> object | <u> </u> | <u> </u> objects |
| | | <u>1</u> | <u>0</u> Total |

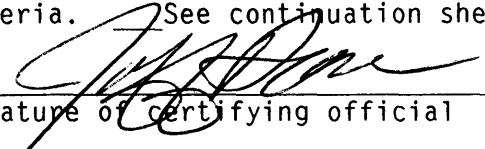
Name of related multiple property listing:

N/A

No. of contributing resources
previously listed in the
National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. See continuation sheet.

X 
Signature of certifying official

12/6/89
Date

 State Historic Preservation Officer- WI
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

 Signature of commenting or other official

 Date

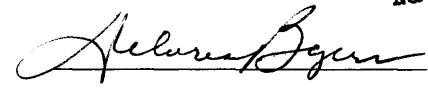
 State or Federal agency and bureau

5. National Park Service Certification


I, hereby, certify that this property is:

**Entered in the
National Register**

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



1/18/90

 Signature of the Keeper Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

 Domestic/Single Dwelling

 Domestic/Multiple Dwelling

7. Description

| Architectural Classification (enter categories from instructions) | Materials (enter categories from instructions) | |
|--|---|------------------|
| <u>Italianate</u> | foundation | <u>limestone</u> |
| | walls | <u>wood</u> |
| | roof | <u>asphalt</u> |
| | other | <u>wood</u> |
| | | |

Describe present and historic physical appearance.

Description

The Joseph B. Oliver House is located on a short block of Brady Street between Prospect and Farwell Avenues on the city's lower east side, approximately one mile north of the central business district. The house occupies a 45-foot-wide by 120-foot-deep lot. The main elevation faces southwest toward Brady Street. The house is sited close to the sidewalk atop a small grassy berm planted with shrubs and trees. A public alley runs along the east side of the building. The small rear yard is used for tenant parking, and there is a small side yard to the west. A mid-rise modern condominium apartment building stands to the east, while three nineteenth century residences, fronting on Farwell Avenue, border the house on the west. The Oliver residence was built in 1874 at what is now 1671 North Prospect Avenue, but was moved to its present site in 1892.¹

The Oliver House is an exceptional and, for Milwaukee, rare example of a frame, upper middle class Italianate style residence that retains most of its decorative features. The two-story, frame building is T-plan in configuration with the projecting central block balanced on the east and west by shallow wings set well back from the front. The house rests on a cut stone foundation. The main portion of the building has a low deck-on-hip roof while the wings are gabled. The roof is sheathed with asphalt shingles, and a chimney projects from the west side of the roof.

The facade of the projecting central block is divided into three equal bays consisting of two windows and a side entrance on the first story and three windows on the second story. The windows are simple, one-over-one double-hung sash. Each opening is enframed by a wide ogee-arched moulded wooden surround. Those surrounds extend to the floor of the porch on the first story. The entrance, located in the east bay of the first story, consists of a pair of tall, paneled, wood and glass double doors. A modern porch supported by four square posts extends across the facade, with a parapet railing encircling the roof. The corners of the facade are articulated with corner boards that terminate in decorative brackets at the eaves. A bracketed pediment is centered on the facade at the attic story ornamented with a small decorative window in its center. Four elaborately turned brackets are evenly spaced across the facade at the eaves. Scroll sawn wood fretwork is applied to the pediment frieze as a further ornamental touch.

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The east elevation is relatively simple in design with most of the windows featuring ogee-arched surrounds. The windows are paired on the east wall of the east wing. The small attic story window in the gable is identical to the one on the facade.

The west elevation is similar to the east elevation, but features a two-story, polygonal bay instead of paired windows. The bay consists of three, double-hung sash windows on each story, divided by slender colonnettes that terminate in decorative brackets. A small, pointed attic story window above the bay is identical to the ones on the south and east elevations.

