

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

JUL 5 1979

DATE ENTERED

SEP 4 1979

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

AND/OR COMMON

North Point South Historic District

**2 LOCATION**

STREET &amp; NUMBER

*roughly bounded by North Ave., Summit,  
Terrace, and Lafayette Sts.*

--NOT FOR PUBLICATION

CITY, TOWN

Milwaukee

-- VICINITY OF

CONGRESSIONAL DISTRICT

Fifth

STATE

Wisconsin

CODE

55

COUNTY

Milwaukee

CODE

079

**3 CLASSIFICATION**

## CATEGORY

 DISTRICT BUILDING(S) STRUCTURE SITE OBJECT

## OWNERSHIP

 PUBLIC PRIVATE BOTH

## PUBLIC ACQUISITION

 IN PROCESS BEING CONSIDERED

## STATUS

 OCCUPIED UNOCCUPIED WORK IN PROGRESS

## ACCESSIBLE

 YES: RESTRICTED YES: UNRESTRICTED NO

## PRESENT USE

 AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple ownership - see inventory

STREET &amp; NUMBER

CITY, TOWN

STATE

-- VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Milwaukee County Courthouse

STREET &amp; NUMBER

901 N. Ninth Street

CITY, TOWN

STATE

Milwaukee

Wisconsin 53233

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Wisconsin Inventory of Historic Places

DATE

1976

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

State Historical Society of Wisconsin

CITY, TOWN

Madison

STATE

Wisconsin 53706

# 7 DESCRIPTION

## CONDITION

EXCELLENT       DETERIORATED  
 GOOD             RUINS  
 FAIR              UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

### General Character

North Point South has had the good fortune of lying somewhat off the beaten path that inevitably destroys any beauty in its way. Located approximately one and a half miles north of Milwaukee's principal business district, it lies on flat land on a bluff overlooking Lake Michigan. North Point South is comprised of fifteen blocks surrounded by natural boundaries: the hill at Lafayette Place on the south, St. Mary's complex on the north, Lake Michigan to the east, and to the west a change in land use at Summit Avenue.

The street patterns, the important vistas, and the fine sense of scale create a visually and aesthetically appealing sense of place accentuated with quiet dignity. The major streets, Terrace Avenue, Lake Drive, and Lafayette Place run parallel to the lake bluff. On Lafayette and Terrace are the largest mansions, which take full advantage of the lake view and the lake breezes. On the lake sides of these streets only a few houses remain, the rest of the houses having been demolished for park land. On Lake Drive, the houses are still very large, but are closer together, conveying a more urban feeling. The side streets are infilled with slightly smaller houses and duplexes except for Wyoming Place where larger residences face Water Tower Park. With its fountain and tower, the park provides an important focus to the neighborhood. In the <sup>west</sup> southeast corner of the district, tucked near the once smoky railroad corridor, were the carriage houses for many of the mansions within the district. Many remain on an alley now known as Windsor Place and have been converted into residences without loss of the inherent character of the block.

The old incandescent street lights within the district add much to its character. Called Milwaukee harp luminaires, and first introduced in 1915, their design provided a transitional bridge between the traditional gas light or carbon arc unit and the tungsten filament incandescent light. The finial of the harp was a replica of the vent chimney of the gas light unit. The artistic supporting harp fixture was originally fabricated from cast iron, but the material was changed in the 1930s to aluminum to reduce weight and avoid rust. The Milwaukee Harp houses the optical assembly of prismatic glassware designed to provide "refractively controlled asymmetric lumination of residential roadways and sidewalks." The glassware was designed and manufactured for the Milwaukee Harp by the Holophane Company of Newark, New Jersey. The lamp was normally mounted on a fifteen to seventeen foot spin molded octagonal pole formulated from the very hard Wisconsin Red Granite, quarried in the Montello and Red Granite areas of Waushara County. There is another design variance in the brim above the bowl: the original harp had rectangular insets of art glass. There are some examples still remaining within the district. This design survived the transition to the aluminum fixture, but later the glassed area was omitted and a solid area painted white to simulate the glass. The harp was designated a Milwaukee landmark in 1975. In the sixty years the harp has served Milwaukee, more than thirty-two thousand have been in operation, but they are disappearing from many areas of the city.

The large houses, similar in scale and set back uniformly, the many large trees, the proximity to the lake bluff within the sound of the harbor foghorns, and the Milwaukee harp street lights contribute to the quiet but urban residential ambiance of North Point South.

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The neighborhood reflects the taste and style of various chronological periods of architecture beginning with the late nineteenth century and ending in the early years of the twentieth century. The architecture is mostly eclectic Tudor Revival and Neo-Classicism, and their architects seemed to have turned primarily to England for their inspiration. North Point is distinctively residential. Home owner pride has made a point of preserving as much as possible of the past and many are joining in an attempt to place controls upon the potential excesses of the present.

Boundaries

North Point South is a clearly distinguishable entity within the larger upper middle class east side neighborhood in Milwaukee. Recent infill has been in the character of the neighborhood so that there are no intrusions within the district boundaries. Intrusions that have appeared have occurred on the west edge of the area, along Summit Avenue. Along this street have always been single family residences and duplexes of a smaller scale than those within the district, and apartment buildings. The district boundaries jog somewhat along Summit to exclude large apartment buildings and a large, modern nursing home.

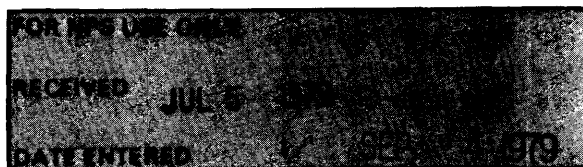
On the north edge of the district the boundary follows North Avenue to include Water Tower Park, a green space of primary significance. The Water Tower itself was included in the National Register in 1973. Across North Avenue just outside the district boundaries is St. Mary's Hospital, a large, multi-story medical complex which is out of scale with the district. On the east and south, the district boundary follows the 630' elevation line along the top of the lake bluff, including the green space between the houses on the lake side of Terrace and Lafayette but excluding the parks, beaches and Lincoln Memorial Drive at the foot of the bluff. Also included, however, are the lots which extend beyond the 630' line and which are improved. These lots are integral landscape settings for the houses which sit on them. At the southwest corner, a railroad corridor and a change in land use to mixed residential - commercial provide a strong visual boundary.

Inventory of Sites

Owners of properties are listed after each site. If there is no address shown for an owner, his address is the same as the property address. P = pivotal, C = contributing structure in the district.

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- P 2328 East Back Bay, Charles Sprague Forsyth House, 1896. The home was executed by Charles H. Stehling, designer and builder of tanneries and leather working machinery. He was a student of Charles Holz, learning architecture and engineering after school hours while also a student at St. Mary's on Broadway. A gleaming white three-story wood frame structure, this classic Revival house features a denticulated cornice with modillions, a roof pediment, and a delicate veranda which lightens the effect of solidity.

Charles S. Forsyth was born in Mobile, Alabama, son of Colonel Charles Forsyth. His father died when he was very young and his mother brought him to Milwaukee where he attended the public schools. He entered the leather business with the William Becker Leather Company and after several years (1910) Mr. Forsyth organized and was president of the Forsyth Leather Company of Wauwatosa. Charles Forsyth married Margaret Knight, daughter of Bishop Knight, the fourth Episcopal bishop of the Milwaukee diocese. The home later became the residence of Francis Edward Dewey, president of Edward Dewey & Company, wholesale grocers on East Water Street.

Owner: Robert E. Bliffert.

- C 2330 East Back Bay, Har-Van Inc. Investment Property, 1965. Architect: Thomas Van Alyea. This two-story red brick house with a two-story bay constructed of weathered wood and a side entrance was built as an investment, dividing a larger property.  
Owner: Har-Van, Inc., 2344 E. Back Bay, Milwaukee, WI 53202.

- P 2344 E. Back Bay, William Becker House, 1895. There are no original records available for this house. Originally a three-story house, extensive alterations were made beginning in 1895 when ceilings were raised on all three levels. Mr. Becker commissioned mason Ferdinand Tribus and designer Fred M. Schneider to build a greenhouse. In 1897 an addition 17' x 39' x 12', designed by William D. Kimball was to be attached to the barn for a chicken house and engine room. In 1901, Mr. Kimball also designed a stable that appears to have had two buttresses on the east wall. The third story portion of the house was razed in 1964 and the remaining one-and-one-half story section was redesigned for two families by Thomas Van Alyea in 1965. The walls of the remaining portion are sawed-bed random ashlar and the roof is red clay S-tile; the roof addition to the west is wood shingle. Decorative architraves and an encircling piazza give the effect of a small French chateau.

William Becker was president of William Becker Leather Company. Later the home became the residence of Lawrence Fitch, vice-president of Globe Seamless Steel Tubes Company and later president of Western Malleable Company. Mr. Fitch was married to Harriet M. Earling of Chicago in 1899. Substantial alterations were made by the Fitch family, for which Herman W. Buemming was the architect.

Owner: Har-Van, Inc.

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- C 2203 E. Ivanhoe Place, Dr. Albert William Meyers house, 1912. Architect: William H. Schuchardt. According to Perrin, this two-story, gable-roofed stuccoed house is "conventional in style with a vaguely English feeling, but without historic stylism."<sup>1</sup> It has been modified to accommodate the Samaritan Hospital in 1944 and more recently Ivanhoe Treatment, Inc., a sanitarium.  
Owner: Marion Conte Romberger.
- C 2204 E. Ivanhoe Place, Arthur R. McGookin House, 1893. Architect: Fred Graf. This 2-1/2 story, frame, vernacular Shingle Style house was built for Arthur McGookin, a commission traveler, who died five months after it became his residence. In 1894, Edwin Reynolds began his long residence in the house. Reynolds was second vice-president and general superintendent of the Edward Phelps Allis Company. He was their chief engineer and designer of the largest steam engines and water works pumps of his time. The house features a cross-gabled roof, an entrance porch with shingled gable and delicate classically-styled columns and balustrade, and bay windows. In 1903, J. P. Jones added a small wing, in 1923 interior partitions were reset and in 1943 a variance was granted to make the structure a five-family dwelling.  
Owner: Wellston Co., Milton Katz, 2266 N. Prospect Ave., Milwaukee, WI 53202.
- C 2214-2216 East Ivanhoe Place Adelbert L. Gilbert Duplex, 1894. Architect: Fred Graf. This 2-1/2 story, stucco covered, frame home typifies the Queen Anne expression: multiple roofs, corner turret, irregular massing and hooded dormers with finials. This originally was designed as a double home. In 1943 it was converted to three apartments and in 1972 to five. Adelbert L. Gilbert was associate principal of the Spencerian Business College of Milwaukee. The other half of this home was shared by John King Fish, attorney.  
Owner: Marshall R. and Ann Field, 2412 E. Beverly Rd., Milwaukee, WI 53211.
- C 2217 E. Ivanhoe Place, William S. Buckley House, 1895. Carpenter: Robert W. Raasch. A small, non-descript frame Late Picturesque house with a gabled roof, this house features decorative leaded glass and a squared Palladian window in the gable end. William Buckley owned a law firm and held interests in Colorado mining.  
Owner: Loretta D. Wetherbee.
- C 2221-2223 E. Ivanhoe Place, George Burroughs House, 1893. Carpenter: Robert W. Raasch. Originally a wood frame two-flat, this two-and-one-half story Late Picturesque house with a hipped roof and gables has undergone exterior changes. The bungalow-styled front porch and rear stairway were added in 1917. George Burroughs was associated with George Burroughs and Sons Trunk Manufacturers.  
Owner: Loretta D. Wetherbee.

<sup>1</sup> Richard W.E. Perrin, quoted in North Point South by Shirley du Fresne McArthur, 1978, p. 92.

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- C 2224 E. Ivanhoe Place, Goodman Investment Property, 1927. Architect: Leon Gurda and Francis Gurda. An investment property built for Fred Goodman of Joseph Goodman and Sons, proprietors of the National Tailoring Company, this conventional two-story, four-family, red brick apartment building features a flat roof, corner quoins, brick arches over the windows, iron window balustrades and a side entrance.  
Owner: Paula A. and Patricia Tervelt, 839 W. Jonathan Lane, Milwaukee, WI 53217.
- 2300 E. Ivanhoe Place, see 2232 N. Lake Drive.
- P 2305 E. Ivanhoe Place, Alonzo D. Seaman House, 1924; and 2222 N. Lake Drive (non-descript garage). This two-story, red brick is Neo-Georgian in style with a symmetrical facade. The elliptically arched fanlight over the central doorway is echoed by similarly arched entrance porch. Alonzo D. Seaman, descendant of the Alonzo D. Seaman who lived on Terrace Ave., and his wife Fredericka lived here from 1924 until the 1940s. Seaman owned the Sanitary Cleaners Co., a carpet cleaning business.  
Owner: Delores May Stefancic.
- P 2315 E. Ivanhoe Place, Alonzo D. Seaman House, 1915. An "eclectic mixture of Tudor, Prairie School and Bungalowoid elements,"<sup>1</sup> this two-story, hipped roof house is stuccoed with half-timber accents, polygonal second-story oriels and a gabled entrance porch. Alonzo D. Seaman lived here until 1924, when he moved next door.  
Owner: Trustees of the First Unitarian Society of Milwaukee.
- 2317 E. Ivanhoe Place, see 2221 N. Terrace Avenue.
- P 2102 E. Kenilworth Place (Owner: June Rolleston); 2108 E. Kenilworth Place (Owner: Guenter K. and Elisabeth Toska); 2112 E. Kenilworth Place (Owner: Raymond M. and Claire L. Klopatek); and 2118 E. Kenilworth Place (Owner: James L. and Jenifer Greeley); Conrad Investment Properties, 1899. Architect: Fred Graf. These four frame Late Picturesque houses are 2-1/2 stories tall and similar in design with symmetrical facades and porches across the front. The mostly classical details differ on each house lending individuality to the structures. According to Perrin, "Graf's houses were generally of substantial construction, attesting his beginnings as a carpenter rather than a trained architect."<sup>2</sup> The houses were built by mason William Jaeger and carpenter Louis Schroeder for August and Ernest Conrad as investment properties. At a later date they became the property of Eldred and Ethyl L. Magie.
- P 2107-2109 East Kenilworth Place, George Washington Young House, 1921. Contractor: George J. Dunn. This two-storied stuccoed house is a handsome adaptation of Neo-Classical Revival architecture, clean-cut and functional. A long time resident and friend of the owner believed that George W. Young designed his own home. He was a cultivated gentleman, bon vivant, who was as distinctive as his home. He headed the patent attorney firm of Young and Young. Owner: Dick Anderle and Charles Kompas.

<sup>1</sup> Perrin, quoted by McArthur, p. 98

<sup>2</sup> Ibid., p. 84.

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C 2119 E. Kenilworth Place, James W. Bryden House, 1910. Architect: Cornelius Leenhouts and Hugh W. Guthrie. This two-story house with a hipped roof, bracketed eaves, band windows and bungalow style entrance porch has undergone many alterations. In 1929 Louis A. Clas partitioned the third floor and reshingled the roof. In 1960 it was converted to a three family home and the facade was covered with stucco. James W. Bryden was secretary of Cudahy Bros. He was an active member of St. Andrew's Society and the Milwaukee Curling Club. The next resident for approximately ten years was Walter S. Ott, secretary of William Steinmeyer Company and his wife Louise Frank, daughter of Dr. Louis Frank. Mrs. Mary R. Fox, widowed, moved back to North Point with her children. (As a child she had lived on Terrace Avenue as Mary Romadka.) They lived at 2118 E. Kenilworth from 1930-1939, and at this address from 1940-1950. A son, well known to Milwaukee circus fans, Charles Philip (Chappie) Fox was the former director of Circus World Museum in Baraboo.  
Owner: John H. and Judith Simonitsch.

P 2200 E. Kenilworth Place, 1902; 2206 E. Kenilworth Place, 1903; 2212 E. Kenilworth Place, 1902; 2216 E. Kenilworth Place, 1904 (Owner: Joseph P. Balistreri, 3043 N. Shepard Avenue, Milwaukee, WI 53211); and, 2209 E. Kenilworth Place, 1910 (Owner: Warren B. O'Connor, 3319 N. Lake Dr., Milwaukee ); 2217 E. Kenilworth Place, 1911 (Owner: Warren B. O'Connor, 3319 N. Lake Dr., Milwaukee ), Magie Investment Properties. Architect: Fred Graf. These six houses were built as investment properties for E. Eldred Magie and his wife Angie Felthousen Magie. At a later date many of the homes west of Lake Drive on Kenilworth Place were also absorbed by the Magies and later managed by their children, E. Eldred and Ethyl L. The houses represent an excellent collection of variations on the Tudor English period theme. It would be difficult to devise a more picturesque grouping of material textures, roofs, gables, bays, oriels, Tudor arches, and pargeting. The character is unmistakably "Olde Englyshe."

Jonathan Magie came to Milwaukee from Elizabethtown, New Jersey in 1848 and opened a merchant tailoring establishment in a frame building where the Iron Block now stands. The partnership was with James Swain.

On October 11, 1855, Jonathan Magie married Almira J. Eldred, daughter of Elisha Eldred of Milwaukee. From that marriage were born several children, Frank O., William, James, and E. Eldred. Jonathan Magie returned to New Jersey for a brief time when his father died in 1878. It is believed that all the children except E. Eldred eventually moved east to manage family holdings. All the Magies were private people, James Buck said, "J. Magie for over thirty-five years in business never took an active part in politics and attends strictly to business."<sup>1</sup>

<sup>1</sup> McArthur, p. 42.

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In 1883, E. Eldred Magie embarked upon a partnership with Edward A. Wadham and it was called Wadham & Magie & Company, oil dealers, railroad, mill and miner's supplies on Third Street. Their association was short-lived and the one company became Wadham's Oil & Grease Company and the other became E. Eldred Magie Specialty Manufacturing Company of wholesale oil and specialties on Water Street.

E. Eldred Magie married Angie Felthousen. Their son E. Eldred was a non-practicing attorney and Ethyl, their daughter aspired to be an opera star. She had majored in music at Milwaukee Downer College and after graduation went east "to study opera." Ethyl returned to Milwaukee but not as an opera star. Neither she nor her brother married. Eldred, sometimes called Buddy, died two years before Ethyl who died in a fire which destroyed the Martin W. Sherman house on Lafayette Place which they also owned.

P 2006 E. Lafayette Place, Jackson Bloodgood Kemper House, 1895. Architect: John A. Moller. This massive rusticated limestone house is inspired by the Gothic Revival. Parapet gables and shingled dormers project from the flattened hipped roof. A two-story polygonal bay protrudes from the east side and the front entrance is recessed and decorated with stone tracery. Mr. Kemper's long ancestral lineage of distinguished churchmen might be reflected in his choice of this particular style.

Jackson B. Kemper practiced law for over forty years in Milwaukee. Various partnerships included his uncle, Francis Bloodgood and sons, Francis, Jr. and Wheeler E.; William J. Turner, judge of the circuit court of Milwaukee; and Eric W. Passmore. The last partnership formed the firm Bloodgood, Kemper and Passmore in 1930. Mr. Kemper's grandfather was the first missionary bishop of the Protestant Episcopal Church. The Rt. Rev. Jackson Kemper, in a meeting at St. Paul's Church in 1847, helped organize the Wisconsin diocese.

The Rev. Lewis A. Kemper, son of Bishop Kemper, and father of Jackson B. Kemper dedicated his life to the work of the ministry. Though Jackson Kemper turned from the ministry to law he established his standing as a lawyer and a prominent member of the Milwaukee Bar. The large and much altered garage built in 1911 and designed by Moller sits behind the house.

Owner: Herbert E. Brumder, Jr.

P 2014 E. Lafayette Place, Albert F. Gallun House, 1897. Architect: George B. Ferry and Alfred C. Clas. A 2-1/2 story Queen Anne house with a brick first story and shingles above, this building features English Tudor details, such as stuccoed and half-timbered gable ends, bargeboards and porch soffits decorated with pierced tracery and an orielled bay with a traceried cornice. The garage on Windsor Place was built in 1911 and designed by the architectural firm of Peter Brust, Richard Philipp and Julius Heimerl. The home was converted in 1943 to a two-family residence by George Niedermeyer, contractor.



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Albert F. Gallun was president of August F. Gallun and Sons Company, tanners and leather dealers. After the dissolution of a partnership involving his father, he necessarily was placed with much responsibility at a very early age. In 1896 he married Hedwig Mann. Their daughter Elinor became the wife of John C. Pritzlaff. Owner: Joan J. Garlic.

P 2022 E. Lafayette Place, Fitzgerald - Herzfeld House, 1901. Architect: George B. Ferry and Alfred Clas. This two-and-one-half story house is constructed of red brick in the Georgian style with a Doric porch across the front, and a smaller enclosed porch above. Ornamental details include sidelights around the central door, flat arches composed of flared bricks with keystones, corner quoins and a modillioned cornice.

William E. Fitzgerald was president of the Milwaukee Dry Dock Company and managing director of the American Shipbuilding Company. His father, a captain of sailing vessels, had a number of ships called the Green Boats hauling coal and other bulk cargoes. The home was never completed by Mr. Fitzgerald for he was killed in a gas explosion in his country home on Lake Nagawicka. A temporary owner, Dr. Carl Reinhard, completed the house and added a stable, also by Ferry & Clas, in 1903.

In 1889, Carl Herzfeld came to Milwaukee and worked for Ed Schuster & Company for fourteen years before organizing the Herzfeld-Phillipson Company in 1902. He was vice-president and general manager of the Herzfeld-Phillipson Company, owners of the Boston Store.

In the late 1920's, architect Alexander Eschweiler, who designed many of the houses in the district acquired the home as his last residence. He redesigned the interior as a two-family home.

Owner: Jerome R. Hanus, Larry D. and Christine Eschenburg.

P 2030 E. Lafayette Place, John P. Murphy House, 1899. Architect: Alexander C. Eschweiler. This box-like, 2-1/2 story, hip-roofed house was designed for a large family. The wide, simple veranda across the front of the house, a belt course separating the tan face brick of the first two stories and the stucco of the attic story, widely overhanging eaves, and the lack of historical detail give this house a Prairie School feeling. Only the simple eave brackets and the fleur-de-lis panels in the belt course hint at stylistic precedent. Herman P. Schnetzky & Son, architects, designed the garage in 1916 and the interior was changed to a two-family residence in 1955.

John P. Murphy was vice-president of the Milwaukee National Bank. Later this was the residence of Edmond A. Bouer, of the wholesale paper house, E.A. Bouer Company. Mr. Bouer married Adela Booth in 1883; their daughter, Margaret became the wife of Herbert P. Brumder, president of American Grinder Manufacturing Company and secretary of the Milwaukee Herald, a German language newspaper representing a merger

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of numerous newspaper enterprises. The Brumder family lived here in the 1950's.  
Owner: Richard C. Alexander.

2044 E. Lafayette Pl., Vacant Land, Site of the Martin W. Sherman House, 1895.  
Owner: John M. Gennrich, 2022 E. Lafayette Pl.

2045 E. Lafayette Pl., Vacant Land, Site of the Mathilde Schlesinger House, 1904  
Owner: Milwaukee County Parks Commission, 901 N. Ninth St., Milwaukee, WI 53233.

2104 E. Lafayette Place, see 2010-20 N. Lake Drive.

- P 2105 E. Lafayette Place, Hathaway House, 1887. Architect: Howland Russel. A 2-1/2 story, frame Queen Anne structure, the house features a composite of many surface materials: the foundation is stone, the first level clapboard, the second shingle and the roof wood shingled. Its massing is reminiscent of the Colonial, with a cross-gabled roof, undecorated windows and smooth wall surfaces. The entrance porch is Gothic in inspiration with a carved bargeboard and timber trusswork and a steeply pitched gabled roof. In 1891 a porch designed by Howland Russel was added to the rear. William Schuchardt, architect, enclosed the porch and complemented it with an addition in 1911. Interior partitions were altered in 1924.

Andrew A. Hathaway was secretary/treasurer of the Wisconsin Trust Company and son of Joshua Hathaway who served as the first district surveyor of the territorial government in 1836, and Public Administrator for Milwaukee County. In 1904 it became the residence of William C. Brumder, president of Germania-Herold Association, publishers of the Germania-Abendpost and the Milwaukee Sonntagspost. Upon the death of his father, George Brumder, he became president of the National Bank of Commerce of Milwaukee. On January 10, 1969, the house became the property of Milwaukee County. Owner: Milwaukee County Park Commission, 901 N. Ninth, Milwaukee, WI 53233.

2117 E. Lafayette Place, Vacant Land, Site of the Dr. Silas J. Sawyer House, 1895  
Owner: Milwaukee County Parks Commission, 901 N. Ninth Street, Milwaukee WI 53233.

- P 2118 E. Lafayette Place, Wilford M. Patton House, 1906. Architect:

George B. Ferry and Alfred C. Clas. This 2-1/2 story Late Queen Anne house has a cross-gabled roof and is brick on the first story and stucco above. English medieval details include carved rosettes decorating the Tudor arched front window and recessed entrance porch and a second story oriel window. Buestrin Construction Company built the garage in 1925.

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Wilford M. Patton was president of Northwestern National Insurance Company. In 1867 he married Christina S. Delamater in Portage, Wisconsin. It later became the residence of Philip Orth, president of Philip Orth Company, wholesale dealers in flour and baker's supplies.  
Owner: John Miller Hladky.

- P 2121 E. Lafayette Place, Emil Harlow Ott House, 1907. Architect: George B. Ferry and Alfred C. Clas. This very large, 2-1/2 story house has a cut-limestone exterior. Substantially built, the Ott house is, according to Perrin, "an outstanding example of the English mansion," that includes Elizabethan, Jacobean and Tudor features.<sup>1</sup> Parapet gables, polygonal bays, a classical entrance and a port-cochere highlight the design. Zimmermann points out the copper gutters and downspouts, wrought bronze, leaded glass and red slate roof as examples of the first-class materials used in the house. According to Zimmermann, "the interior is the most important part of the design. Executed in marble, oak panelling, ornamental plaster and wrought iron, it ranks among the very finest in the city. Especially spectacular is the carved English Renaissance staircase in a vaulted two-story well."<sup>2</sup>

Emil H. Ott was president of the William Steinmeyer Company, the largest retail and wholesale grocery house in Wisconsin. In 1877, Emil Ott left his family's small grocery store in Madison, when he was seventeen, to earn a living in Milwaukee. Bauer & Steinmeyer Company hired him as an errand boy. He advanced quickly and through sharing of profits became a member of the firm. He later married Ida Steinmeyer in 1886. He was influenced by Mr. Steinmeyer's philosophy and integrity. The success of the company had been its format, "Order solicitation and delivery the following day" as well as "Cash and Service." This unique mode of business was carried on after the founder's death in 1892 and until 1940. With the advent of the automobile and new marketing techniques, the business was closed.  
Owner: Peter J. Kondos.

- C 2128 E. Lafayette Place, Edward N. Jacobi House, 1937. Architect: Thomas S. Van Alyea. A small, elegant red brick house of Late Georgian provenance similar to those found in the south of England during the 1760s, its details appear to be from Batty Langley's text book on rules of proportion and taste for the village craftsman. It is two stories high, with a beltcourse, corner quoins, a modillioned cornice crowned by a brick balustrade, and a central entrance with pediment and side- and fanlights flanked by polygonal bay windows.

Edward N. Jacobi was chief engineer of Briggs and Stratton Corporation.  
Owner: Robert J. Miller.

1 Perrin, quoted by McArthur, p. 58

2 H. Russell Zimmerman, The Heritage Guidebook, p. 77.

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- C 2138 E. Lafayette Place, Keefe - Trottman House, 1902-1904. This structure is a three-story, brick house with a low, hipped roof and a federal style doorway. There exist no original permits to build a new structure at this address. However, gathered facts help us to make deductions. John C. Keefe's residence at 502 Lafayette Place was recorded in 1890 when he was the president of Milwaukee Cracker & Candy Company. In 1878 he married Marie O'Neill, daughter of Milwaukee Mayor Edward O'Neill, one year after he had bought half interest in the Evening Wisconsin and assumed editorial control.

In 1892 John Keefe had A. Malone build an expensive addition to his barn. His widow sold the property in 1902 to James F. Trottman, attorney, who lived on Hanover for the next two years while alterations were being made.

In 1902 at the northwest corner of Lafayette Place and Terrace Avenue Charles Henry Rische requested a permit to raze the old roof of "a brick cased structure and to add a third floor to the building." In addition, to design an entire new basement plus an 11' x 30' addition.

502 Lafayette Place was no longer listed in directories until 1937 when a home was constructed.

There are two explanations: the Keefe house was moved to create this dwelling or the barn was embellished and became the residence.

James F. Trottman made this his long time residence in 1904. His son, Nelson Trottman was living in Evanston, Illinois (1938) when he commissioned Hinton & Ott, architects, to alter the single family home to three apartments.

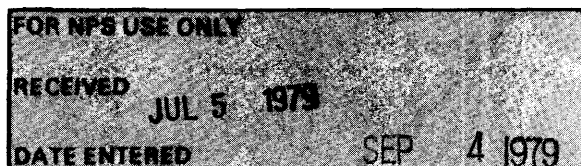
Owner: Thomas Van Alyea 1422 E. Albion, Milwaukee, WI 53202.

- C 2010 - 2020 N. Lake Drive, aka 2104 E. Lafayette Place (Owner: Frank C. and Elizabeth Carr, 2129 W. Raleigh Court, Mequon, WI 53092); and, 2036 N. Lake Drive (Owner: William A. Jahn); William T. Gill Houses, 1937. Contractor; Powell Bros., general contractors and realtors. These two Late Georgian Revival houses are very similar in style, constructed of reused Cream City brick with pedimented doorways, brick balustrades at the eave lines, small-paned windows and hipped roofs.

This is the site of the Thomas H. Gill home which was designed by Peter Brust and Richard Philipp in 1906. Mr. Gill specialized in corporation law and over the years was involved in various successful law partnerships. In 1904 he married Laura Sceets, graduate of University of Wisconsin class of 1899, who was an active member of the College Women's Club. Laura Gill lived an active life in the original home and continued on until 1945 in one of the two existing houses which were planned by her Chicago attorney son, William T. Gill.

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P 2015 N. Lake Drive, Ida Lane House, 1902. Architect: Elmer Grey. This 2-1/2 story house with an intersecting-gabled roof is red brick on the first story and stucco above. It is late Queen Anne in style with a Shavian oriel window, a side entrance porch recessed behind decorative arches, a two-story side bay, and a three-part front window decorated with mask capitals on the mullion pilasters.

In 1909 Charles Grunewald, mason, built the library wing on the north side of the present dwelling. Fitzhugh Scott made interior alterations in 1919.

Ida Lane married Jesse Hoyt Smith and moved to Terrace Avenue after living here over ten years. There was interim ownership before it became the home of Myron T. MacLaren and his wife Gertrude Schlesinger. Myron T. was vice-president of Fox, Hoyt & company, a bond and investment house.

Morris F. Fox, president of the company bearing his name, lived here in 1923 having formed his investment firm in 1914. Lucy Ripley became his wife in Chicago (1910). This was their home until 1955.

Owner: E. Bernard Garrison, Family Trust, Attn: Messrs. Golman, Recht, Jankins, 780 N. Water, Milwaukee, WI 53202.

P 2025 N. Lake Drive, Howard Greene House, 1907. Architect: William Schuchardt. According to Perrin this 2-1/2 story brick house is of the "American Georgian style with what would be called middle Atlantic influences."<sup>1</sup> These include a gambrel roof, delicate dormers with round-arched windows, corner quoins and a pent roof at the first story level which shelters the central entrance and two square bay windows. According to Zimmermann, this type of building was a favorite of the architect who undertook several projects in the same materials and of similar designs.<sup>2</sup>

Col. Howard Greene was president of Fidelity Trust Company and later was vice president/secretary of Wisconsin Securities Company. In the late 1930's an interim owner was unsuccessful in his efforts to convert the home to a ten-family apartment building. The present owners moved here in 1938, saved the home from the above fate and have actively supported preservation efforts in the neighborhood.

Owner: Marion Newman.

P 2044 N. Lake Drive, Armin C. Frank House, 1922. Architect: Armin C. Frank. According to Perrin, this rambling, two-story house is "characteristic of Armin Frank's best combination of French Provincial and English Medieval architecture carried out in stucco and brick with half-timber accents. The plan of the house is exceptionally well articulated and scale and proportion are excellent."<sup>3</sup>

Armin Frank, young architect, having served in World War I, came home to design and live in this picturesque home for two years. It became the long time residence (40 years) of Dr. Arthur J. Patek and his wife Bertha. Dr. Patek was one of

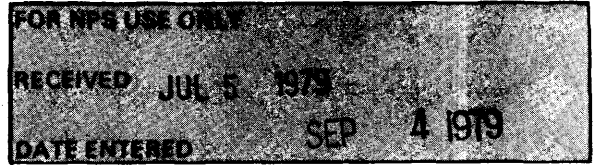
<sup>1</sup> Perrin, quoted by McArthur, p. 69

<sup>2</sup> Zimmerman, p. 76

<sup>3</sup> Perrin, quoted by McArthur, p. 70

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Milwaukee's most distinguished specialists in internal medicine. In 1971 the interior was converted to a two family residence.

Owner: Russ F. and Willodean Good.

C

2107 North Lake Drive, aka 2128 East Woodstock Place, 1920.

Architect: Alexander C. Eschweiler.

This is a charming eclectic, clapboard and stucco, 2-1/2 story duplex, very snug and full of character. Its various gabled roofs are composed with fine informality.

Samuel McCord, broker in stocks and bonds, born 1836 in Pennsylvania, came to Milwaukee in 1861 to serve as cashier of Martin's Bank. he later became a member of the firm Goodrich, Rumsey & Company. He died in 1921. His wife Jessie McCord shared the home with her sister Carrie, widow of Fred Fitzgerald. In 1927, Jessie Mariner, widow of William, moved into the Lake Drive half of the house, she established ownership in 1934 until 1960.

Owner: Gary P. Maher, 2128 E. Woodstock Pl., Milwaukee, WI 53202.

P

2112 N. Lake Drive, Loyal Durand House, 1906. Architect: William Schuchardt. This two-story, shiplap covered house has a symmetrical facade five windows wide. The top- and sidelit doorway is framed by a Doric porch topped by a balustrade. The cornice below the hipped roof is modillioned and the pedimented dormers have round-headed sash. This is an engaging example of a late Georgian Revival house and features a Palladian window which lights the north stairwell. In 1967 the home was converted into a two family residence.

Loyal Durand, an attorney, was president of Loyal Durand & Company, an insurance firm on Broadway. He was recognized as one of the leading insurance men of this city. A public spirited man, he also served as president of the Milwaukee Board of Education for a number of years, a Library trustee, and president of several professional organizations. His wife, Lucia R. Kemper, grand-daughter of Bishop Jackson Kemper, lived here for sixty-one years.

Owner: Margaret Read.

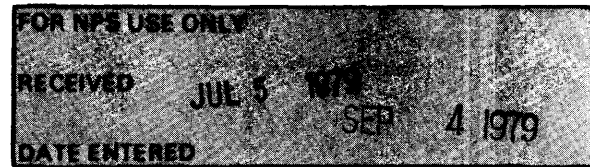
P

Frederick Lincoln Sivy House, 2115 North Lake Drive, 1910. Architect: Alexander C. Eschweiler, Contractor: John P. Jones.

The steep-pitched gabled roof, twin dormers, chimney and oriel windows are adaptations of Late English Tudor architecture. This home is a picturesque example of the period carried out in brown-red brick laid in running bond and stucco with wood trim, and is two stories high. Originally, there was a front porch, which was replaced in 1937 with a terrace designed by Fitzhugh Scott.

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Frederick L. Sivyer represented one of the old and honored pioneer families of Wisconsin. He was a descendant of the first white child born in Milwaukee, Charles Milwaukee Sivyer. Frederick L. Sivyer became president of Northwestern Malleable Iron Company in 1910 after the death of his father Frederick W.. In 1909, Frederick L. Sivyer had organized the Sivyer Steel Casting Company. He was married in 1902 to Lillian Day.

This became the residence of Mrs. Elizabeth Schoellkopf in 1937. Henry Schoellkopf, her husband, was an attorney with the firm Markham & Schoellkopf when he died, a young man in 1912. Mrs. Schoellkopf returned to her childhood neighborhood. Her name was Bessie Murphy when she lived on Lafayette Place.

Owner: Theodore A. & Kathleen Rozumalski.

- P Irving Ott House, 2120 North Lake Drive, 1912. Architect: George B. Ferry and Alfred C. Clas. This 2-1/2 story house reflects some free adaptations of Late English Tudor architecture. It has two overhanging or jettied gables which display intricately ornamented panels suggesting pargeting, a decorative patterned plaster art. The arched entrance is limestone and the main body of the house is executed in red brick and stucco with half-timber accents. The roof is thin slate. Clas, Shepherd & Clas designed an "addition story over the sun room" in 1928.<sup>1</sup>

Irving Ott was vice-president of the Steinmeyer Company. He was married to Sophie Luedke, daughter of August F. Luedke. In the mid-1950's they moved to the home on Lafayette Place (see 2121 E. Lafayette Pl.).

Owner: Joseph A. & Josephine Greco.

- P Frank H. Lindsay House, 2125 North Lake Drive, 1905. Architect: Alexander C. Eschweiler. Mason: Charles Grunewald. Carpenters: James B. Angove and T. E. Pierce (Angove & Pierce). Architecture: This Georgian derived vine-clad red brick house is relatively unadorned except for its inviting Neo-Georgian entrance porch with Ionic columns carrying a segmented hood. The two-story house also features parapet gables on each end. The garage was added in 1919, designed by Alexander C. Eschweiler.

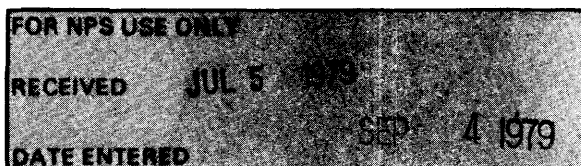
Frank H. Lindsay was vice-president of Lindsay Bros. Inc., distributors of agricultural implements. The pioneer firm began when Frank Lindsay's parents and older brother came to Dodge County from Scotland in 1843. For over twenty years they were members of the farming community thus obtaining a practical knowledge of this branch of industry. The firm was organized in 1872, for the trade in tools and implements essential to farming.

This home is still in the caring hands of the Lindsay family.

Owner: Robert B. Lindsay.

<sup>1</sup> McArthur, p. 77

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- P 2128 N. Lake Drive, John H. Crittenden House, 1906. Architect: Alexander C. Eschweiler. This two-story red brick Georgian Revival house features a symmetrical facade, five windows wide, three dormers with segmental pediments and round-arched sash, a gambrel roof, and segmentally-arched windows. The highlight of the design is a federal style doorway with sidelights and a fanlight and Ionic pilasters supporting a delicate pediment.

John H. Crittenden was secretary of the Berger-Crittenden Milling Company, merchant millers. He later was vice-president-general manager of John B. A. Kern & Sons, Inc., flouring mills. Born in Buffalo, New York (1854), he received his business training in the house of his father, M. L. Crittenden, one of the old commission men of Buffalo. In 1876 he came to Milwaukee and was involved in several partnerships. He was married to Fannie Leonard of Chicago.

In 1930, this became the residence of John P. Pulliam, vice-president of the Mississippi Valley Public Service Company, Wisconsin Public Service Corporation, and vice-president-treasurer of Wisconsin Securities Company.

Owner: Thomas N. Tuttle.

- P 2134 N. Lake Drive, Magie Investment Property, 1910. Architect: Fred Graf. This two-storied gable-roofed house is constructed of variegated red-orange brick. It is a simple adaptation of the old English style, with polygonal bays, band windows, and a central entrance recessed behind a Tudor arch. This was an E. Eldred Magie investment property. It is especially noteworthy as the fourteen year residence of the Lloyd R. Smith family before they moved to their Terrace Avenue villa (see 2220 N. Terrace).
- Owner: Warren B. O'Connor, 3319 N. Lake Drive, Milwaukee, WI 53202.

- P 2135 N. Lake Drive, August H. Vogel House, 1911. Architect: William Schuchardt. The fenestration of this two-story, Georgian revival house with a symmetrical five-bay facade is trimmed with carefully executed stone. Other features include segmentally arched dormers, a modillioned cornice, and brick quoins. According to Perrin this is a "house of great distinction and the finest piece of work done by Mr. Schuchardt... Schuchardt managed to achieve in the Vogel house a building of lines and proportions seldom equaled in any work of the period."<sup>1</sup> In 1942, architect John Topzant altered the residence into a two family dwelling.