The rear of the house is simple and utilitarian in character with rectangular windows. Fire insurance maps from 1888, 1894 and 1910 show that a one-story frame wing projected from the rear.² Building permits indicate that a new one-story addition with a brick foundation was constructed to the rear in 1916 that was 7 by 18 feet in size, either enlarging or replacing the earlier structure. Today, a two-story wing exists, one part of which has a gabled roof and one part of which has a flat roof.³ Building permit records do not show when the wing was raised to two stories.

Some alterations to the Oliver House have occurred over time. The porch has been modified. Fire insurance maps show that it originally wrapped around the main facade and down the sides to join the wings, but was reduced to extend only across the front at some point in the twentieth century. A major reconstruction of the porch took place in 1980 when it assumed its present form. A small rectangular addition was added to the west side of the house some time within the last 30 years.

The interior of the Oliver house reflects a typical side hall plan arrangement. The tall double entry doors open to a small vestibule beyond which is the main stairhall that extends toward the back part of the house. To the left of the hall is located a front parlor and what was a back parlor. At the rear of the house behind the stairhall was the dining room with the kitchen beyond. Bedrooms were located off the hall on the second floor in approximately the same configuration as the first floor. The interior was subdivided into four apartments in 1942, two per floor, and the original room configurations were somewhat altered. The two large rooms with mantels on each floor still retain their original dimensions and probably represent the location of the back parlor on the first floor and the master bedroom on the second floor. The original mantel on the first floor was replaced in the early twentieth century with a simple matte glazed art tile surround while the second floor mantel, of pink and white marble, appears to be original. Other original features in the house include the curved walnut staircase with its

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statue niche, the plaster ceiling medallion, and the multicolored octagonal encaustic tile flooring in the entryway and numerous original four-panel doors and moulded door and window casings. The Oliver house also retains a number of curved interior plaster walls which can be found at the bay windows and at the outer wall of the staircase. The original tall arched windows found in the major rooms of the house have been retained intact although rectangular storm windows obscure the view of the tops of the windows from the exterior. The ceilings are coved with picture mouldings at lintel height and thus do not have wood cornices or mouldings. The floors are carpeted.

FOOTNOTES

¹Gustav Pabst, Jr., "Prospect Av. Ponders Over Ghosts of Its Gilded Past," Milwaukee Journal, Feb. 8, 1942, Milwaukee County Historical Society Library Newspaper Clipping Collection, Reel No. 80; Milwaukee City Directories, 1874-1914; Rascher's Fire Insurance Atlas of the City of Milwaukee, Wisconsin (Chicago: Charles Rascher, 1888), Vol. 3, p. 168; Evening Wisconsin, Sept. 9, 1892, Milwaukee County Historical Society Library Newspaper Clipping Collection, Reel No. 391.

²Rascher's 1888; Insurance Maps of Milwaukee, Wisconsin (New York: Sanborn-Perris Map Co., 1894), Vol. 1, p. 46; Insurance Maps of Milwaukee, Wisconsin (New York: Sanborn Map Company, 1910), Vol. 1, p. 62.

³Milwaukee City Building Permits, 1516 East Brady Street, 1916-1980.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: nationally statewide locally

Applicable National Register Criteria A B C D
 Criteria Considerations (Exceptions) A B C D E F G
 Areas of Significance

| (enter categories from instructions) | Period of Significance | Significant Dates |
|--------------------------------------|-----------------------------|-------------------|
| Architecture | 1874 ¹ | 1892 |
| | | |
| | | |
| | Cultural Affiliation | |
| | N/A | |
| | | |
| Significant Person | Architect/Builder | |
| N/A | Koch, Henry C. ² | |

State significance of property, and justify criteria, criteria considerations, and areas and period of significance noted above.

Significance

The Joseph B. Oliver House is being nominated to the National Register for its local significance in the area of architecture, Criterion C. The building is architecturally significant as an excellent example of a frame, Italianate residence of the 1870s representing the early work of a locally significant architect. Although a number of brick Italianate residences from this era survive in Milwaukee, practically all the ornate, frame Italianate dwellings, except for the Oliver House, have been razed or altered beyond recognition of their original appearance.

Architectural Significance

The Italianate style was popular in Milwaukee from the mid-1850s until the late 1870s. It was a versatile style that introduced picturesque new building shapes to the local architectural scene as well as a vocabulary of ornament that could be applied to the long familiar boxy house type. Unlike some architectural styles, the Italianate could be rendered equally well in masonry or frame construction, and a large number of houses illustrating a full range of sizes and degrees of architectural pretension and costliness were built throughout the city in both mediums. In the central business district, of course, the Italianate style was the dominant mode since that part of the city was developed primarily during the heyday of the Italianate style from 1855 to 1875. The vicissitudes of time have greatly eroded Milwaukee's stock of Italianate buildings with the result that today only a small fraction of the city's original inventory still exists. Not surprisingly, practically all of the surviving examples are brick, since the

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less substantially constructed and more expensive to maintain wooden houses have fallen victim to the wrecker's ball or fire. The J. B. Oliver House is virtually the last remaining intact frame Italianate house in Milwaukee of architectural interest. It exemplifies the final flowering of the Italianate style when applied decorative features, in this case of Victorian Gothic inspiration, were used to ornament the increasingly complexly massed, low-roofed, Italianate house type. The eclecticism and exotic ornamentation illustrated in the Oliver House reflected the change in public taste that was then popularizing the picturesque Victorian Gothic style and would soon lead to the emergence of the Queen Anne style. The Oliver House is the finest frame late Italianate style house remaining in Milwaukee.

Other than being one of Milwaukee's finest remaining examples of a frame Italianate house, the Oliver House is a significant example of the early residential work of one of the city's leading nineteenth century architects, Henry C. Koch.

Koch (March 30, 1841 - May 19, 1910) was born in the city of Celle, Hanover, Germany and came to Milwaukee with his family in 1842. After receiving instruction at the German-English Academy he apprenticed with architect G. W. Mygatt beginning in 1856. He interrupted his architectural career to enlist in the Twenty-fourth Wisconsin Infantry during the Civil War. Koch's drafting skills led to a position as typographical engineer on General Phillip Sheridan's staff, a position he held for nearly a year after the end of the war. In 1866 Koch returned to Milwaukee and established a partnership with G. W. Mygatt. The partnership dissolved in 1870 when Koch established his own practice. Among his partners over the years were Julius Hese, Herman Paul Schnetzky, Herman J. Esser, and his son, Armand D. Koch.³

It was during the 1870s that Koch came into his own as a professional architect. The Milwaukee Sentinel documents dozens of commissions for residences, churches, institutional, governmental, and commercial buildings. Virtually all of Koch's known residences from the 1870s, however, have been razed with the exception of three small brick houses: the Louis Fuldner residence (1874) at 914 South Fourth Street (Walker's Point Historic District, NRHP, December 9, 1978); the much altered Herman Berger-Katzenstein Residence (1874) at 1247 North Cass Street (Cass/Juneau Avenue Historic District, NRHP, November 3, 1988), and the modest Fred Pritzkow Residence (1875) at 1324 North Marshall Street. The Oliver House survives as a unique example of a well-preserved frame Italianate residence designed by Koch during this period.

As Koch's fame grew he concentrated less on residential work and instead designed numerous public school buildings in Milwaukee as well as such

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landmark structures as the Milwaukee City Hall (NRHP, March 14, 1973); the Pfister Hotel; and Gesu Church (NRHP, January 16, 1986). The Oliver House is as an important example of Koch's early work before the architect moved into the Victorian Gothic, Romanesque Revival, and Flemish Renaissance Revival styles for which he is best known.

History of the Oliver House

Joseph B. Oliver (January 19, 1840 - February 17, 1922) was a respected Civil War veteran who became a well-known Milwaukee businessman. Oliver was born in Oswego, New York, the fifth of eleven children whose father was a butcher and produce merchant. After learning the provisioning business from his father, young Oliver went west to seek his fortune and established himself in Milwaukee in 1860 when he was 20 years of age. Oliver began his business career as an employee of commission merchant J. D. Culver and subsequently went to work for the large wheat trading firm of Hooker & Nichols.