August H. Vogel was a lifelong resident of Milwaukee and an industrial and financial lender in the community. He was the son of Frederick Vogel, Sr., co-founder of the Pfister & Vogel Leather Company. August Vogel graduated from Harvard University in 1886 and was a banker for two years. In 1892 he was made secretary and general manager of the Pfister & Vogel Leather Co. and five years later became vice-president.

<sup>1</sup> Perrin, quoted by McArthur, p. 81.



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In 1892 he was married to Anita Hansen, a trustee of St. John's Home and the Milwaukee Orphan Asylum.

Owners: Bank of Palm Beach/Back Bay Realty - Hartwigs (land contract).

- P Israel Kaufer House, 2205 North Lake Drive, 1893-1894. A two-story brick house with many shingled gables, this building features flat stilted arches and a front oriel. There are no original records on this home. Some conclusions may be drawn, however, by the alterations designed by Charles Crane and executed by Buestrin & Son in 1904. The order was to remodel the residence, the house roof was razed and new porches added. The estimated cost was comparable to the cost of a new dwelling.

Israel Kaufer was a long time dry goods merchant, who in 1865 carried on his business with his growing family at 281 Lake Street located on the near south side. This dwelling may have been built in 1893 for Israel and Rosie Kaufer and their six, unmarried, middle-aged children. Mrs. Kaufer was widowed about the time of the reconstruction of this house and after her death in 1910, the Kaufer offspring lived together on Irving Place.

Owner: William F. Hoffman, 127 Franklin Ave., Waukesha, WI 53186.

- P 2210-2212 N. Lake Drive, Felthousen Investment Property, 1904. Architect: Fred Graf. This large, imposing duplex is in the English Tudor style carried out in brick with much half-timber and stucco work. Two gables with bay windows project from the main gable of the house and a wide brick piazza encircles the building.

Barrent W. Felthousen, father of Angie Felthousen Magie, had a partnership in 1858 with William W. Reed, Reed & Felthousen on South Water near Perry. By 1867 he had his own company, in business as steam and gas fitters. His residence for many years was on Hanover Street, this home was an investment property, not his residence.

Owner: Joseph P. Balistriieri, 3043 N. Shepard, Milwaukee, WI 53211

- P Edwin S. Mack House, 2215 North Lake Drive, 1906. Architect: Richard Philipp. This is a distinguished two-story red brick home which features a garden behind the brick wall. The architect chose to accentuate the entrance with a Jacobean axial gable. The portico's arch complements the Palladian-type molded lintels of the dormers.

Edwin S. Mack, born in Ohio in 1869, was graduated from Harvard College and Law School in 1893; the same year he was admitted to the Wisconsin Bar. He married Della Adler (1900) in Rochester, New York. In 1906 he became a member of the Miller, Mack and Fairchild law firm. The firm began in 1842 when it was known as Finch & Lynde, Asahel Finch and William Pitt Lynde and later Henry M. Finch. Benjamin Kurtz Miller, son of Andrew Galbraith Miller, first United States judge of the Northwest Territory, joined the firm in 1851 then known as Finches, Lynde & Miller. When his partner died, his two sons, Benjamin K., Jr., and George Peckham, joined him as partners in 1885. Judge George Noyes in 1890 associated with the firm as Miller, Noyes & Miller, then briefly

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as Miller, Noyes, Miller & Wahl (George H.). After the retirement of Benjamin K. Miller, Jr., and George H. Noyes, Edwin S. Mack and Arthur W. Fairchild were admitted as partners and the name Miller, Mack & Fairchild continued for many successful years. The firm currently is known as Foley & Lardner.

Della Adler Mack lived here until 1945.  
Owner: John M. Nichols.

- C 2218 N. Lake Drive, John T. Seaman House, 1927. This red brick house is a simplified version of the English Tudor style, with an intersecting gable roof, the front slope of which swoops down saltbox style over the four-entered, Tudor arched entrance.

John T. Seaman of Park Place Garage on Downer Avenue, and his wife Edna made this their residence for a short time. P. Dudley Pearson of P.D. Pearson Company, manufacturers' agent, lived here for over thirty years.  
Owner: Sally Tolan.

- P 2219 N. Lake Drive, Theodore F. Vogel House, 1919. Architect: William Schuchardt and Walter W. Judell. The beauty of this two-story federal revival house lies in its simplicity. Two windows on each side flank the top-and sidelit entrance with a segmentally hooded porch. Theodore F. Vogel was general manager of the Rich-Vogel Shoe Company, manufacturers of ladies' shoes and was married to Kathryn James.  
Owner: Michael T. and Rebecca Mackintosh.

- P 2222 N. Lake Drive, see 2305 E. Ivanhoe Place.

T. A. Ferneding House, 2225 North Lake Drive, 1928. Architect: Fitzhugh Scott. This simple two-story house with an intersecting gable roof reflects English Tudor antecedents. The walls are faced with random ashlar Lannon stonework and half-timber accents. The roof is heavy green slate.

Katherine Cudahy Ferneding was vice-president-secretary of the Patrick Cudahy Family Company when she lived here with her son John. In 1949 this became the residence of Louis Quarles, attorney associated with Lines, Spooner and Quarles law firm. His father, Charles Quarles, was the organizer (1888) of Quarles (brother Senator Joseph Very Quarles), Spence, (Thomas W.) & Quarles. The Quarles family over many years have figured prominently in the legal profession. The firm currently is known as Quarles & Brady. Louis Quarles married Inez B. French in 1908.  
Owner: William H. & Gabrielle Duvall.

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- P 2232 N. Lake Drive, aka 2300 E. Ivanhoe Place, Emil Blatz House, 1910. Architect: George B. Ferry and Alfred C. Clas. A stylized English Tudor Revival house, this structure is 2-1/2 stories high and is constructed of red brick with stucco and half-timber gable ends and bays. The entrance porch is recessed behind three round arches. This home was converted to a two family dwelling in 1950.

Emil Blatz, brewer son of Valentin Blatz, Jr., is remembered for his gift -- The Temple of Music bandshell in Washington Park. In 1851, the Blatz Brewing Company was bought from its founder, Johann Braun, by Valentin Blatz, the son of a Bavarian brewer. Control of the company was acquired in 1891 by an English syndicate, the brewery was then resold in 1920 to Edward Lansberg of Chicago.

Owner: Colombiere Retreat Center, Inc., William Murphy, Agent, 2232 N. Lake Drive Milwaukee, WI 53202.

- P 2233 N. Lake Drive, Dick Investment Property, 1917. Architect: Gustav Dick and Alex H. Bauer. This simple eclectic house is executed in sand colored brick with fenestration trim and a belt course in matching buff stone. It is two-stories high and features a hooded band window and an entrance recessed behind a Tudor arch. The architects also designed the famous Oriental Theater two blocks to the west. The house became the residence of Oscar A. Kropf, a druggist whose business was on Water Street.

Owner: Earl T. and Faye E. Herrick.

- P 2237 N. Lake Drive, Marion Gray Ogden House, 1916. Architect: Armand D. Koch. This red brick, two-story house has been painted white. It is basically federal in style, with parapet end gables, a five-window wide symmetrical facade with central doors on both floors and frame polygonal bays.

Marion Ogden was one of the founders of the Milwaukee County Historical Society, incorporated December 1935. Miss Ogden shared this home with her father, George W. Ogden, until his death in 1930. He had been engaged in the carriage manufacturing business prior to entering the real estate field. Miss Ogden lived to be over one hundred years old.

Owner: John A. Lorbecki.

- P 2242 N. Lake Drive, Miss F. E. Durand and Mrs. W. C. White House 1905. Architect: Max Fernekes and Edwin C. Cramer. This two-story house embraces the robust proportions of the early Georgian period. The facade is symmetrical, five-bays wide with a shallowly projecting entrance pavilion and the materials are red brick laid in Flemish bond with white wood trim. The architects chose to embellish the large first floor windows with arched and recessed brick laid in herringbone bond. Other noteworthy features include a curved portico supported by Ionic columns and capped off by a wrought iron balustrade, cornice modillions, egg-and-dart molding and crowned chimneys to name a few.

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Mr. William C. White was president of the Centralized Budget of Philanthropies, organized with thirty incorporators who were interested in the welfare of the city. The organization was later known as United Community Services of Greater Milwaukee, Inc., abbreviated to Community Fund, and more recently United Way.

Arthur W. Fairchild and his wife Edith (Hansen) lived here in 1923. As an attorney he was associated with the Miller, Mack & Fairchild law firm. (See Edwin S. Mack).  
Owner: Brigitte H. Johnson.

- C 2245-7 N. Lake Drive, Tallmadge Hamilton House, 1904. Architects: Max Fernekes and Edwin C. Cramer. This plain, 2-1/2 story house is executed in red brick laid in running bond with stucco in the attic story under a hipped roof.

In the mid 1970's it was converted to a two-family dwelling. Tallmadge Hamilton, a lawyer with the firm of Markham, Hamilton, & Markham, lived here until 1905.

Charles Alvin Loveland, an actuary with Northwestern Mutual Life Insurance Company, made this his residence for two years. Earlier he had been associated with Lines, Spooner, Ellis & Quarles. He died December 1929 and his widow, Edessa, lived in the home until 1963.

Owner: Joseph L. and Marilyn Schall.

- P 2251 N. Lake Drive, Andrew M. Joys House, 1904. Architects: Max Fernekes and Edwin C. Cramer. According to Perrin, this two-story red brick house is "an adaptation of early Georgian gambrel-roofed structures of the Atlantic seaboard, carried out in molded red brick with white wood trim."<sup>1</sup> It features a symmetrical facade with a roundarched entrance flanked by roundarched windows and sheltered by a Doric porch, a bay window above, and a gambrel-roofed cross gable lit by a Palladian window.

Andrew M. Joys was born in Norway (1835). He came to Milwaukee (1856) and entered the G. D. Norris & Co., ship chandlers, sail makers, awning and tent manufacturers. Concurrently he was secretary/treasurer of the Milwaukee Shipyard Company situated on Vogel's Island. In 1910 Andrew Joys was also president of Milwaukee Dry Dock Company. His brother, John, was more interested in sailing and did so out of Norway until he joined the Norris firm in 1875. This firm then became known as the Joys Brothers Company. It was organized in 1892 to sell awnings, tents, flags, coke and coal bags, canvas, marine hardware, boat sails and everything in the ship chandlery line. After a merger in 1958 with R. Laacke Company, the firm was known as Laacke & Joys.

Owner: Leo M. Peters, 2364 N. Terrace Ave., Milwaukee, WI 53211.

<sup>1</sup> Perrin, quoted by McArthur, p. 101

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- P 2259 North Lake Drive, Albert Cunningham House, 1890. Architect: James Douglas. This large, 2-1/2 story red brick house is an engagingly romantic Victorian house, the oldest on Lake Drive. It incorporates many Queen Anne elements--an assymetrical three-story turret, multiple gambreled gables, decorative window trim and a side bay. The front porch was removed years ago.

Albert Cunningham was a mechanical engineer before his death in 1914. His wife Emma and more recently his daughter Dorothy had been the long standing residents of this home, a total of seventy-one years.

Owner: Richard J.P. and Janis Freckman.

- P 2263 N. Lake Drive, Edward A. Uhrig House, 1905; and, 2322 E. Wyoming Place, Uhrig Coach Barn, 1905. Architect: George B. Ferry and Alfred C. Clas. These two impressive 2-1/2 story structures are English Jacobean in style and constructed of red brick and limestone with a multitude of parapet gables, lattice-paned oriel windows, ball finials, curvilinear end gables and assymetrical facades. The details are reminiscent of the middle to end of the seventeenth century.

Edward A. Uhrig, in 1876 when he was fourteen, began his career with Sander and Daevel, a leading coal business dating back to pioneer times. The name changed to Uhrig & Daevel Coal Company with financial assistance from his father. In time it became B. Uhrig Coal Company and finally Milwaukee Western Fuel Company. This enterprise became the largest of its kind in the northwest.

Edward Uhrig and Rosa Kehr were married in 1883. Of their four children, the eldest survived to carry on the business temporarily before it was sold to Pittsburgh Coal Company.

Owner: John C. Pountain.

- P 2275-2277 N. Lake Drive, Dr. John Walton Fisher House, 1895. Architect: Henry J. Rotier. A gabled roof with three tall dormers, a symmetrical facade three windows wide and an Ionic veranda across the front are the major features of this 2-1/2 story brick and frame house which is a Victorian version of the NeoClassical style. The home was converted to a duplex in 1941 when Rubens Clas was the owner and architect.

Dr. John W. Fisher was the chief medical director of Northwestern Mutual Life Insurance Company. This later became the residence of James B. Leedom who was president of Leedom Miller & Noyes Company.

Owner: Dr. and Mrs. George J. Martin.

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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- P 2281-2283 N. Lake Drive, Mayworm Investment Property, 1924. Architect: Joseph Ewens. Perrin refers to the style of this large brick duplex with tiled roof as "nondescript eclecticism of the Post World War I era."<sup>1</sup>  
Owner: James A. Ruff and H. Lowell Hall.
- C 2287 N. Lake Drive, August Mayworm House, 1924. A simple, 2-1/2 story two flat constructed of brick on the first story and stucco above. Windows on the first story are roundarched. Owner: Sidney Goldberg and Elliot Shafton, 1608A E. Locust, Milwaukee, WI 53211.
- C 2288 N. Lake Drive, North Point Water Tower, 1873-1874, NRHP date: 2/23/73. Standing high on a bluff overlooking Lake Michigan, the lofty North Point Water Tower has been a prominent feature of Milwaukee's skyline for over 100 years. It is an excellent example of Victorian Gothic design and serves as a symbol for the surrounding neighborhood. The park around it is an important urban green space overlooking the lake and with its lovely fountain serves as a focus for the houses facing it on Lake Drive and Wyoming Place.  
Owner: Milwaukee Water Works, City of Milwaukee, 841 N. Broadway, Milwaukee, WI 53202
- C 2050-2052 N. Summit, Emil Ott Garage and Stable, 1908. Architect: Ferry and Clas. This two-story brick structure of utilitarian design became the property of a group of homeowners in the neighborhood in 1935.  
Owner: Patrick T. and Marilyn McGriff, 4625 N. Cramer, Milwaukee, WI 53211.
- C 2230 N. Summit Ave., Margaret Welsh House, 1912. Architect: Richard Oberst. This dark brick, 2-1/2 story house is simply designed with a gabled roof, band windows, a shed roof dormer with a band of windows, and a brick piazza. Margaret Welsh built this house shortly after her husband James died.  
Owner: Marion R. Romberger, 2203 E. Ivanhoe Pl., Milwaukee, WI 53202.
- C 2252 N. Summit Avenue. The original records are not available for this simple, 2-1/2 story, frame, Late Picturesque house which features decorative shinglework in the gable ends and the porch pediment. Dr. William T. Maynard, a dentist, lived here for a long time.  
Owner: Kathryn and Terry L. Johnson.
- C 2017 N. Terrace Avenue, aka 2235 E. Woodstock Pl., Trottman Investment Property, 1936. The first story is random ashlar and the second is frame on this eclectic version of the Neo-Colonial.

Nelson Trottman spent his childhood in the house next door on Lafayette Place. He, his father, James, and brother, Stafford were associated in the Trottman & Trottman law firm. This investment property was constructed for Nelson Trottman when he was a practicing attorney in Chicago.  
Owner: Hannah R. Gollin, 2017 N. Terrace Ave., Milwaukee, WI 53202.

<sup>1</sup> Perrin, quoted by McArthur, p. 107

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P 2107 N. Terrace Avenue, Lewis W. Bunde House, 1914. Architect: Alexander C. Eschweiler. The formal impression of this two-story cut limestone house, according to Perrin, "reflects many influences without being tied to any specific historical style. Eclecticism at its best."<sup>1</sup> Historical details, such as the rosettes and square architrave around the doorway, delicately leaded glass sidelights and simply traceried balustrades, were carved with jewel-like precision.

Fenestration pierces the wall asymmetrically but in fine proportion, in the tradition of the best of turn of the century design. In 1945 the home was converted to a two family residence by Eschweiler & Eschweiler.

This was the site of a large frame home designed by Charles Crane and Carl Barkhausen (Crane & Barkhausen) for William H. Miller, son of Benjamin K. Miller, and manager of T. A. Chapman. The builder was Jacob Leenhouts in 1864. The home was razed in 1913.

Lewis W. Bunde was president of Bunde & Upmeyer Company, jewelry manufacturers, and president of Bunde & Upmeyer Dental Laboratory. In 1880, two young men, Louis William Bunde and William Henry Upmeyer began manufacturing jewelry in a small upstairs room on Wisconsin Street. There they specialized in mechanical dentistry (crowns, bridges and regulating appliances). In 1887 Bunde & Upmeyer opened a retail store in addition to their manufacturing establishment. Presumably, it was the largest jewelry store in the state, maintaining an office in New York to deal only in fresh water pearls found in the Sugar and Pectonica Rivers of southwestern Wisconsin. "They were prominent retailers of splendid jewelry."<sup>2</sup>  
Owner: Irving D. and Ruth Gaines.

P 2121 N. Terrace Avenue, Clement Clare Smith House, 1904. Architect: Alexander C. Eschweiler. This two-story, Neo-Georgian house is constructed of red brick laid in Flemish bond with corner quoins. Dormers and the one story Doric portico are crowned by triangular pediments and the house is formal and symmetrical. In 1919, Eschweiler designed the compatible garage. An addition to the rear of the house was executed by Fitzhugh Scott in 1926.

Clement C. Smith was president of Columbia Construction Company, electric railway engineers and contractors in 1904. At a later date he was president of Wisconsin Securities Company on East Water Street and first vice-president of the Heil Company. In 1899 he married Ella Madeline Miller, daughter of Benjamin K. Miller.

Joseph F. Heil, son of Julius P. Heil, governor of Wisconsin from 1938-1942 and his wife Marjorie, made this their home for some time. The Heil Company is one of the last of Milwaukee's major family owned companies.  
Owner: L. William and Nicole Teweles.

<sup>1</sup> Perrin, quoted by McArthur, p. 51

<sup>2</sup> McArthur, p. 52

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P 2134 N. Terrace Avenue, William E. Wehr House, 1923. Architect: Brust and Phillipp.

Russet and brown barrel tile cover the double gabled roof, the hood over the front door and a polygonal bay with round-arched windows on this Mediterranean style, two-story brick house.

William E. Wehr, president of the Wehr Steel Company, began his business career with the Falk Company in 1903. William and Edward R. Wehr, his brother, organized the Wehr Steel Company in 1910. Ultimately all four brothers became officers of the company.

William Wehr married Lorretta Smyth, daughter of John M. Smyth, prominent merchant of Chicago, in 1911.

This charming home was also the residence of Martin A. Fladoes, Chairman of the Board of Sivyer Steel Casting Company and his wife Harriet, sister of General Billy Mitchell.

Owner: Keith D. and Eva Epperson.

P 2137 N. Terrace Avenue, Willibald Hoffman House, 1906. Architects: George B. Ferry and Alfred C. Clas. This house, according to Perrin, is "a heavier Classical treatment, almost Jeffersonian in style, using heavy forms and bold details."<sup>1</sup> It is two-stories high constructed of red brick and is six bays wide. Robust and wide corner pilasters with Roman Ionic capitals echo the giant Roman Ionic portico which curves outward in a semicircle. Large modillions and dentils add liveliness to the cornice.

Willibald Hoffmann was secretary/treasurer of John Hoffmann and Sons, wholesale grocers on Broadway.

Owner: Thomas S. Van Alyea, 2344 E. Back Bay, Milwaukee, WI 53202.

P 2201-3 N. Terrace Avenue, Thomas E. Camp House, 1892; Architect: William D. Kimball; and, 2205 N. Terrace Avenue, Camp Stable, 1902; Architect: H. G. Lotter. Earlier than its neighbors, this two-story brick and shingle house was put together in several harmonious stages, with multiple gables. In 1899, Howland Russel designed an addition to the southwest corner of the residence (a brick veneered first story and shingled second story). Henry G. Lotter, of Mollerus and Lotter, later designed a stable. In 1917 interior partitions, windows and doors were altered.

Thomas E. Camp was president of Milwaukee Trunk and Baggage Company and later cashier of the First National Bank of Milwaukee. He married "the girl across the street," Miss Ricketson. His father, Hoel Hinman Camp was a pioneer banker

<sup>1</sup> Perrin, quoted by McArthur, p. 45.