Oliver soon interrupted his business career to enlist in the army when the Civil War began. After training at Camp Scott he was sworn into service on July 13, 1861, and left for Virginia on July 22, 1861. He rose rapidly from private to lieutenant to the captain of Company B (Milwaukee Zouves), Fifth Wisconsin Regiment. Described as a small, wiry, athletic person, Oliver was accomplished at riding, shooting, and fencing. He was said to have acquired those talents during his youth in Oswego where his father and two brothers had been part of a local militia. During his period of enlistment, Oliver participated in numerous battles including Lewensville, Lee's Mills, Yorktown, Big Bethel, Williamsburg, Malvern Hill, Seven Pines, Golden's Farm, Savage Station, Fredericksburg, White Oak Swamp, the Second Battle of Bull Run, South Mountain, Harper's Ferry, Antietam, and Sugar Loaf Mountain. Oliver's keen eye and easy writing style led to a position as a war correspondent. The Milwaukee Sentinel published his first-hand accounts under the pseudonym "Jake."⁵ The multi-talented young man also served as an aide-de-camp to General W. S. Hancock during which time he met war observer Count Zeppelin and became acquainted with the count's concept of developing a lighter-than-air flying machine.⁶ Although Oliver resigned from the military in 1862, he continued to be active in veterans' programs for the rest of his life and even served as president of the First Light Battery, a militia unit that initially met at the corner of Farwell Avenue and Curtis Place from 1886 to 1890.

After leaving military service in 1862, Oliver is said to have spent a brief period in Chicago before returning to Milwaukee where he worked for the commission firm of J. S. Fowler & Co. and its successor Fowler & Murison.

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Around 1866 or 1867, Oliver went into partnership with George D. Hart as Oliver & Hart, meat packing and provision commission merchants. Known for his shrewdness, diligence and honesty, Oliver prospered and is said to have opened a branch business in Leavenworth, Kansas, in the winter of 1867. Around 1870 Oliver went into partnership with his younger brother, Thomas B. Oliver, as J. B. Oliver & Co. The Milwaukee Sentinel records that Thomas B. Oliver managed the firm's new Kansas City branch in 1872 and 1873.⁷ Joseph Oliver also ran a pork packing business that was called Oliver, Lynde & Crocker (Tilly Lynde and John Crocker) in the early 1870s. It was located at the corner of Jackson and Polk Streets.⁸

Oliver continued his pork packing and grain brokering interests for many years and experienced the inevitable ups and downs associated with commodity speculation. The press reported his making a vast fortune one season and asking his creditors for a release from his obligations the next.⁹ He also speculated in lard and "made a fat thing [a handsome profit]" in 1883 when McGeoch's attempt to corner the market failed.¹⁰ Although he remained primarily a commodity trader, Oliver attempted to diversify his holdings. In 1886 Oliver was one of the incorporators of the Milwaukee Elastic Nut Company located on today's North Water Street. He also served as one of the directors of the Milwaukee Industrial Exposition Association which was responsible for the construction of the downtown Exposition Building that was used for industrial shows, civic concerts, and recreational activities. He was a corporate officer and stockholder in the Milwaukee Edison Light Company and served as a director of the prestigious Milwaukee Club.¹¹

Oliver invested in real estate and was one of the directors of the Lake Avenue Co., which owned the Whitefish Bay toll road. Oliver is known to have bought and sold property in Whitefish Bay, along Prospect Avenue, and elsewhere throughout the city. By the mid-1890s real estate speculation seems to have become Oliver's primary occupation, and he retired from active business affairs about 1908.¹²

Oliver's bachelor days were spent in a variety of rented quarters on Van Buren Street, Mason Street, East Juneau Avenue, and in the Plankinton House Hotel. After marrying Mary Maynard Crocker, the daughter of pioneer attorney Hans Crocker, on December 12, 1871, the newlyweds moved to 1437 North Prospect Avenue, a double house that was later moved to its present site on North Bartlett Avenue. The Olivers remained at 1437 North Prospect Avenue until they built a home of their own. Oliver purchased the first parcel for his future homestead on September 9, 1873, for \$1,300.¹³ It was a 61-foot by 143-foot lot on Prospect Avenue somewhat south of Brady Street. He bought the two adjacent lots immediately north of his first purchase on June 29, 1874, for

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\$2,300 and thereby acquired a 141-foot frontage on Prospect Avenue to the corner of Brady Street.¹⁴ His homestead thus measured approximately 141 feet on Prospect Avenue and 143 feet on Brady. The following month, on July 22, 1874, Oliver purchased the 123-foot by 290-foot parcel known as Lot 14, Block 198, Roger's Addition for \$6,000.¹⁶ Lot 14 was situated immediately south of his earlier purchases and extended all the way through the block from Prospect Avenue to Farwell Avenue. Oliver enlarged his holdings once again by purchasing the four lots immediately west of his homestead for \$5,600 on April 17, 1882.¹⁶ This 141-foot by 147-foot parcel was situated at the southeast corner of Farwell and Brady Streets. Oliver is said to have referred to his holdings as "The Farm" since the area was sparsely settled at the time.¹⁷ Oliver evidently always planned to sell most of his Prospect Avenue holdings, however, and built his own residence on the original three lots fronting on Prospect Avenue. Oliver hired prominent local architect Henry C. Koch to design the \$8,700 Italianate residence for him in 1874.¹⁸ A sizeable two-story frame barn, worth about \$1,500, was situated to the rear of the house. One notable social event held in the new Oliver residence was the benefit reception for St. John's Home that took place on December 1, 1875.¹⁹ A fire destroyed the original barn a month later on January 3, 1876, and the family's three horses perished in the flames. Two of the horses were valuable trotting horses. The losses totaled \$6,000 in the blaze. The Olivers managed to salvage their carriages and sleigh and rebuilt the barn on its old foundations in the spring.²⁰

Oliver began to sell off some of his Prospect Avenue property as early as December of 1876 when he sold a 55-foot by 143-foot parcel at the south end of Lot 14 to Elisha Hibbard with the provision that Hibbard build a \$6,000 residence on the premises in the spring of 1877. By imposing the restrictions, Oliver obviously intended to ensure that the new houses built in the neighborhood adjoining his own residence would be of a quality equal to his own.²¹ Apparently, Hibbard was unable to build such a residence and transferred the parcel back to Oliver, who, on the same day, May 8, 1877, sold the parcel to Annie D. Shepard. Shepard and her husband, George D., subsequently erected a brick-veneered Italianate residence at what would today be 1653 North Prospect Avenue (razed).²²

It is unclear whether Joseph Oliver ran into financial difficulties or merely turned over his property to the management of banker Charles F. Ilsley, but on May 20, 1884, Oliver deeded over to Ilsley as trustee, all of Lot 14, except for the portion sold to Shepard, the three lots on which the Oliver homestead was located and the four lots to the west of the homestead.²³ Oliver's other real estate holdings were also included in the transaction. In January of 1885 the Milwaukee Sentinel commented that Oliver's recent wheat

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speculations had made him a wealthy man making the transfer of his real estate to Ilsley puzzling unless Oliver was using it as collateral to raise money for some new business venture.²⁴

As the demand for residential lots along Prospect Avenue began to peak in the late 1880s and early 1890s, Oliver's former holdings were sold off bit by bit to new owners. In July of 1886 Ilsley sold off a portion of Lot 14 fronting on Farwell Avenue, and the four parcels to the west of the Oliver homestead to Edward A. Driver of Chicago.²⁵ Another portion of Lot 14, fronting on Prospect Avenue just north of the Shepard residence was sold to Joseph L. Colby of Milwaukee in April of 1887.²⁶ The corner of Prospect Avenue and Brady Street was sold to Seligman Schloss of Detroit on February 24, 1888, and Schloss in turn gave it to his daughter, Clara B. Adler, on May 3, 1888, her wedding day to Emanuel D. Adler.²⁷ Less than a month later, the Adlers took out a permit for a house to be constructed on the site. Even the actual site of the Oliver house was sold on October 24, 1891, to Fred Kraus. Kraus planned a large, brick residence for the site and both Evening Wisconsin on September 9, 1892, and Yenowine's Illustrated News Annual made reference to the design²⁸ of the costly new residence by local architects Crane and Barkhausen.