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from 1853 when he became cashier of the Farmers and Millers Bank until his death in 1909 (The First National Bank succeeded the Farmers & Millers Bank in 1862.)

This later became the residence of Edwin B. Bartlett, superintendent of A. O. Smith Company.

Owner: Thomas S. and Patricia Van Alyea, 2344 E. Back Bay, Milwaukee, WI 53202.

2202 N. Terrace Avenue, vacant land, site of the Daniel M. Brigham House, 1872.

Owner: Milwaukee County Park Commission, 901 N. Ninth Street, Milwaukee, WI 52322.

Elizabeth Black House, 2209 North Terrace Avenue, 1926. Architect: Thomas Steven Van Alyea; Contractor: William Winter & Son, Inc.. Drawing on eighteenth century French and English antecedents this sturdy rectangular vine-clad, variegated red brick dwelling reflects the ingenuity of the architect. The hip-decked roof is grey slate shingle and the quoins and trim are executed in limestone.

C Elizabeth Black was the spinster daughter of Milwaukee's colorful twentieth mayor, legislator and liquor merchant, John Black. In 1891 the Black family, as a memorial to Mrs. Black, had donated \$10,000 to erect the tower on St. John's Cathedral in Milwaukee.

Owner: Arthur L. and Harriet Jane Moore.

P Paine - Falk House, 2214-16 North Terrace Avenue, Probably between 1861 and 1863. Architect: Unknown. This brick house is an interesting and picturesque example of a house put together in progressive stages. Its beginnings are uncertain. However, this stately 2-1/2 story dwelling literally became a "tailored" Georgian Revival home. During the Civil War it proudly displayed an irregular envelope. Alexander Eschweiler in 1902 was engaged to "fill in" a great ell of a house. Thirteen years later, Fitzhugh Scott augmented the square front to its present appearance by concealing the various roof levels and remodeling the third floor. It remained a single family home for approximately eighty-eight years before its conversion to a two-family residence.

1865-1871: General Halbert E. Paine, prominent Milwaukee attorney in the 1850's, served as justice of the state supreme court before joining General Rufus King and the Union forces. The battle at Port Hudson cost General Paine his leg. It is certain that he convalesced in Milwaukee, but the location is obscure. In 1866 this "gallant and eloquent" citizen began the first of his two terms as congressional representative. He and his family moved to Washington D.C. in 1871 where he continued his law practice. Eight years later he was not forgotten by his friends in Wisconsin who delighted in honoring General Paine when he was appointed by the President and Cabinet, Commissioner of the District of Columbia.

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1875-1902: James C. Ricketson was an agent of the Wisconsin Iron Co. before becoming superintendent of the InterOcean Transportation Company. His son, James R. Ricketson owned a building materials company (Ricketson & Schwarz) and the Mineral Paint Company, of Milwaukee.

1902-1949: Herman Wahl Falk, in 1889, joined his father in the Franz Falk Brewing Company (originally Bavaria Brewery). The company reorganized as the Falk, Jung & Borchert Brewing Company when Franz Falk died, and in 1892 it was absorbed by the Pabst Company. Herman Falk and his partner, F.J. Buff became manufacturers and organized the Milwaukee Thill Coupling Co. One year later he founded the Falk Manufacturing Company. Herman Falk married Eva Wilson Wahl of Chicago in 1897. The Falk Company first manufactured street railway material, specializing in the cast-welding of rail joints. In 1903 Mr. Falk bought the American rights to the oxy-hydrogen process of cutting metal, invented in Brussels, Belgium. Immediately the company began to expand, and by 1905 an open-hearth steel foundry, pattern shop, and pattern storage space had been built. The company began making steel castings, gears, and pinions, and in 1910 added an important line of precision herringbone gears and gear drives, for mill and marine as well as other heavy machinery.  
Owner: Edna H. Aring.

P 2220 N. Terrace Avenue, Lloyd Raymond Smith House, 1924, NRHP date: 12/30/74.  
Architect: David Adler. A white painted brick house with a red tile roof and a gracious arcaded inner courtyard, this Italian villa was designed by a Chicago architect. According to Zimmermann, this is "Milwaukee's finest example of Mediterranean architecture" (p. 77). The landscape setting is superb, with terraced gardens leading down the bluff to Lake Michigan. A wrought iron fence, executed by the famous craftsman, Cyril Colnik, encloses the street facade.

Lloyd Raymond Smith became president of the A. O. Smith Company after the death of his father Arthur O. Smith in 1913. Charles J. Smith had founded the firm in 1874, after opening a machine shop on Humbolt Avenue. The shop's business grew principally through the production of baby carriage parts, then during the bicycle boom of the late 1800's, it became a big supplier of bicycle parts. At the turn of the century the company was producing automobile frames designed by Arthur O. Smith. A huge order from Henry Ford for Model N frames in 1906 prompted the building of a plant at the site of today's Milwaukee works.

The Italian Renaissance villa, originally called Sopra Mare, was renamed Villa Terrace after it was donated to Milwaukee County by Mr. Smith's widow, Mrs. John Jacob Curtis in 1966. It is currently operated by Milwaukee County War Memorial Center and the Milwaukee Art Center as a Museum of the Decorative Arts.  
Owner: Milwaukee Art Center, Inc., County of Milwaukee, Court House Room 102, Milwaukee, WI 53233.

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P 2221 N. Terrace Avenue, Sawyer - Vogel House, 1905; and 2317 E. Ivanhoe, Sawyer-Vogel Coach Barn. Architect: Parker and Thomas, Boston; local associates, Buemming and Dick. This imposing two-story mansion has "some of the features of Mediterranean styles, there are French details to it, [and] some English feeling as well."<sup>1</sup> It is constructed of pressed brick laid in Flemish bond with tooled limestone trim in the form of quoined window surrounds, balustrades and beltcourses. The roof is heavy slate on intersecting gables. Wrought iron balustrades on some windows are echoed by a delicately wrought iron fence surrounding the property. Kirchoff & Rose, architects designed an addition in 1928 and rearranged some of the interior partitions. The terrace garden wall was constructed by Charles Shubbe in 1934. A very large stable of similar design is separated from the house by a courtyard.

William D. Sawyer was president of the Fred Kraus Company, grain dealers in 1905. He later became treasurer of Galland-Henning Pneumatic Malting Drum Manufacturing Company whose system simplified the process of malting.

Guido Charles Vogel, a neighbor of Mr. Sawyer's, lived at 472 Kenilworth Place. William D. Sawyer moved to Nashotah in 1911 (later he emigrated to a castle in England), and the home then became the residence of Guido Vogel who died a young man in 1912. Grace Dickerman Vogel, his wife, maintained the residence until the early twenties. There was an interim owner before John W. Kiekhefer, president of Kiekhefer Box and Lumber Company and the Eddy Paper Corporation, lived here. The Kiekhefers moved to Lake Forest in 1937 and ultimately to Phoenix, Arizona.

The house was vacant until 1940 when William D. Vogel, returned to his early childhood home. He was then vice-president of Elmwood Company and vice-president of Pfister & Vogel Leather Company.

In 1931 William Vogel married Virginia Booth (Detroit) in Copenhagen where her father served as the American Ambassador to Denmark.

This gracious home has served the Vogel family for almost fifty years. North Point attracted many Vogels: Frederick Vogel's son, August H.; Frederick Vogel, Jr.'s sons, Guido C. and Charles P.; August H. Vogel's son, Theodore F.; and Guido Charles Vogel's son, William D.

Pfister & Vogel Leather Company: Frederick Vogel, native of Germany where he learned the tanner's trade, journeyed to Buffalo, New York in 1846. There he worked briefly in a tannery owned by his cousin. His charge was the buying of skins and hides and marketing of the leather. Frequent business trips took him to Milwaukee. In 1847 he became associated with F.S. Schoellkopf and Guido Pfister in the tannery business. They built a small tannery on the Menomonee River. Ten years later

<sup>1</sup> Perrin, quoted by McArthur, p. 35.

*Delores*

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North Point South Historic District, Milwaukee, Milwaukee County (079), Wis. (55)

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30 January 1980

Correction of name and address of owner of pivotal property.

Property: Jesse Hoyt Smith House  
2229 North Terrace Avenue  
Milwaukee, Wisconsin 53202

Owner: Delete South Wisconsin Conf. Assoc. of Seventh Day Adventists,  
S6 W22310 Davidson Road  
Waukesha, WI 53186, and

Correct to read: Wisconsin Corporation of Seventh Day Adventists  
Attention: W. H. Dick  
P.O. Box 7310  
Madison, WI 53707

NRHP entry date: 4 September 1979

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Mr. Schoellkopf sold out his interest and Pfister & Vogel Company steadily grew with office centers in various countries of the world. Frederick Vogel died in 1892, outliving Guido Pfister by two years. Fred Vogel, Jr. then became president and Charles F. Pfister served as vice-president.

Owner: Warren B. O'Connor, 3319 N. Lake Drive, Milwaukee, WI 53211.

- P 2229 N. Terrace Avenue, Jesse Hoyt Smith House, 1913. Architect: Alexander C. Eschweiler. This simple two-story red brick house with intersecting gable roof is, according to Perrin, "Alexander Eschweiler's version of adapting Tudor English architecture to his own time."<sup>1</sup> Its massing, first and second story bay windows, bands of windows and three-arch recessed entrance porch are derived from English precedent but the play of flat wall and window void in studied proportions is modern.

Ten years before this home was built, Mrs. Clarrisa M. Sanderson had a two-story frame dwelling moved from the Ferdinand Schlesinger property on Lafayette Place to the northwest corner of Ivanhoe Place and Terrace Avenue. The home was razed to accommodate this substantial English mansion for the newlyweds.

Jesse Hoyt Smith was associated with the Angus Smith Elevator Company, commission merchants in grain. He owned several flour mills in the Menomonee River Valley. His father, Angus Smith, in 1858 with Jesse Hoyt of New York, built the first railroad warehouse and elevator erected in Milwaukee. The company carried on the entire grain storage operation of the Northwestern Railway Company. Mr. Smith inaugurated the handling of bulk grain from car to shipboard. He served as one of the first members of the Chamber of Commerce as well as its president 1870-71.

Jesse H. Smith and Ida Lane were married late in life. Ten years after Ida Lane built her home on Lake Drive, she and Jesse H. Smith married and they built this house. Having no descendants, the Smiths willed the residence to the Seventh Day Adventist Central Church. In 1943, the firm of Eschweiler & Eschweiler converted the interior of this single family residence to a church.

Owner: South Wisconsin Conf. Assoc. of Seventh Day Adventists, S6 W22310 Davidson Rd., Waukesha, WI 53186.

- P 2230 N. Terrace Avenue, Hilda Pabst House, 1907. Architects: George B. Ferry and Alfred C. Clas. This "massive, tycoon-type mansion" blends "French and Italian Renaissance elements" in an imposing classical way.<sup>2</sup> The 2-1/2 story limestone ashlar building is seven windows wide with a giant tetraprostyle portico of Corinthian columns composed of single blocks of stone. The mansard roof is pierced by carved classical copper clad dormers and is covered with green glazed tile. Very costly wrought bronze grilles trim the balcony and doors. In 1956 it was converted into a two-family dwelling.

<sup>1</sup> Perrin, quoted by McArthur, p. 31

<sup>2</sup> Ibid., p. 32

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The house was built for Hilda Pabst, wife of Gustav Pabst, who became president of the Philip Best Brewing Company upon the death of his father, Capt. Frederick Pabst, in 1904. The company was later known as the Pabst Brewing Company, which in 1894 was "the largest beer brewery in the world."

Owner: Elmer Nelson. Recently sold to Leo M. Peters.

- P 2234 N. Terrace Avenue, William Osborn Goodrich House, 1895. Architect: Otto Strack. This splendid 2-1/2 story Victorian Gothic castle is adorned with crockets and finials, twin corner towers, carved window architraves, and a traceried porch with Gothic arches. The roof is slate with sheet metal ornaments. "Built of light brown brick, the trim is buff terra cotta which," according to Perrin, "suggests German influence."<sup>1</sup> Indeed, the architect, Strack, was born and trained in Germany before settling in Milwaukee. The house is said to have been built by Capt. Frederick Pabst as a wedding gift for his daughter, Marie, and Goodrich. Strack worked for the brewery, designing brewery buildings, taverns and the Pabst theater. Pabst's gift inscription, engraved on the brass chandelier in the dining room reads "All care abandon ye who enter here - Frederick Pabst - Anno Domini - 1892."<sup>2</sup>

William O. Goodrich pursued a voice career in Europe before joining his father, Timothy W. Goodrich, in the linseed oil manufacturing company about 1890. Two years later he married Marie Pabst and raised six children in the house.

The Beck family lived here from 1918 to 1945. August C. Beck, a long time resident here and native of Milwaukee, joined the firm of C. A. Beck Sons and Company as a teenager. He worked in all departments until he became owner and manager of the business known as August C. Beck Co. The chief manufactured products were hardwood flooring and all kinds of packing boxes noted for their dove-tail construction. In 1903 he married Elsie Madden Cudahy, daughter of Patrick and Anna Cudahy.

Owner: Jean Robert and Gloriela Huetiger.

- P 2239 N. Terrace Avenue, Clarence Rudolph Falk House, 1903. Architect: Alexander C. Eschweiler. This 2-1/2 story house with multiple gable roofs is a cozy example of an informal English cottage of Queen Anne's period. The first floor is red brick and dark shingles cover the walls above. The top half of each window is divided into small panes and a Shavian bay window decorates the first floor. The entrance is tucked into the side of the house. A wing addition was designed by A. C. Eschweiler in 1909 and was constructed by Henry Danischefsky. In 1949 interior partitions were altered.

Clarence Falk joined his brother, Herman W. Falk, as superintendent of the Falk Company in 1901. He married Margaret Sawyer who continued to enjoy this charming home for fifty years.

Owner: James and Geraldine Arnold.

<sup>1</sup> Perrin, quoted by McArthur, p. 30

<sup>2</sup> Zimmerman, p. 78

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2242 N. Terrace Avenue, Vacant land, site of the Frank R. Falk House, 1895.  
Owner: Milwaukee County Parks Commission, 901 N. Ninth St., Milwaukee, WI 53233.

2246 N. Terrace, Vacant land, site of the Otto Herbert Falk House, 1895.  
Owner: Milwaukee County Parks Commission, 901 N. Ninth St., Milwaukee, WI 53233.

- C 2007 E. Windsor Place, Fitzgerald/Herzfeld Stable, 1903. Architect: Ferry and Clas. This structure was recently granted a variance to become a residence.  
Owner: Thomas W. Scholl.
- C 2010 E. Windsor Place, Brumder Garage, 1922. Architect: Alf. W. Hoffmann. This one-story brick structure was built to house "four machines."  
Owner: Milton B. Katz and Leon Joseph, 2266 N. Prospect, Milwaukee, WI 53202.
- C 2014 E. Windsor Place, Frank Bacon Stable, 1904. Architect: Howland Russel. This two-story, wood frame structure was built for Frank Bacon, president of Cutler Hammer Manufacturing Company, who resided outside of the district on Prospect Avenue. It is now a private residence.  
Owner: Charles F. Netzow.
- C 2016 E. Windsor Place, Garage and Apartment, no date. A large, three story brick building with a gable roof, this was probably built as a coach barn for Herbert Falk. It is set behind and west of 2014 E. Windsor Place.  
Owner: Charles Trainer.  
Woodland Court and rest of vacant park lands.  
Owner: Milwaukee County Parks Commission, 901 N. Ninth Street, Milwaukee, WI 53233.
- 2128 E. Woodstock Place, see 2107 N. Lake Drive.
- P 2202 E. Woodstock Place, John E. Hathaway House, 1904. Architect: Howland Russel. This two-story Georgian Revival house is constructed of brown-orange brick laid in Flemish bond. Special features of its five bay facade include an elaborate wood architrave around the central second story window below which is a simple, pedimented Doric portico and the entrance door with sidelights. First story windows are trimmed round-arched brick panels and three dormers project from the gambrel roof. Richard W. Dwyer, contracting firm, built the library wing addition in 1925 and four years later, the firm enclosed the balcony with a matching gambrel roof.

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John E. Hathaway was president of John E. Hathaway & Company, contractors for public works and pile driving. There were various interim ownerships including Myron T. MacLaren and John E. Owen and it was not until the early 1920's when Clifford F. Messinger and his wife Gertrude Merker made this their residence. Mr. Messinger was vice-president of Chain Belt Company now known as Rexnord, Inc. One of their four children, Mrs. Walter Renz, continued to live in this home until the early 1970's.

Owner: Thomas N. and Eddeane O. Walker.

- C 2215 E. Woodstock Place, Ziegler Investment Property, 1953. Architect: Perce G. Schley. A plain, two-story, frame house with neo-colonial elements and a two-car attached garage, this house was built as an investment for Herbert Ziegler, vice-president of George Ziegler Co., manufacturing confectioners.  
Owner: Adabelle Purtell.
- C 2222 E. Woodstock Place, Thomas Van Alyea House, 1967. Architect: Thomas Van Alyea. In 1966 the original large frame house was demolished to make way for this two-story brick and frame dwelling with a hipped roof. In 1972 one of the two-car garages was remodeled into "living habitable rooms." Van Alyea was a prolific architect who designed, among many buildings in the Milwaukee area, structures for St. John's Military Academy in Delafield.  
Owner: Raymond L. Gilardi and Richard K. Perry.
- C 2225-7 E. Woodstock Place, Trottman Investment Property, 1936. Architect: Hinton and Ott. This two-story duplex is Neo-Colonial with a brick first story and framed gables above.  
Owner: David T. Lucas.
- 2235 E. Woodstock Place, see 2017 N. Terrace Avenue.
- C 2317 E. Wyoming Place, Emmet L. Richardson House, 1905. Architect: Henry A. Betts. This two story late Queen Anne house is of frame construction. A wide gambrel roof shelters the house which features other neo-colonial elements: returned eaves, pedimented dormers, polygonal bays and an overhanging second story.
- In 1934, William F. Arndt, Sr., contractor, added a two-story addition to the rear of the home.
- Emmet L. Richardson was an attorney with offices on Wisconsin Street. In the 1930's, this home became the residence of Harry W. Ellis, chairman of Johnson Service Company, and his wife Mildred.  
Owner: Elena Fels Noth.



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2322 E. Wyoming Place, see 2263 N. Lake Drive.

- P 2405 E. Wyoming Place, Frank Ward Smith House, 1905. Architect: Alexander C. Eschweiler. Reminiscent of the late Stuart period, this large house is two-stories high with a gabled roof enclosed by end parapets. The simple facade features five round arches behind which is recessed the entrance porch, two beltcourses between the first and second stories, and three dormers with diamond-paned sash. The house is constructed of red molded brick trimmed with limestone. The garage was designed by Alexander C. Eschweiler in 1920.

Frank Ward Smith, secretary/treasurer/manager of the Milwaukee Dry Dock Company, was married to William E. Fitzgerald's sister, Josephine. Their two daughters were raised in this home. In 1920, the home became the residence of Robert Henry Hackney, Mary Conner, his wife and their three children. Robert Hackney, mechanical engineer, organized Press Steel Tank Company after purchasing the assets of the Seamless Structural Company in 1901. He gave his name to Hackney air receivers manufactured by Pressed Steel Tank to store compressed air used in operating street car air brakes. Late in 1975 after several ownerships, this manufacturing firm of high pressure cylinders was acquired by Rischel & Associates.

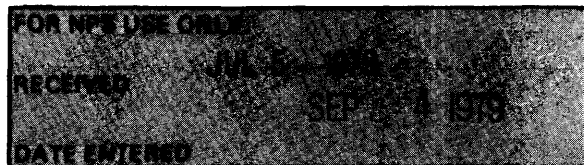
In 1939, Michael F. Cudahy moved from his home on Terrace Avenue and made this his residence for thirty-two years. When Patrick Cudahy died in 1919, the management of the Cudahy Brothers Company was left to his sons, Michael F. Cudahy as president and general manager, and John Cudahy, as vice-president. The firm had been founded in 1844 by John Plankinton and Frederick Layton. Mr. Layton retired, and in 1864 a partnership was formed with Philip D. Armour which continued until 1884 when Mr. Armour also retired. The firm reorganized and became the John Plankinton & Company with Patrick Cudahy. Four years later Mr. Plankinton retired and another new company emerged as the Cudahy Brothers with Patrick and John Cudahy. They settled their enterprise in the city now known by their name.  
Owner: A. Peter N. and Shirley McArthur.