Kraus' purchase was evidently conditioned upon Oliver vacating the premises. Oliver was apparently attached to his old house or else could not afford the expense of building a new one and decided to move the house to a new site. In his wife Mary's name, the Olivers purchased a lot on Brady Street, around the corner from their old home, on January 16, 1892. The new lot, which was mortgaged for \$5,500, had previously been vacant.²⁹ Sometime during 1892 the Oliver house was moved to its new location, and the City Directory for 1892, published late in the year, confirms that the Olivers had moved to today's 1516 East Brady Street. Gustav Pabst, Jr.'s article in the Milwaukee Journal of February 8, 1942, corroborates the fact that the J. B. Oliver house was moved to Brady Street.³⁰

The move, by all evidence, seems to point to serious financial setbacks for the Oliver family. Known for his lifelong love of horses and racing, the new premises lacked even a modest carriage house. The Olivers failed to pay the part of their \$5,500 mortgage payment that was due on May 1, 1893, and failed to pay their taxes for 1892 and 1893. Foreclosure proceedings were brought against Mary Oliver, since all transactions had been in her name and, when the Olivers failed to settle their indebtedness in the year's time allotted by the circuit court, their property was sold at auction on August 15, 1896.³¹ Augusta Crocker, Mary Oliver's mother, ultimately acquired the property and turned it back to the Olivers on July 5, 1898, subject to a

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mortgage of \$5,000.³² The Olivers kept the house until October 13, 1914, when they sold it to the Ticonic Investment Company, which in turn sold it to the Lumbermen's Investment Company a month later on November 13, 1914, for \$7,069.33.³³ The Olivers subsequently moved to a small apartment building, The Everett, at 815 East Knapp Street where they lived through about 1919 and then moved in with their son, Fergus Oliver, who lived west of the city limits. Joseph B. Oliver died at the age of 82 on Friday, February 17, 1922, at the Soldiers' Home Hospital (now known as the Veterans Hospital, Wood, Wisconsin) after a two-week illness.³⁴ He was survived by his wife, Mary, his sons, Fergus and Kenneth, and a daughter, Mrs. Alfred Hulst. Mary Oliver died of complications from a broken hip at the age of 82 on Monday, January 12, 1931. By that time, the daughter was living in the East, Kenneth Oliver was living in El Paso, Texas, and Fergus Oliver had moved to Medford, Wisconsin. The old Oliver residence at 1516 East Brady Street was subsequently rented as a single-family house to some short-term residents (Mrs. Anna C. Van Dyke, 1920-1921) and long-term occupants (George A. Harlow, 1923-1936 and Andrew McMillan, 1937-1941) before owner M. L. Goldman converted the building into four apartments in 1942.³⁶ The building remains a four-unit income property today.

Criteria Consideration B

Although it is a building moved from its original site, we feel the Oliver House meets the criteria for listing in the National Register of Historic Places because it was moved in 1892, well within its historic period, by its original owner who continued to occupy it after its relocation. Its moving was an integral part of its history and was an important event in tracing the changing fortunes of both the owner and the house. The structure was moved to a new site only a few hundred feet from its first location to a setting similar in context to its original lot.

Despite its move the building retains all the important architectural features which give the building significance.

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FOOTNOTES

¹Milwaukee Sentinel, Dec. 31, 1874, p. 2, col. 5.

²Ibid.

³[Frank A. Flower], History of Milwaukee, Wisconsin (Chicago: The Western Historical Company, 1881), pp. 1500-1501; Milwaukee City Directory, 1869-1886.

⁴Flower, p. 1157; "Badger Volunteer Joseph B. Oliver: Civil War 'GI'"; unidentified, undated newspaper clipping. Milwaukee County Historical Society Library, Reel 92.

⁵"Badger Volunteer"; "Old Guard Mourns Pioneer's Passing," Milwaukee Sentinel, Feb. 19, 1922, Wisconsin Necrology, Vol. 29, p. 238.

⁶"Old Guard."

⁷Milwaukee Sentinel, Nov. 28, 1872, p. 4, col. 2 and Nov. 25, 1873, p. 8, col. 3.

⁸Milwaukee City Directory, 1872.

⁹Milwaukee Sentinel, July 1, 1882, p. 8, col. 2; July 4, 1882, p. 3, col. 3; Jan. 13, 1885, p. 4, col. 1; March 25, 1886, p. 3, col. 2.

¹⁰Ibid., Oct. 14, 1883, p. 7, col. 4.

¹¹Ibid., Apr. 30, 1882, p. 4, col. 5; Feb. 20, 1883, p. 5, col. 2; May 20, 1883, p. 6, col. 6; March 4, 1884, p. 3, col. 1; Nov. 30, 1886, p. 3, col. 3.

¹²Milwaukee City Directory, 1870-1914.

¹³Milwaukee County Register of Deeds and Mortgages, Vol. 132, p. 575.

¹⁴Deeds, Vol. 137, p. 392.

¹⁵Ibid., Vol. 136, p. 620.

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¹⁶Ibid., Vol. 176, p. 171.

¹⁷"Old Guard."

¹⁸Milwaukee Sentinel, Dec. 31, 1874, p. 2, col. 5.

¹⁹Ibid., Dec. 1, 1875, p. 3, col. 2.

²⁰Ibid., Jan. 4, 1876, p. 8, col. 3 and March 2, 1876, p. 8, col. 1.

²¹Ibid., Dec. 9, 1876, p. 8, col. 3; Deeds, Vol. 151, p. 164, col. 1.

²²Deeds, Vol. 154, p. 133 and Vol. 154, p. 149.

²³Deeds, Vol. 208, p. 148; Vol. 208, p. 150; Vol. 208, p. 151; Vol. 212, p. 555.

²⁴Milwaukee Sentinel, Jan. 13, 1885, p. 4, col. 1.

²⁵Deeds, Vol. 215, p. 267.

²⁶Deeds, Vol. 228, p. 13.

²⁷Deeds, Vol. 239, p. 17 and Vol. 238, p. 418.

²⁸Deeds, Vol. 317, p. 436; Illustrated News Annual. Milwaukee 1892-1893 (Milwaukee: George H. Yenowine, 1892-1893), P. 44; Evening Wisconsin, Sept. 9, 1892, Milwaukee County Historical Society Library Newspaper Clipping Collection, Reel 391.

²⁹Deeds, Vol. 288, p. 609; City of Milwaukee Tax Rolls, 1877, 1891, 1892.

³⁰Gustav Pabst, Jr., "Prospect Av. Ponders Over Ghosts of Its Gilded Past," Milwaukee Journal, Feb. 8, 1942, Milwaukee County Historical Society Library Newspaper Clipping Collection, Reel No. 80.

³¹Milwaukee County Circuit Court Records, Book 60, p. 272, No. 14420, 1894.

³²Deeds, Vol. 379, p. 148; Vol. 365, p. 451; Vol. 365, p. 452; Vol. 416, p. 201.

³³Deeds, Vol. 710, p. 270 and Vol. 577, p. 481.

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³⁴ Milwaukee City Directory, 1914-1920; "Major Oliver, 82, Pioneer Dies,"
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³⁵ Obituary, Mrs. J. B. Oliver, Milwaukee Sentinel, Jan. 13, 1931, Sports-
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³⁶ Milwaukee City Directory, 1920-1942; Milwaukee City Building Permits,
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