- P 2415 E. Wyoming Place, Guy Despard Goff House, 1904. Architect: Howland Russel. This simple, smooth brick, two-story house is crowned by a high hipped roof pierced by hooded dormers. Band windows pierce the plain wall and the round-arched door is trimmed with a bas-relief.

Guy D. Goff was an attorney with Hunter & Goff. Charles F. Hunter also lived in the neighborhood on Lafayette Place. Goff moved to West Virginia in 1917 and became a United States Senator from that state.

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This home then was the long time residence of Arthur Nye McGeogh, law graduate of Harvard University class of 1896. He was a prominent and influential figure in connection with real estate operations in Milwaukee. He formed the Central Improvement Company of West Allis to develop his real estate holdings. As a land developer, he was responsible for locating Allis-Chalmers in this district in 1901 and building as many as sixty homes a year. It is because of his efforts that many manufacturers located themselves in Milwaukee and West Allis. It has been said that McGeogh should be given credit for putting West Allis on the map. In 1897, Arthur McGeogh married Caroline Bigelow, also a native Milwaukeean. She was an enthusiastic advocate of many cultural and civic programs such as the Girl Scout movement, Family Welfare Association and others. She was, in addition, president of the Woman's Club of Wisconsin and the Wisconsin League of Women Voters.

Owner: Francis J. and Margadette Demet.

- P Judge Paul Dillingham Carpenter House, 2429 East Wyoming Place, 1903. Architect: Alexander C. Eschweiler. An imposing 2-1/2 story house in the late English Tudor manner, marked with characteristic sober splendor. It has a covered Tudor entrance-way with carved mantle and columns. A small circular window light appears in the gable. The roof is slate and walls are variegated red brick laid Flemish bond with limestone copings topped with pineapple and ball finials.

Paul D. Carpenter's father, Matthew H. Carpenter was famous as an orator, lawyer, and statesman. He had served in the Senate of the United States with distinction. Mr. Carpenter was married in Vermont in 1855 to Caroline Dillingham, daughter of Hon. Paul Dillingham. Paul D. Carpenter followed the path of law and served as a County Court judge from 1901-1909. He was married to Emma Falk, daughter of Franz and Louisa Falk. In 1918 the home became the residence of Adolph Finkler, secretary of Albert Trostel & Sons Company, tanners, curriers and dealers in leather and findings. The business was originally established in 1858 by Albert Trostel and August F. Gallun.

Owner: Salvatore Ferrara, Executor.

# 8 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
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		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The North Point South district is significant to the history and architectural history of Milwaukee as an important and visually discrete section of a historic elite residential area of the city, the so-called "Gold Coast." The Gold Coast developed along the top of the Lake Michigan bluffs chronologically northward from the high ground above Juneautown, roughly following North Prospect Avenue. Until the 1890s the remoteness of North Point from the city center kept development of the area sparse. Between 1890 and the 1920s the district rapidly developed. The people who built and lived there represented a substantial portion of the commercial, industrial, and professional leaders of Milwaukee during the period. These business leaders chose the leading architects of their day to design their residences. North Point South is thus a fine collection of the architectural styles popular in the early decades of the twentieth century.

Architecture: Richard W. E. Perrin, a noted Wisconsin architectural historian and an architect who began his career in Milwaukee when the houses in North Point South were being designed, wrote about the significance of North Point South:

Part of the charm of this neighborhood is that it reflects late nineteenth century and early twentieth century conceptions of design which were based strongly on tradition and on conventional styles. We are concerned with a period of American architecture which was to some extent imitative of historical styles but which had been studied and literally absorbed by the architects and translated into modern houses for the time. For the most part, they were eclectic for they mixed various styles, often becoming a personal style of the architect who liked to work with a particular motif.

During this period there was quite a lot of soul searching, but the conservative trend was to follow historic styles, and to do that properly the architect had to understand those styles and one or more trips to Europe was definitely indicated to see and to photograph the best examples and to get the feel of them, believing that they could never be improved upon, and therefore to be used in all their purity.

But there was a counter-movement which was started by people like Louis Sullivan and Frank Lloyd Wright who said . . . that the design of houses must be totally relevant to the times. Caught between these divergent streams of thought, some architects began to mix various styles and simply took what they or their clients liked. The architects gave play to their personal feelings about a house and some used pure style only as an inspiration. Such a house

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

see continuation sheet

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 49

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QUADRANGLE SCALE 1:24000

UTM REFERENCES

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VERBAL BOUNDARY DESCRIPTION

see text

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Shirley du Fresne McArthur

ORGANIZATION

DATE

March 31, 1978

STREET & NUMBER

2405 E. Wyoming Place

TELEPHONE

414-271-2395

CITY OR TOWN

Milwaukee

STATE

Wisconsin 53202

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE X

LOCAL     

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Richard McInerney*

TITLE

Director, State Historical Society of Wisconsin

DATE

6/18/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*John Paul Shull*

DATE

9-4-79

KEEPER OF THE NATIONAL REGISTER

ATTEST:

*Anna Mae Sans*  
CHIEF OF REGISTRATION  
*Regional Coordinator*

DATE

9-4-79

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would have the feeling of a traditional or historic building but still be a creative, original thing on the part of the architect.<sup>1</sup>

The architects who designed the houses in North Point South were the leading Milwaukee designers of their day. Included in this distinguished list are James O. Douglas, Otto Straack, Armand B. Koch, Richard Philipp, John Moller and Thomas Van Alyea, all of whom designed buildings which are already listed on the National Register. The three architectural firms whose names appear most frequently on the building permits for North Point South, however, are Fred Graf, Ferry and Clas, and Alexander C. Eschweiler.

Graf designed many of the duplexes and investment houses along the side streets of the district. Born in 1859 in South Germantown, Wisconsin, Graf moved to the city of Milwaukee in the early 1880s. After working as a carpenter, he became a draughtsman in the office of James Douglas, where he received his architectural training. He opened his own office in 1892, where he specialized at first in "fine residences." In 1898 he won the commission for the Ozaukee County Courthouse, one of the major works of his career. Until his death in 1938 Graf designed many Milwaukee churches, residences and formed the Fred Graf Building Co. in 1936, which his family continued after his death. His work in North Point South includes four frame late Queen Anne houses of simple design on Kenilworth and four later houses of a modified English cottage style on the same street. The distinction of these houses derives not so much from their individual designs as from the attention to the relation of the houses to each other, providing a varied but harmonious streetscape.

Ferry and Clas, on the other hand, designed some of the houses within the district which stand out from the others because of their large scale and excellence of design. The partners, George B. Ferry and Alfred C. Clas, practiced together from about 1890 to shortly after 1910, and designed several notable buildings already listed in the National Register, including the First Unitarian Church, the Public Library and Museum, and the Frederick Pabst house in Milwaukee and the State Historical Society in Madison. Ferry, the principal designer in the firm, was educated in Springfield, Mass., and studied architecture at MIT. Clas, who was raised in Sauk City, Wisconsin, worked for three architects in Milwaukee and California before establishing a partnership with Ferry in 1890. The firm was one of the most prestigious and largest in nineteenth-century Wisconsin. Within the district, they designed the Pabst mansion, a majestic neo-classical palace, the Ott house, an outstanding example of an English mansion, and the Uhrig house, an impressive English "Jacobean" styled house.

Alexander Eschweiler also designed many of the most distinguished houses in the

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district. According to Perrin, "few architects could lay claim to as many consistently well-designed buildings as A.C. Eschweiler."<sup>2</sup> An active Wisconsin architect for nearly half a century, Eschweiler was born in Boston and moved west with his family to Michigan. He was educated at Marquette University and studied architecture at Cornell. He then worked with several architectural firms in Milwaukee and established his own in 1892. Throughout his long career he designed many of the most impressive buildings in Milwaukee, including the Wisconsin Telephone Company, the Milwaukee Gas Light Company, and some of the buildings at Milwaukee Downer College. According to one biography, Eschweiler was "quick to realize the true value of any new movement, tempered and restrained by his knowledge and love of the historical styles."<sup>3</sup> Some of Eschweiler's designs in North Point South demonstrate his versatility: the Falk house is a very Shavian version of the Queen Anne, the Clement Smith house is an accomplished red brick Georgian Revival house, the Bunde house represents the best of eclectic design, and the Jesse Smith house is a substantial English mansion which incorporates Tudor details in a modern and functional design. Parenthetically, Eschweiler's residence was within the district.

History: In 1854 Jefferson W. Glidden and John Lockwood platted the North Point area. Two years later Lockwood, who played an important role in the development of the city's public works, built the first mansion there. Foreshadowing the elegant style that would be a hallmark of North Point in later years, the Lockwood house (razed in 1889) was the most expensive house that had thus far been erected in the city. Other early residents of the area included Alonzo D. Seaman, a wealthy furniture manufacturer, and General Halbert E. Paine, a Civil War hero and later a U.S. congressional representative.

Development of the area included in the district did not begin in earnest until the 1890s, but in that decade over thirty fine dwellings were built there.<sup>4</sup> Many were homes for important and successful Milwaukeeans, among them, General Otto H. Falk (house razed) who became the vigorous president of Allis-Chalmers after it was reorganized in 1913, William O. Goodrich, who married a daughter of Frederick Pabst and made his fortune manufacturing linseed oil, Albert F. Gallun, who was the president of a large tanning company, and Jackson Bloodgood Kemper, a successful attorney who was the grandson of Bishop Jackson Kemper. Also built during the decade was an interesting block of fashionable dwellings intended as investment properties on Kenilworth Place. Around the turn of the century E. Eldred Magie purchased these and built eight more on or near Kenilworth.

Development of the North Point district continued apace through the first decade of the twentieth century and gradually slackened through the teens and twenties as the neighborhood filled in. Little building occurred after the stock market

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crash of 1929. A sample of the people who built there during the period includes: Guy D. Goff, a successful attorney who later became a U.S. senator from West Virginia, Judge Paul Dillingham Carpenter, the son of a U.S. senator from Vermont and himself an attorney and county judge, Gustav Pabst, the son of Frederick Pabst and the successor to his father as president of the Pabst Brewing Company, Lloyd R. Smith, the president of the A. O. Smith Company, a major manufacturer of auto frames, Emil H. Ott, the president of the William Steinmeyer Company, the largest retail and wholesale grocery company in Wisconsin, a number of Steinmeyer executives, William E. Fitzgerald, the president of the Milwaukee Dry Dock Company, and Wilford M. Patton, the president of the Northwest National Insurance Company.

North Point South remains an elite neighborhood. Although several elegant residences along the edge of the district facing Lake Michigan have been removed by the Milwaukee County Park Department in its continuing program of reverting lakeside property to parkland, the visible character of the district remains little changed from the time it was developed.

<sup>1</sup>Richard W. E. Perrin, quoted in Shirley du Fresne McArthur, North Point South: An Architectural and Historical Inventory, Milwaukee: Land Ethics, Inc. and Water Tower Landmark Trust, Inc., 1978.

<sup>2</sup>Richard W. E. Perrin, Milwaukee Landmarks, Milwaukee: 1968, pp. 91-92.

<sup>3</sup>Wisconsin, Stability, Progress, Beauty, Chicago: Lewis Publ. Co., p. 176.

<sup>4</sup>Several these houses have been removed by authority of the Milwaukee County Park Board. Among these were six houses on a circle at the intersection of Lafayette and Terrace called Woodland Court. Developed in the early 1890s, Woodland Court was reverted to park land as early as 1915.

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Katherine E. Hundt, Architectural Historian  
State Historical Society of Wisconsin  
816 State Street  
Madison

January 9, 1978  
608-262-2970  
Wisconsin 53706

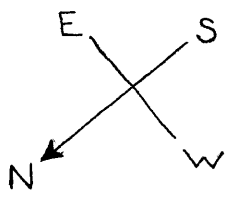
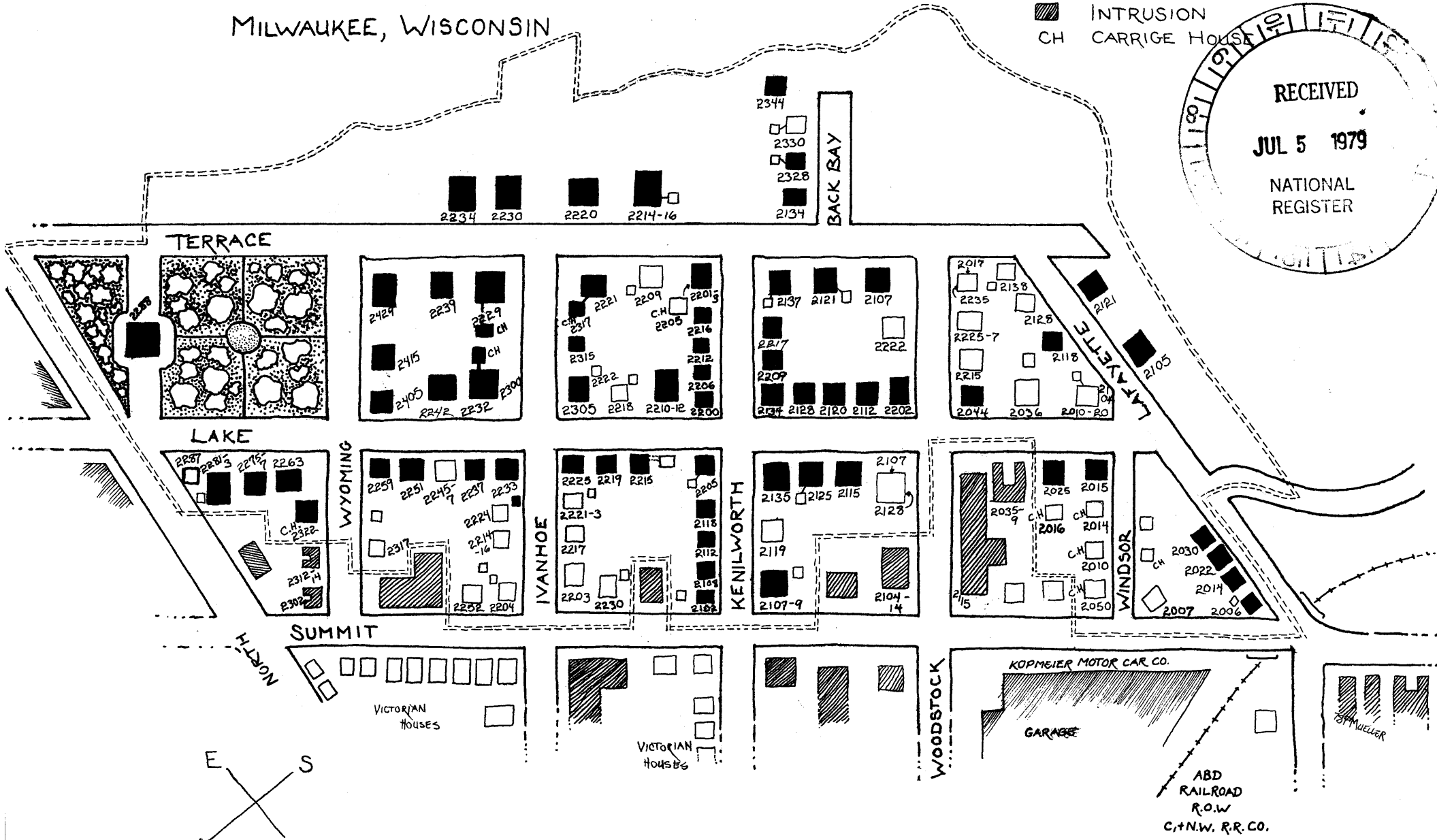
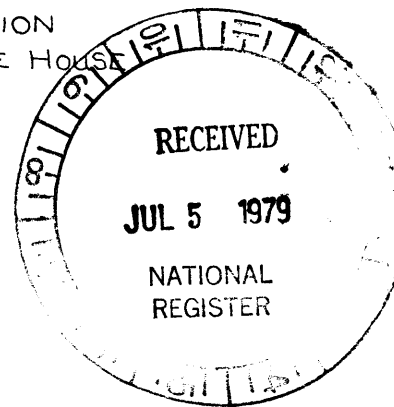
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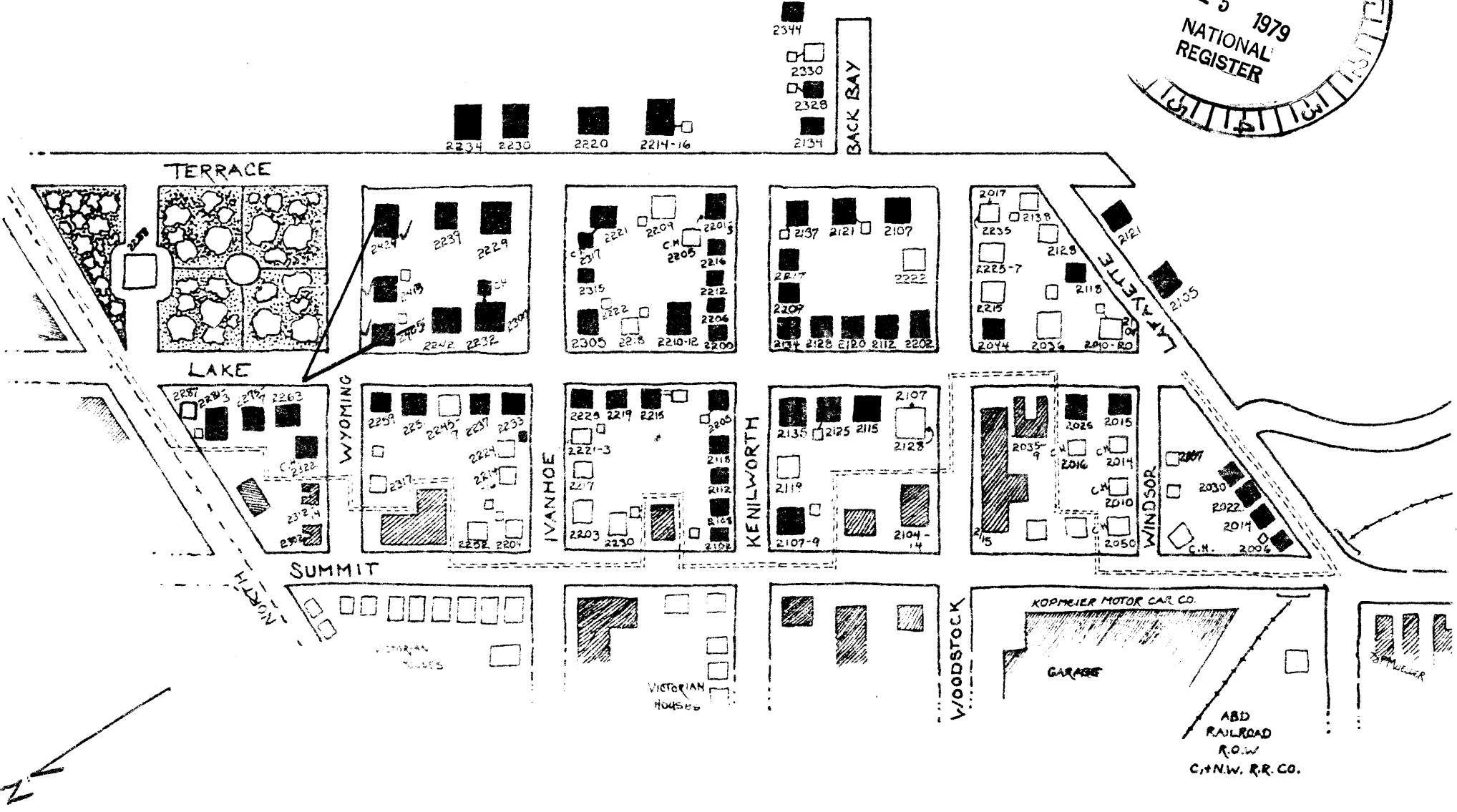
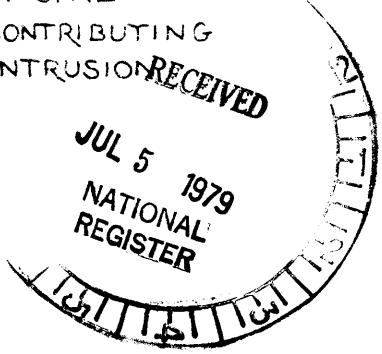
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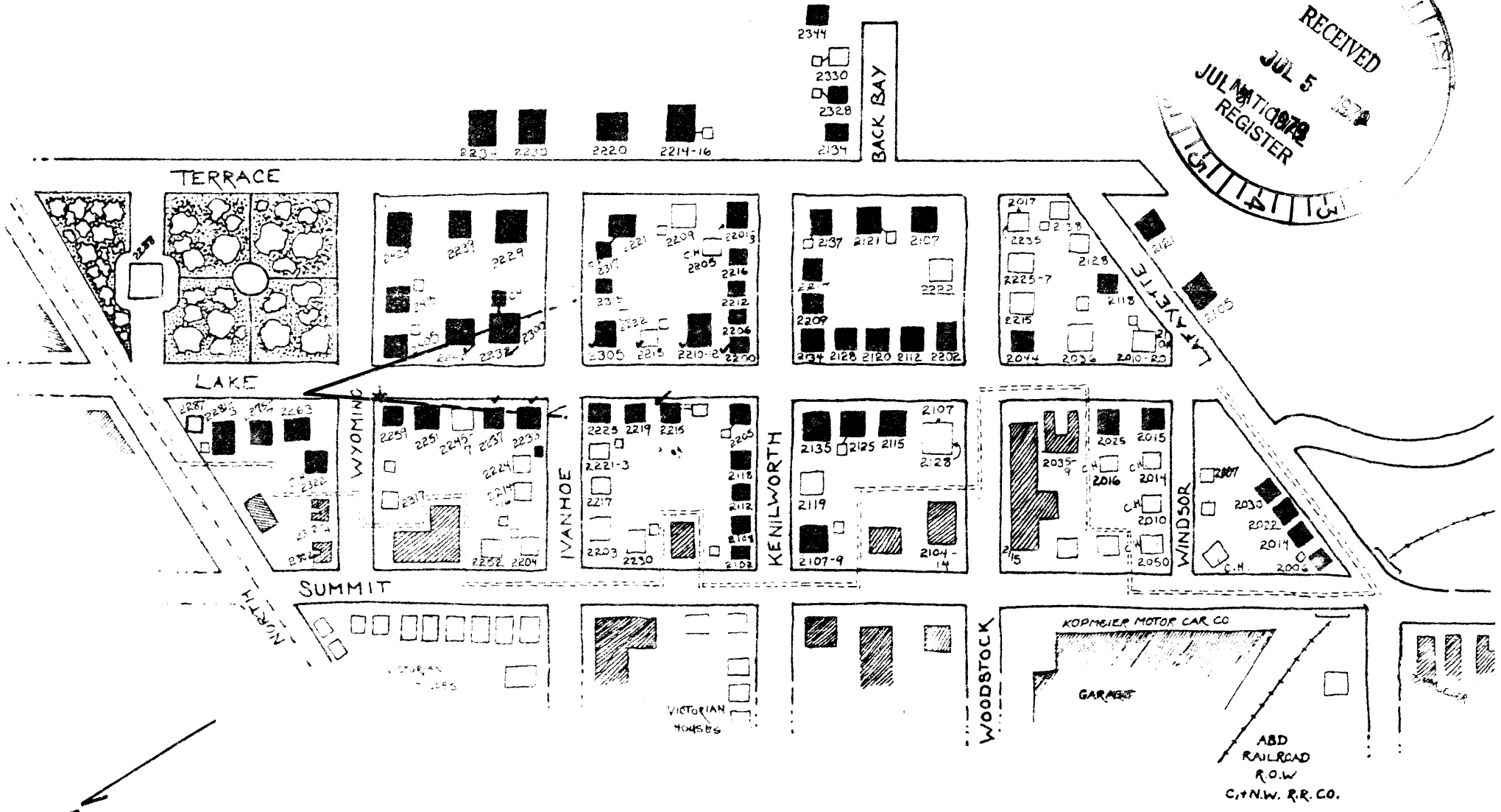
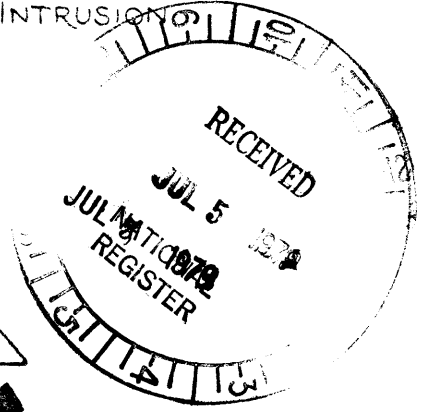
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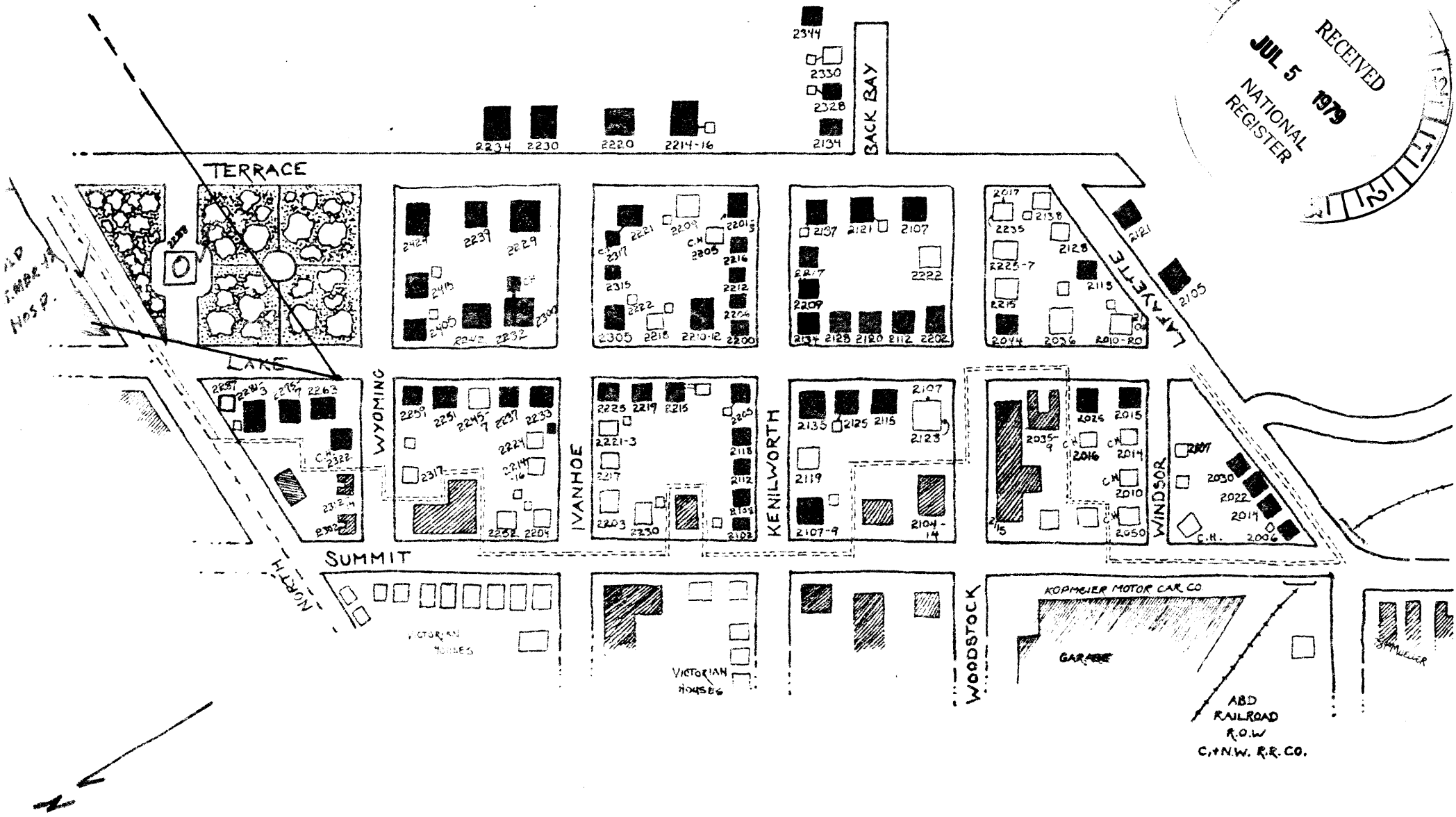
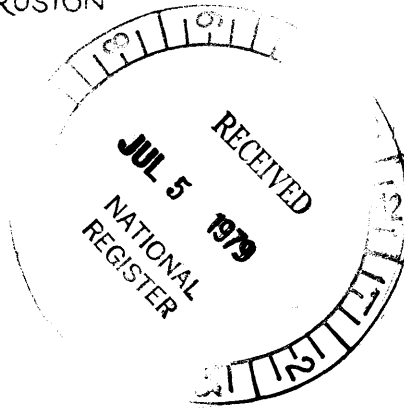
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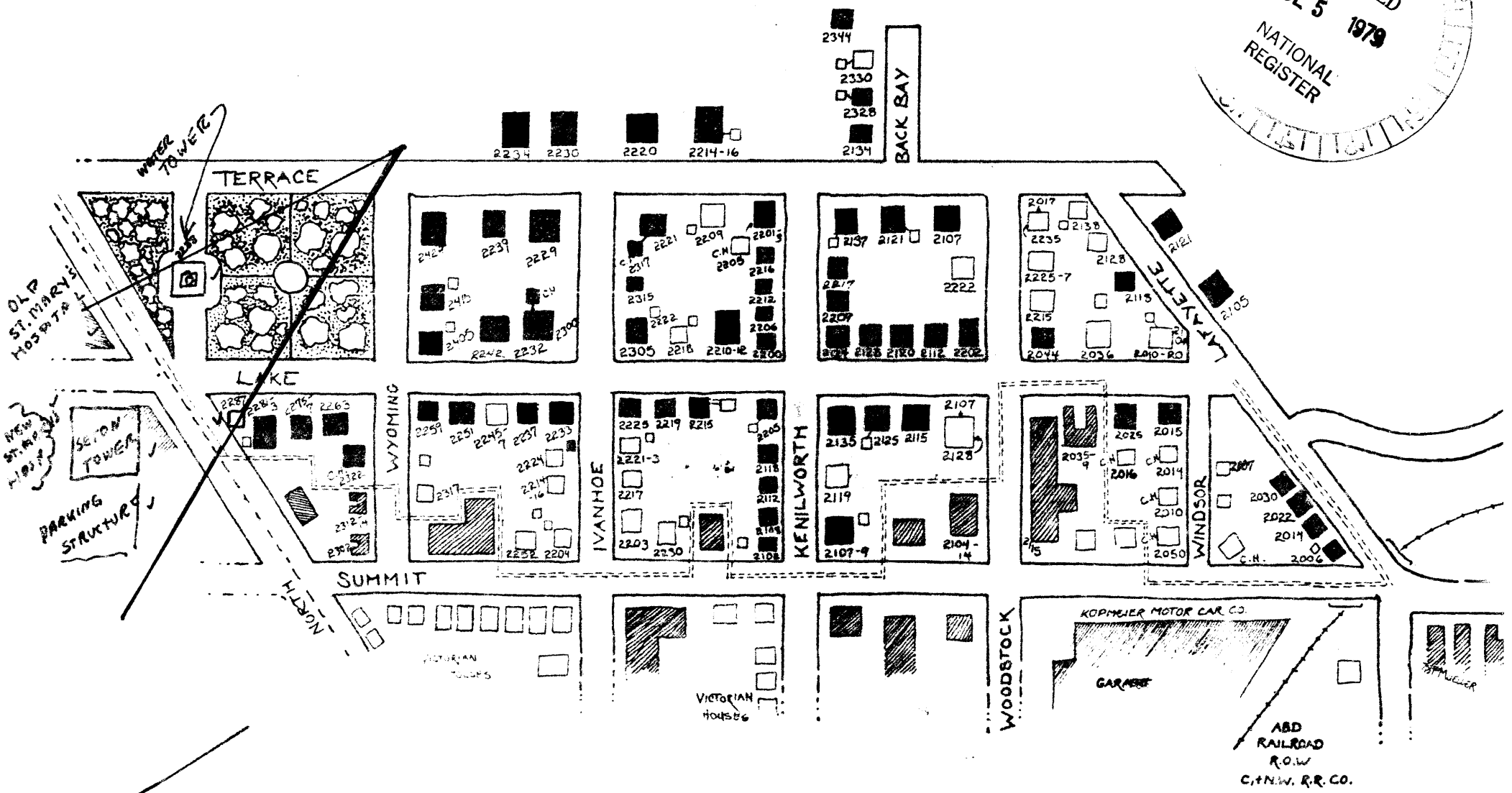
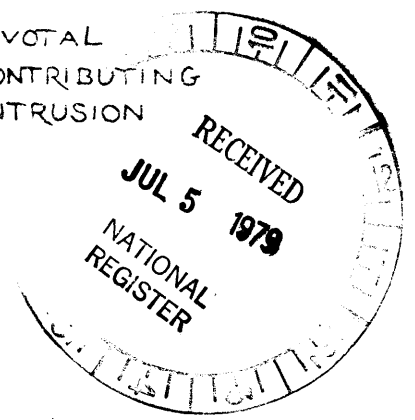
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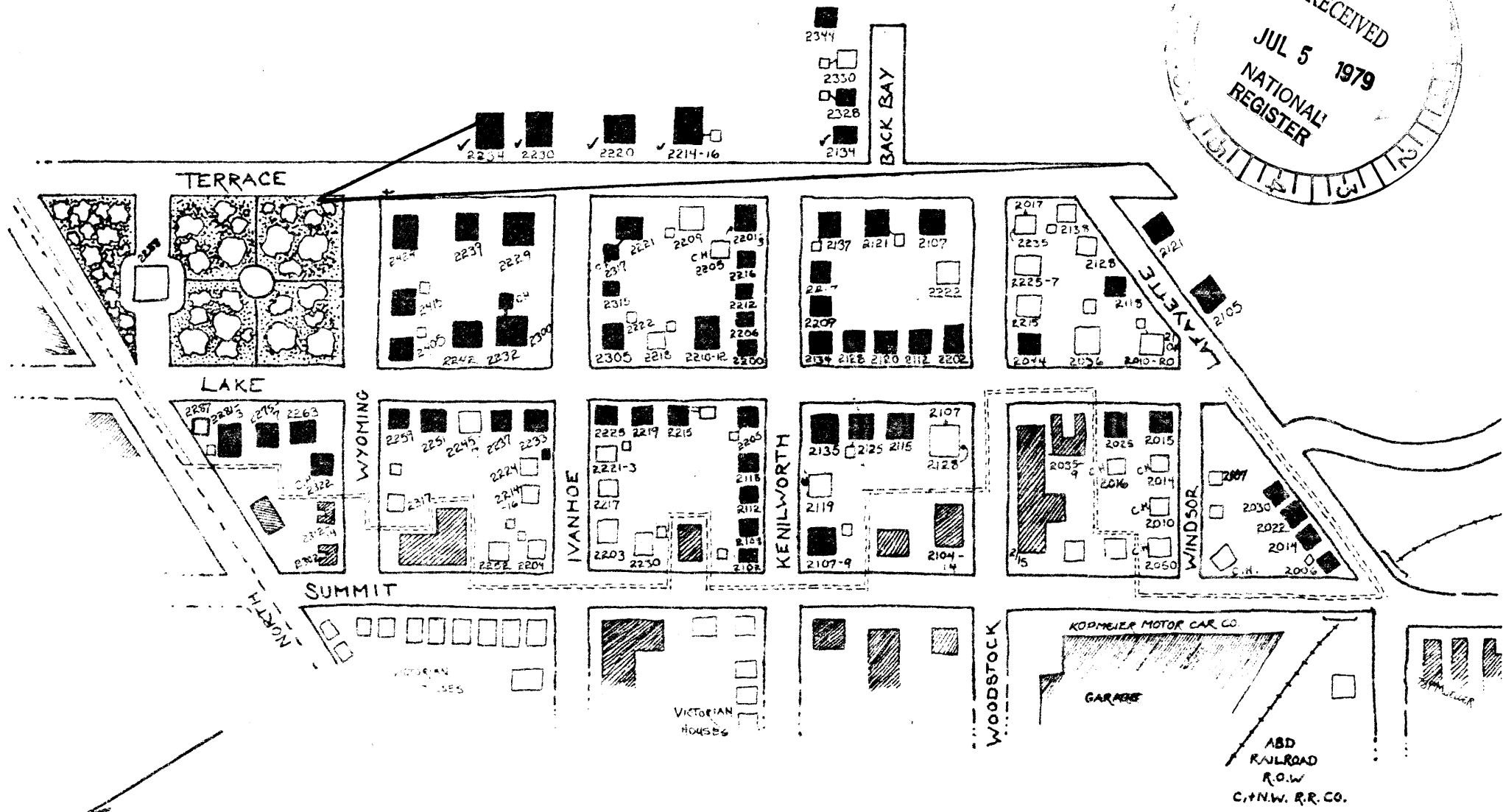
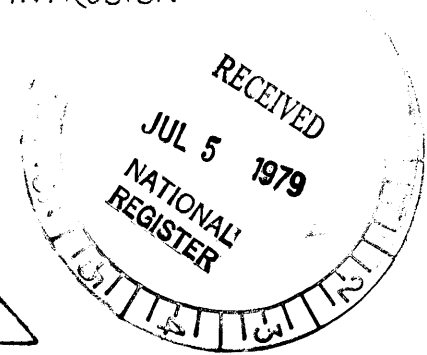
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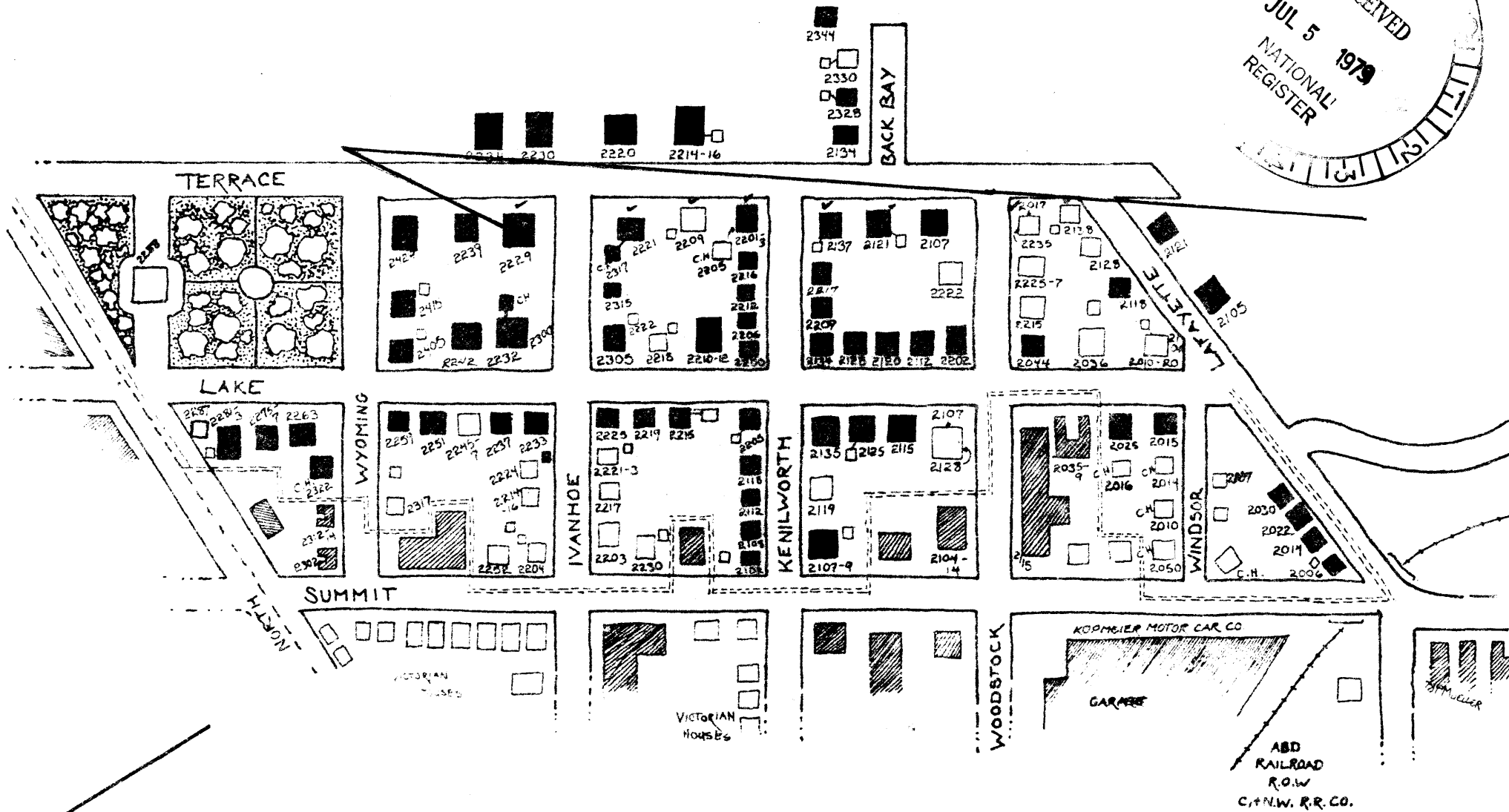
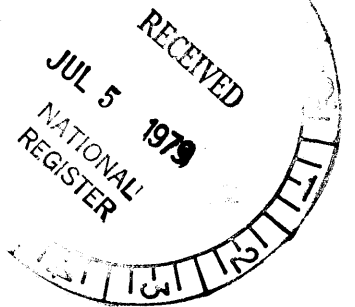
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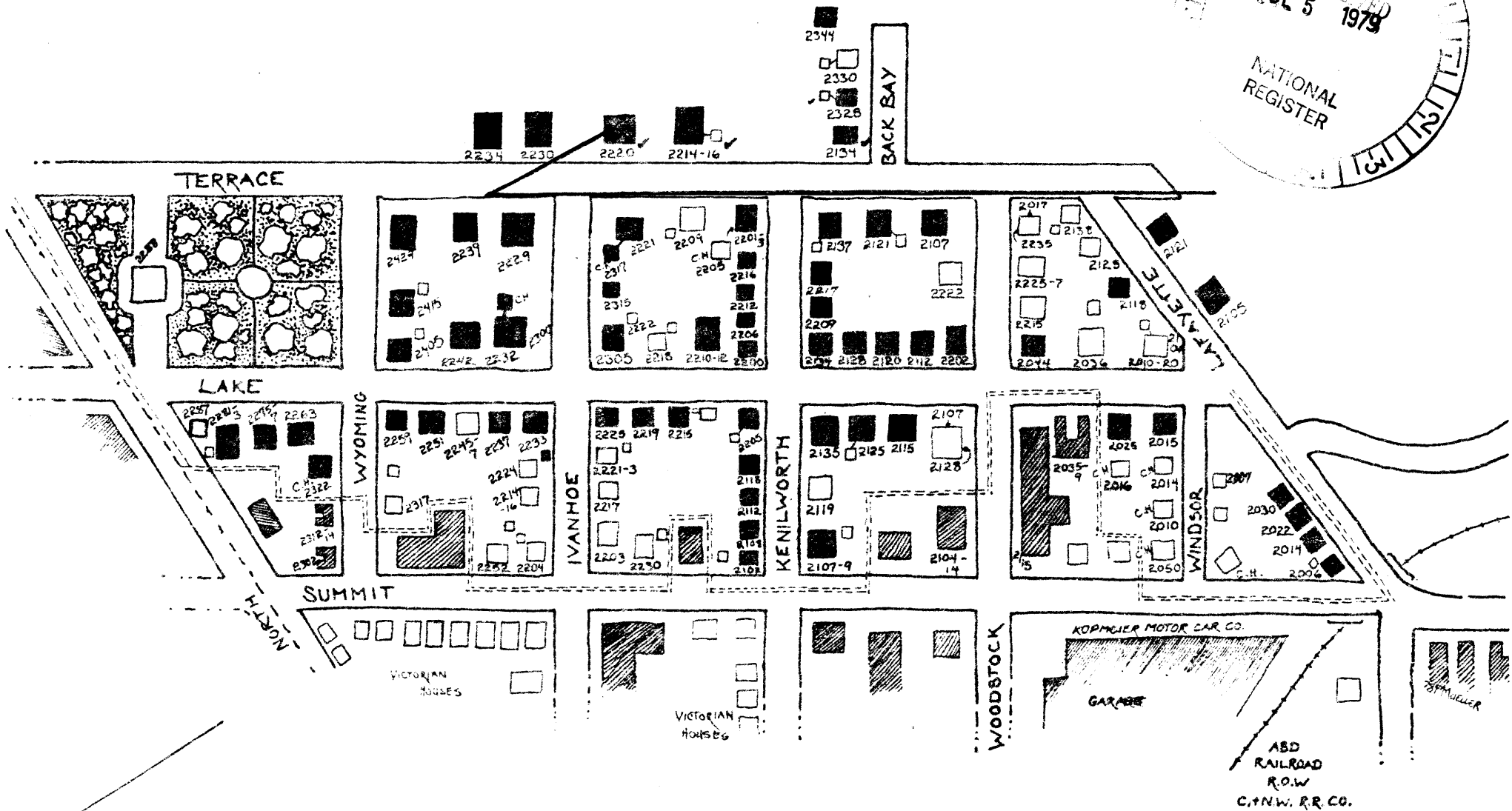
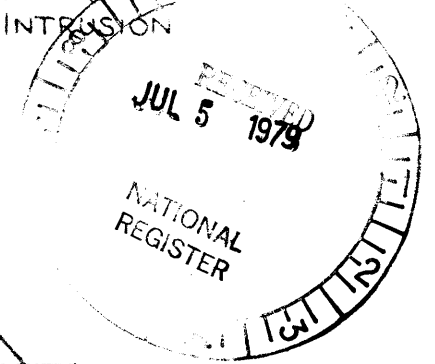
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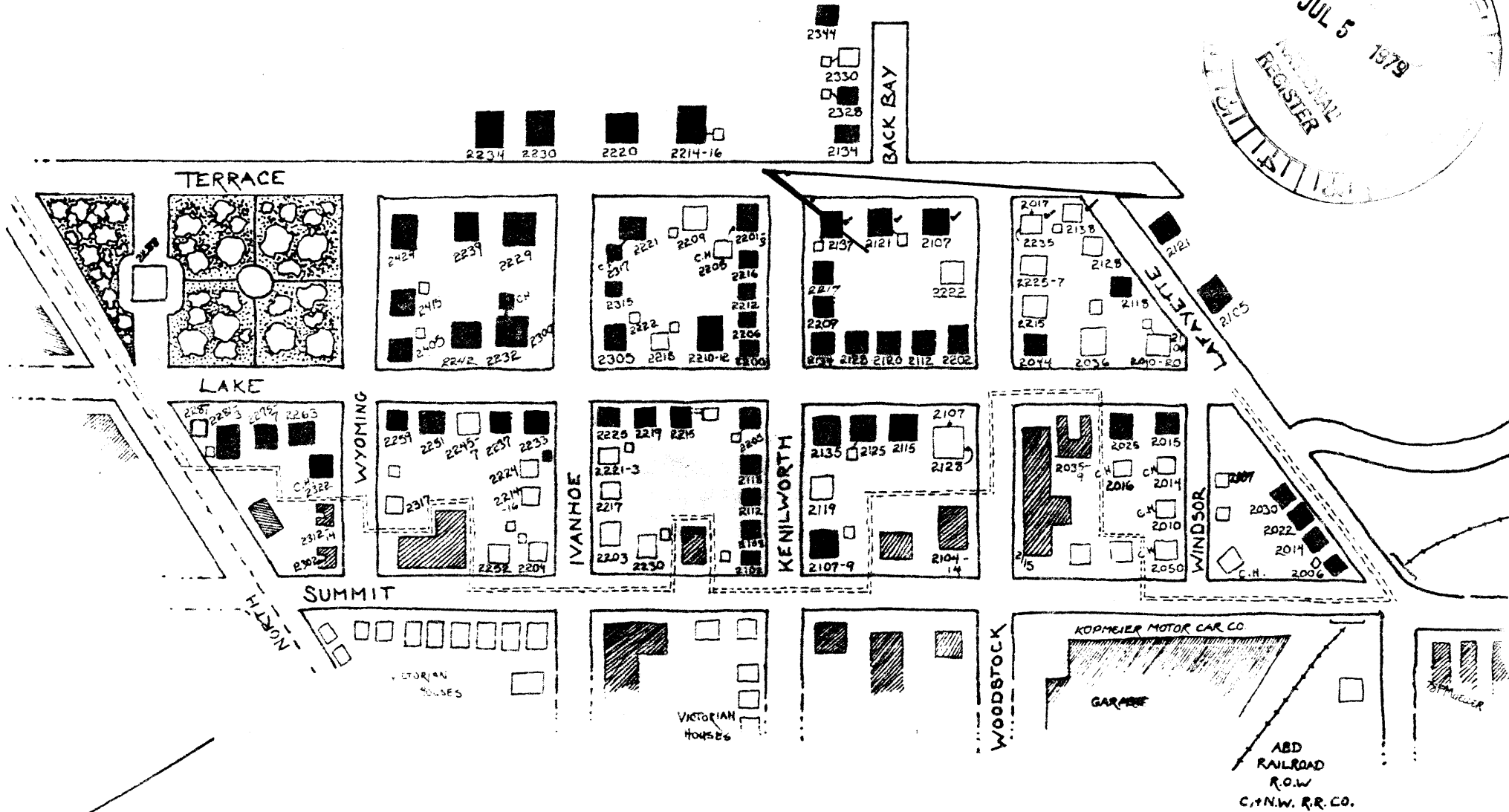
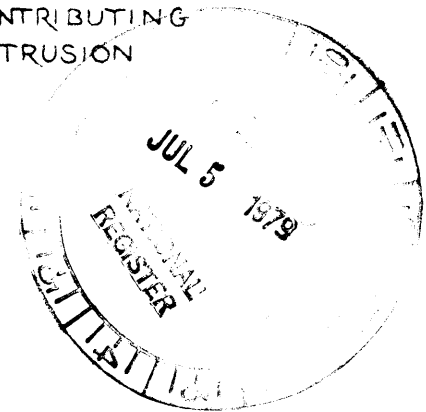
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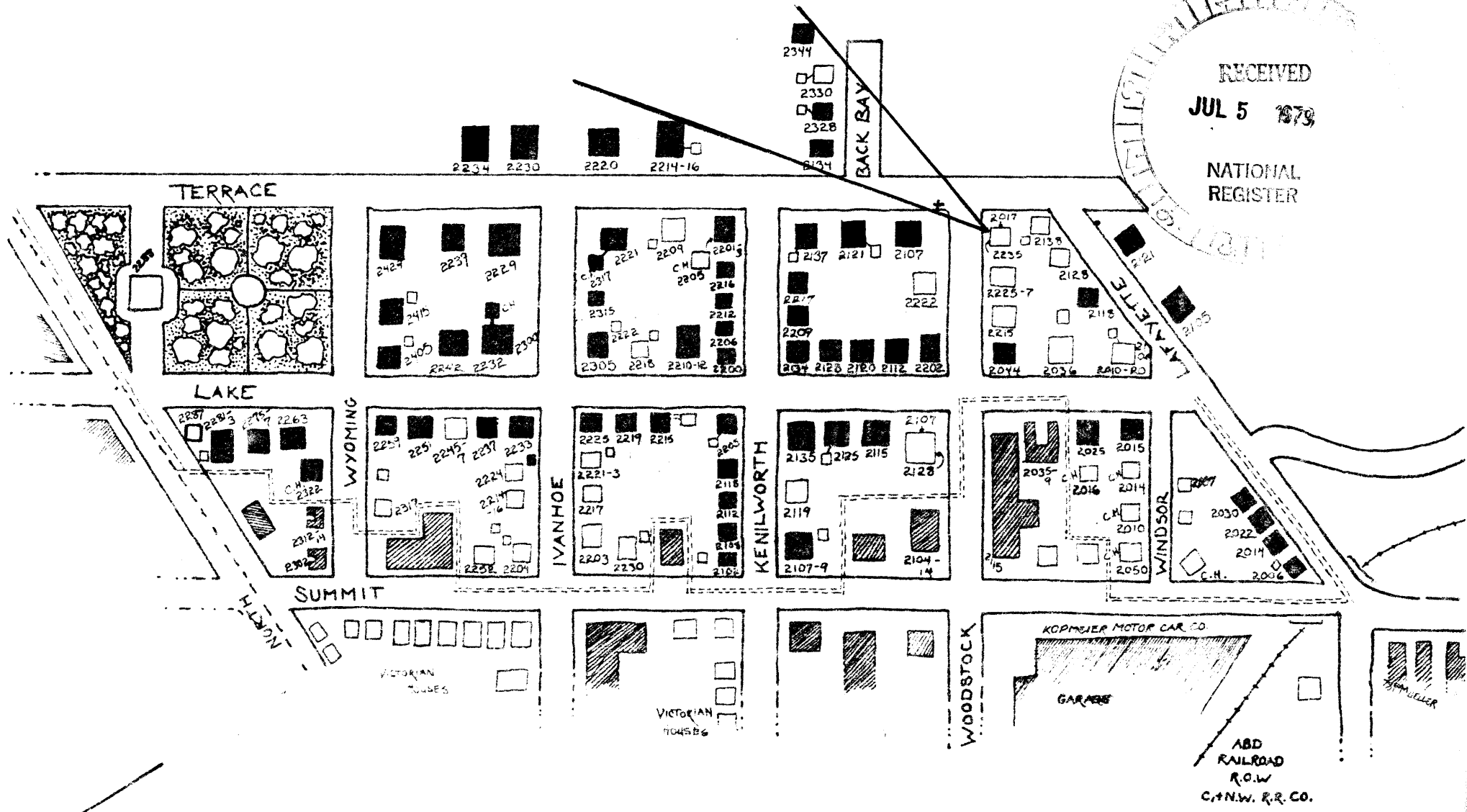
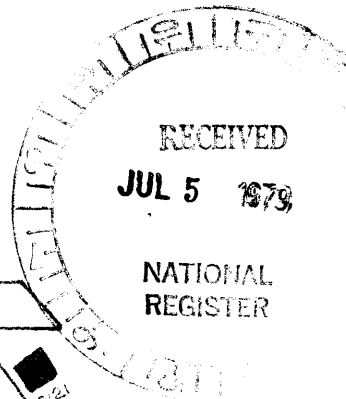
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- INTRUSION



NORTH POINT SOUTH HISTORIC DISTRICT  
MILWAUKEE, WISCONSIN

- PIVOTAL
- CONTRIBUTING
- ▨ INTRUSION

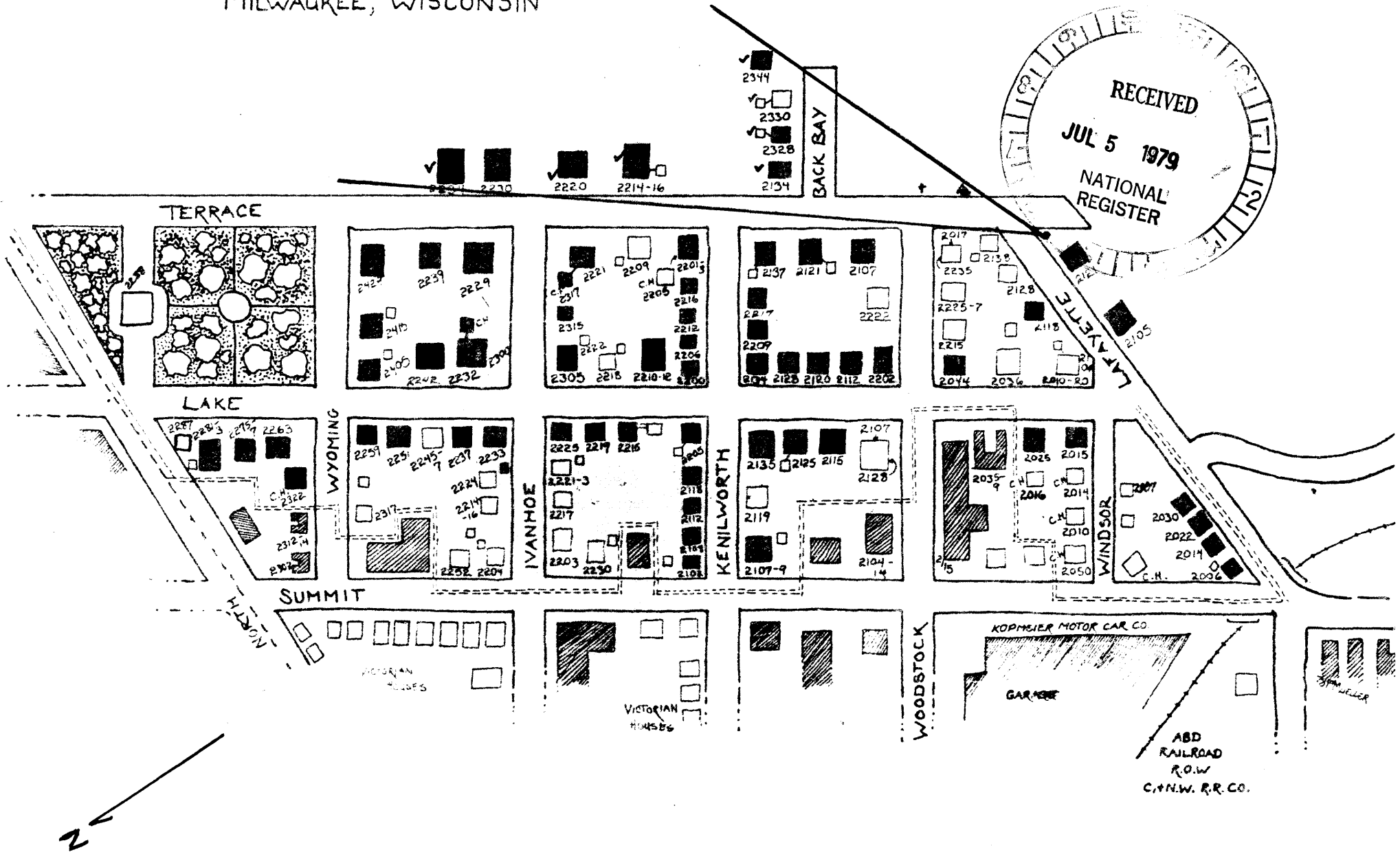
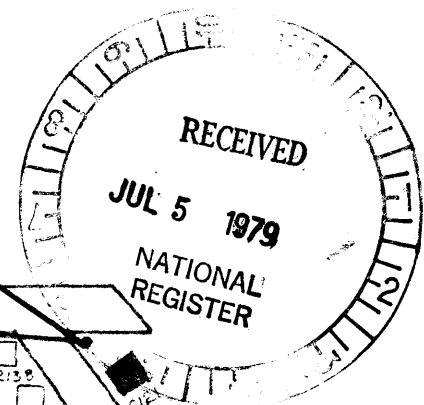


I



NORTH POINT SOUTH HISTORIC DISTRICT  
MILWAUKEE, WISCONSIN

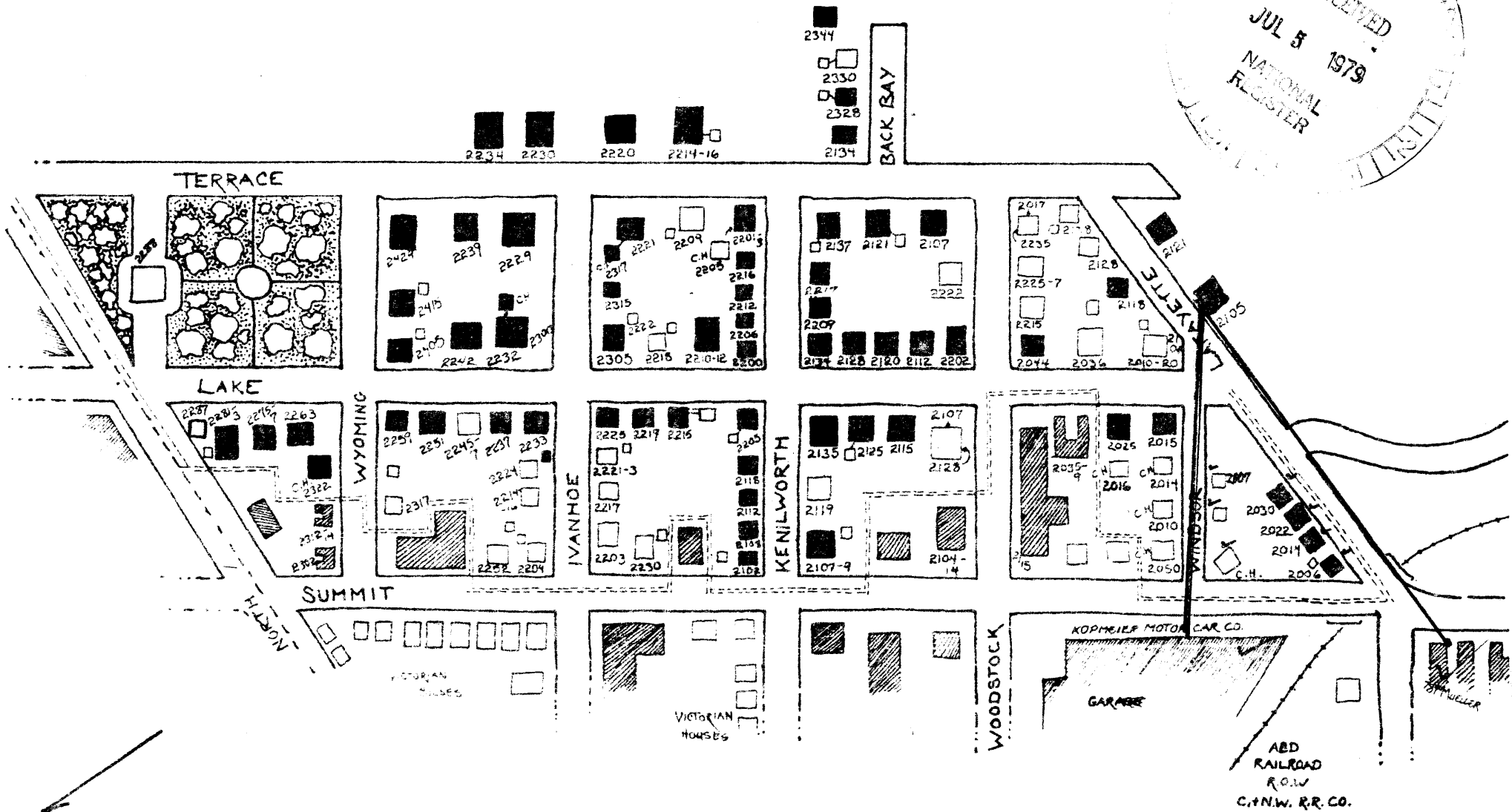
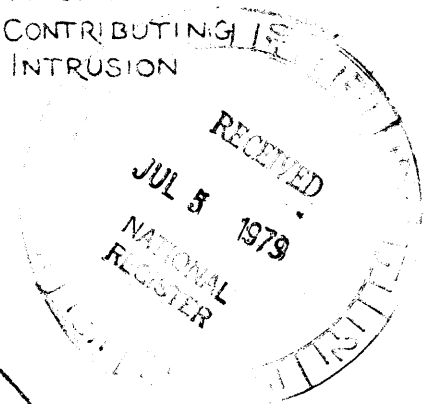
- PIVOTAL
- CONTRIBUTING
- ▨ INTRUSION



K-1

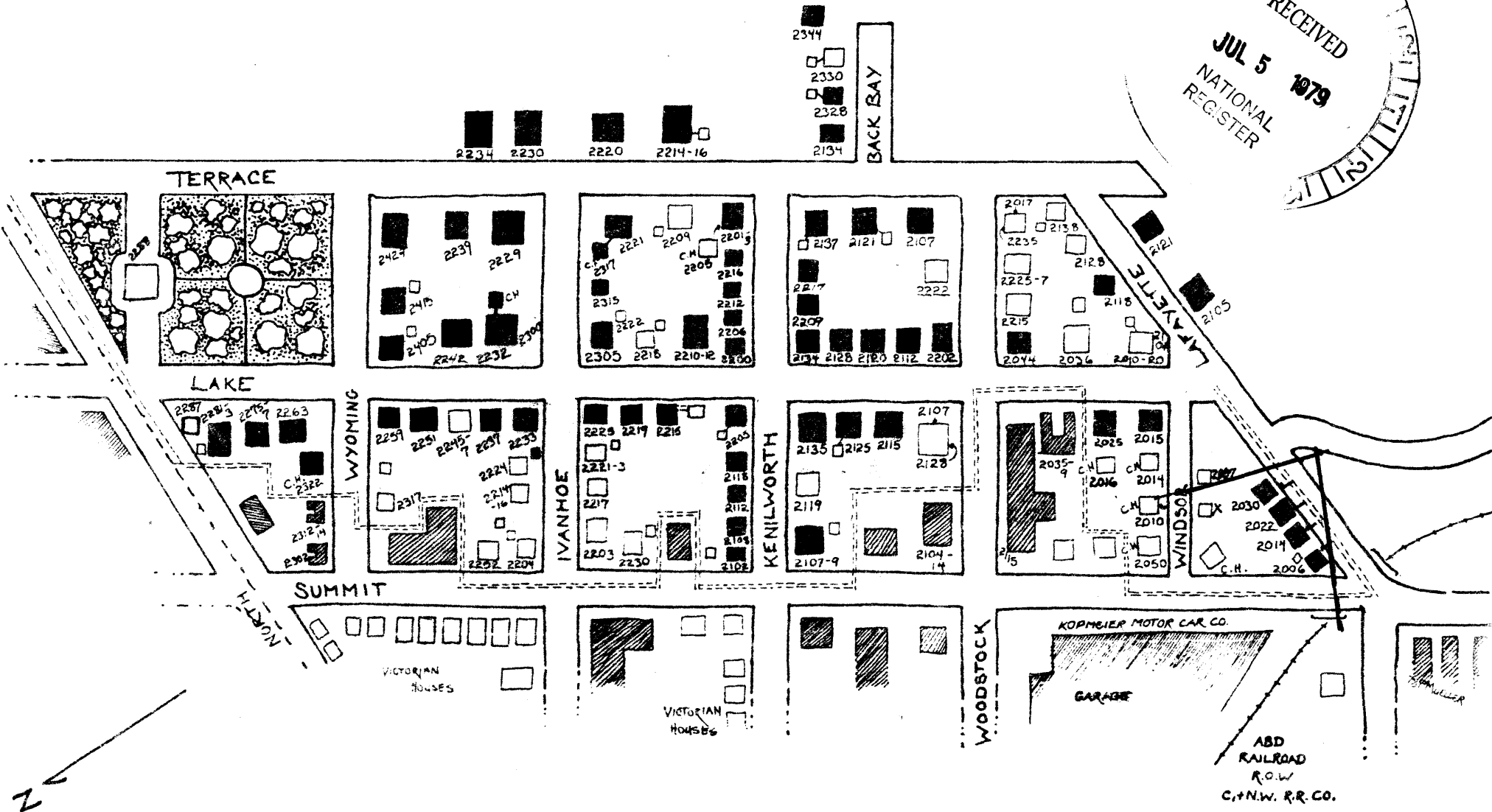
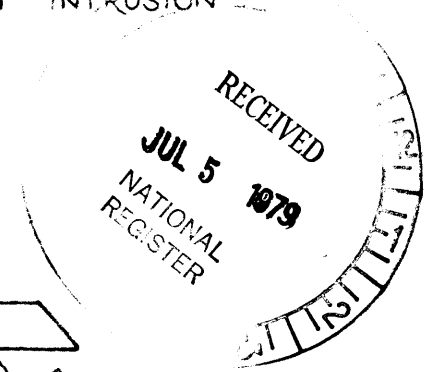
NORTH POINT SOUTH HISTORIC DISTRICT  
MILWAUKEE, WISCONSIN

- PIVOTAL
- CONTRIBUTING
- INTRUSION



# NORTH POINT SOUTH HISTORIC DISTRICT MILWAUKEE, WISCONSIN

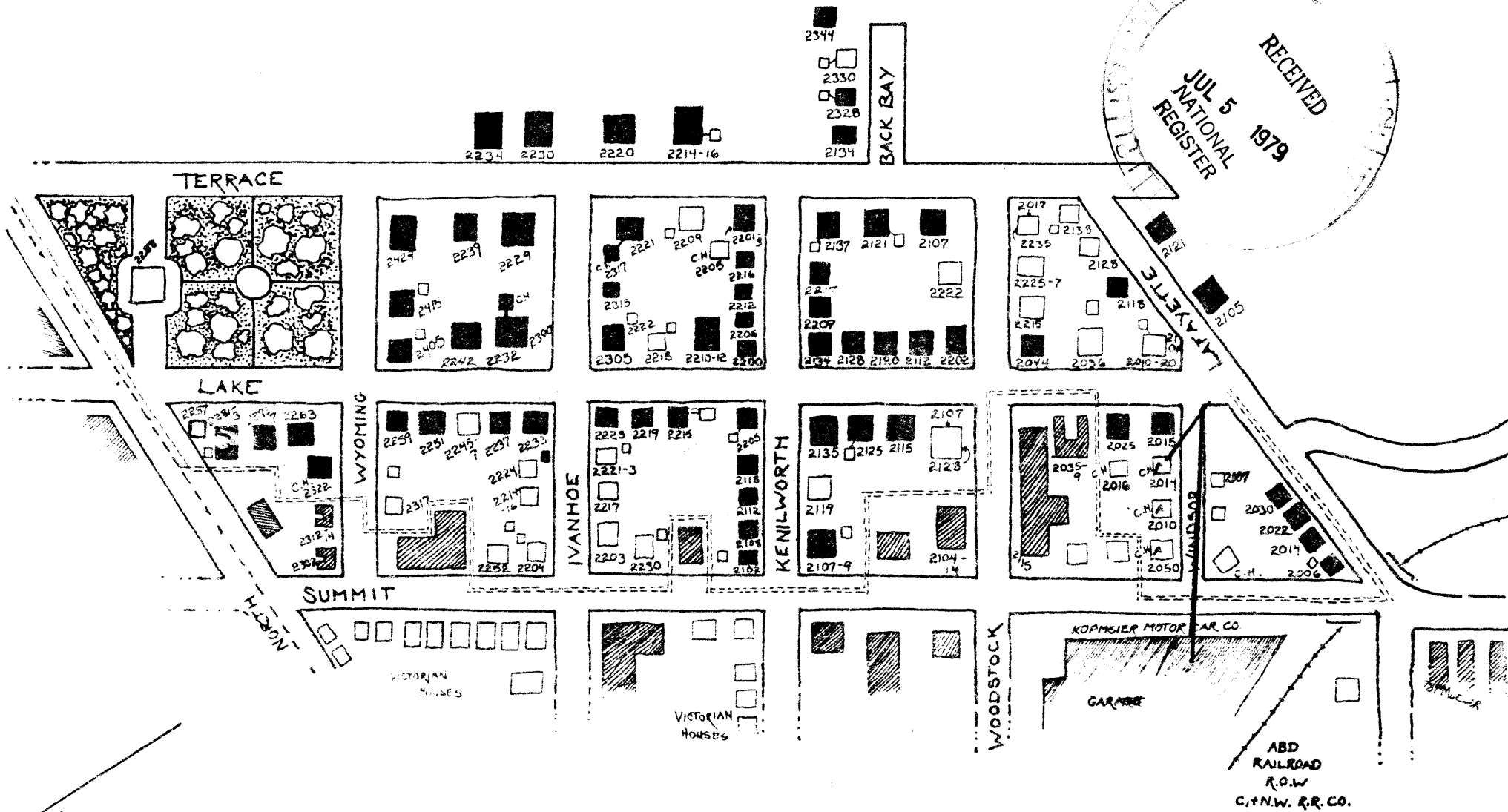
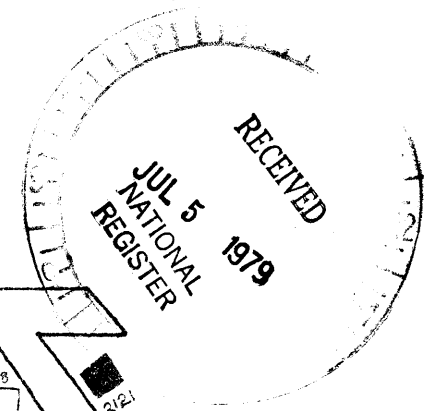
- PIVOTAL
- CONTRIBUTING
- INTRUSION



M

NORTH POINT SOUTH HISTORIC DISTRICT  
MILWAUKEE, WISCONSIN




- PIVOTAL
- CONTRIBUTING
- ▨ INTRUSION

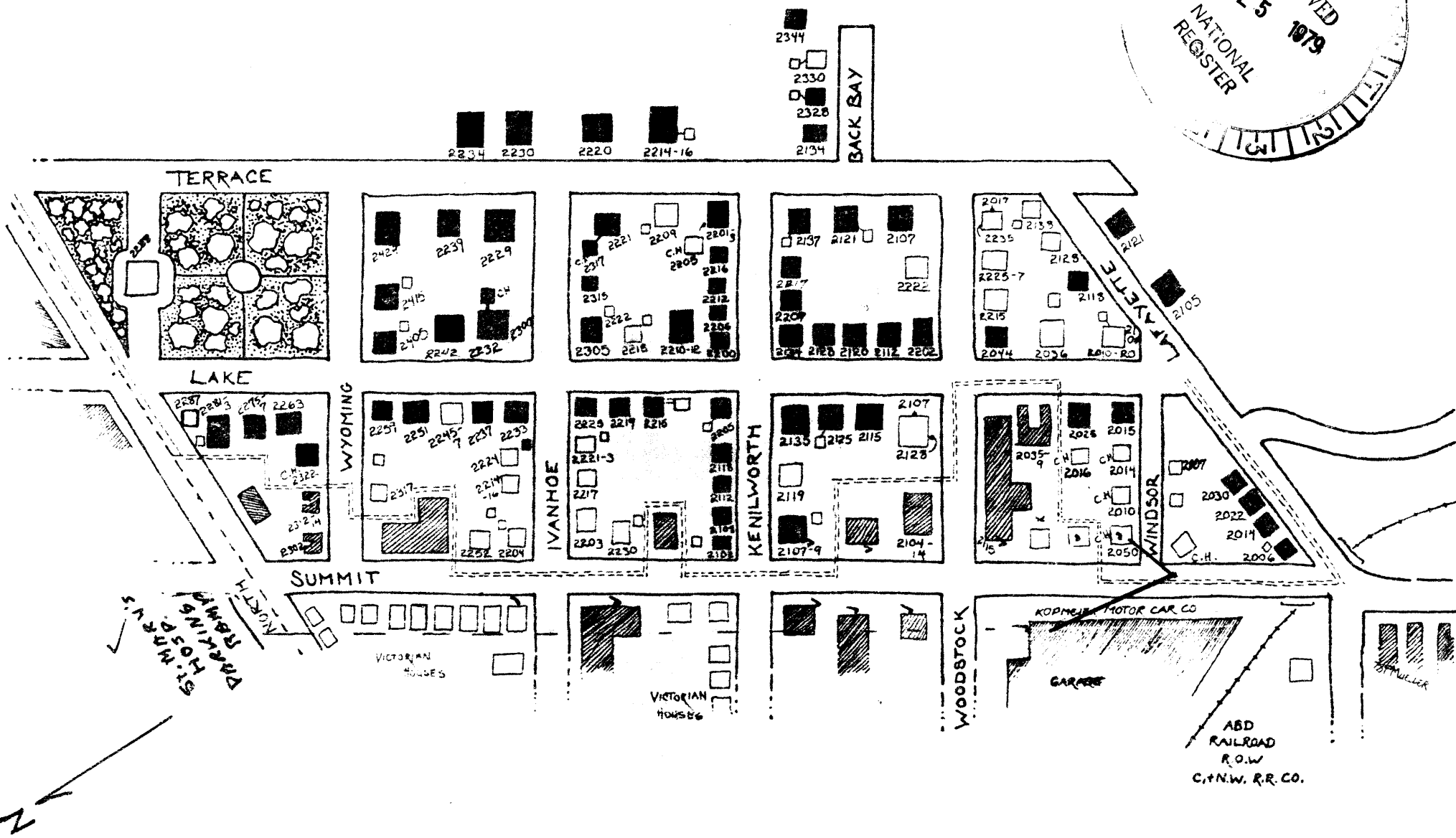
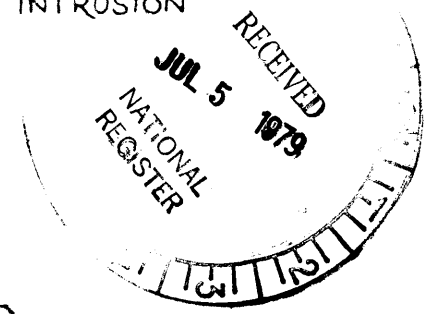




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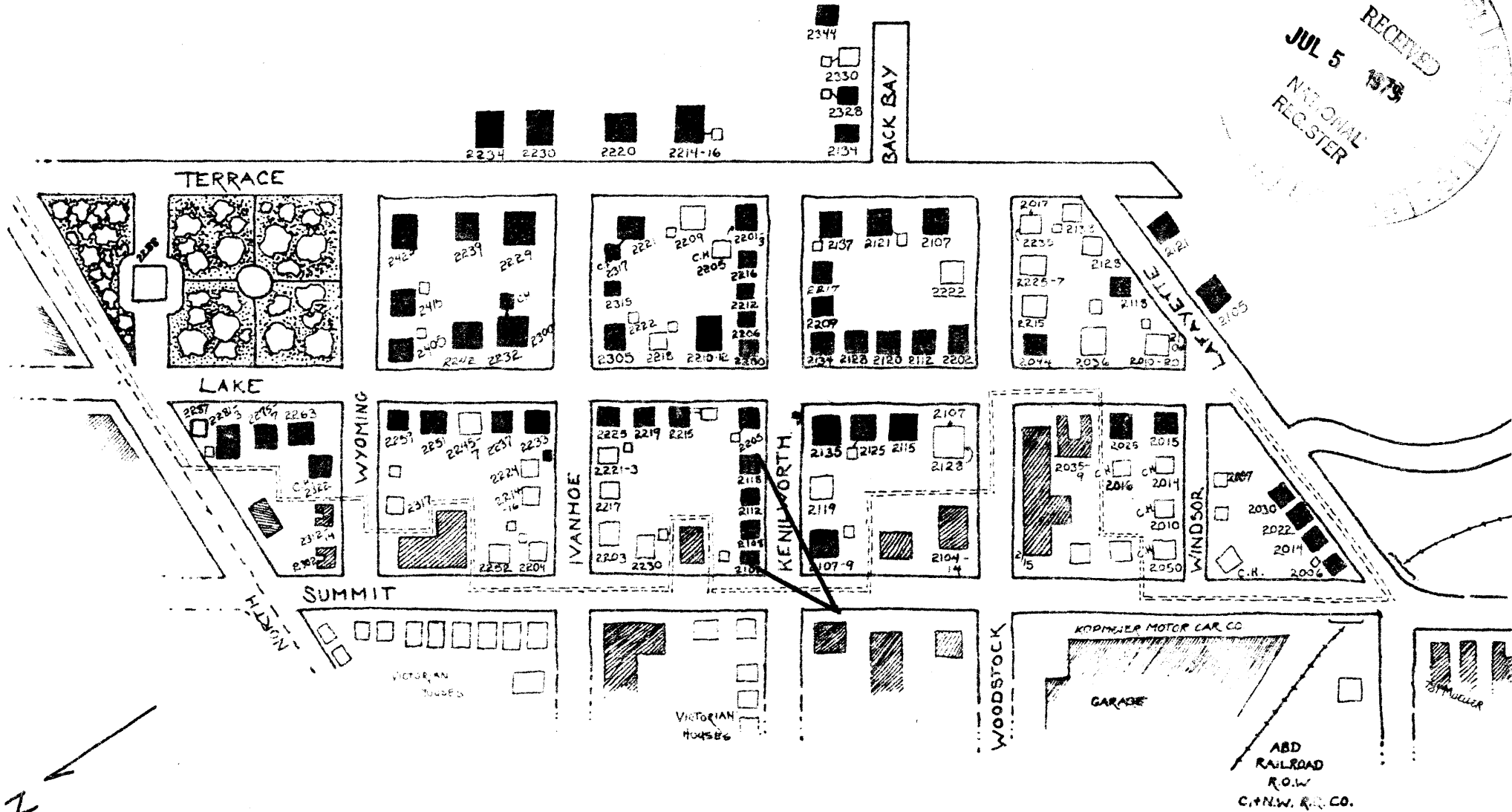
-  PIVOTAL
-  CONTRIBUTING
-  INTRUSION



# NORTH POINT SOUTH HISTORIC DISTRICT MILWAUKEE, WISCONSIN

- PIVOTAL
- CONTRIBUTING
- INTRUSION

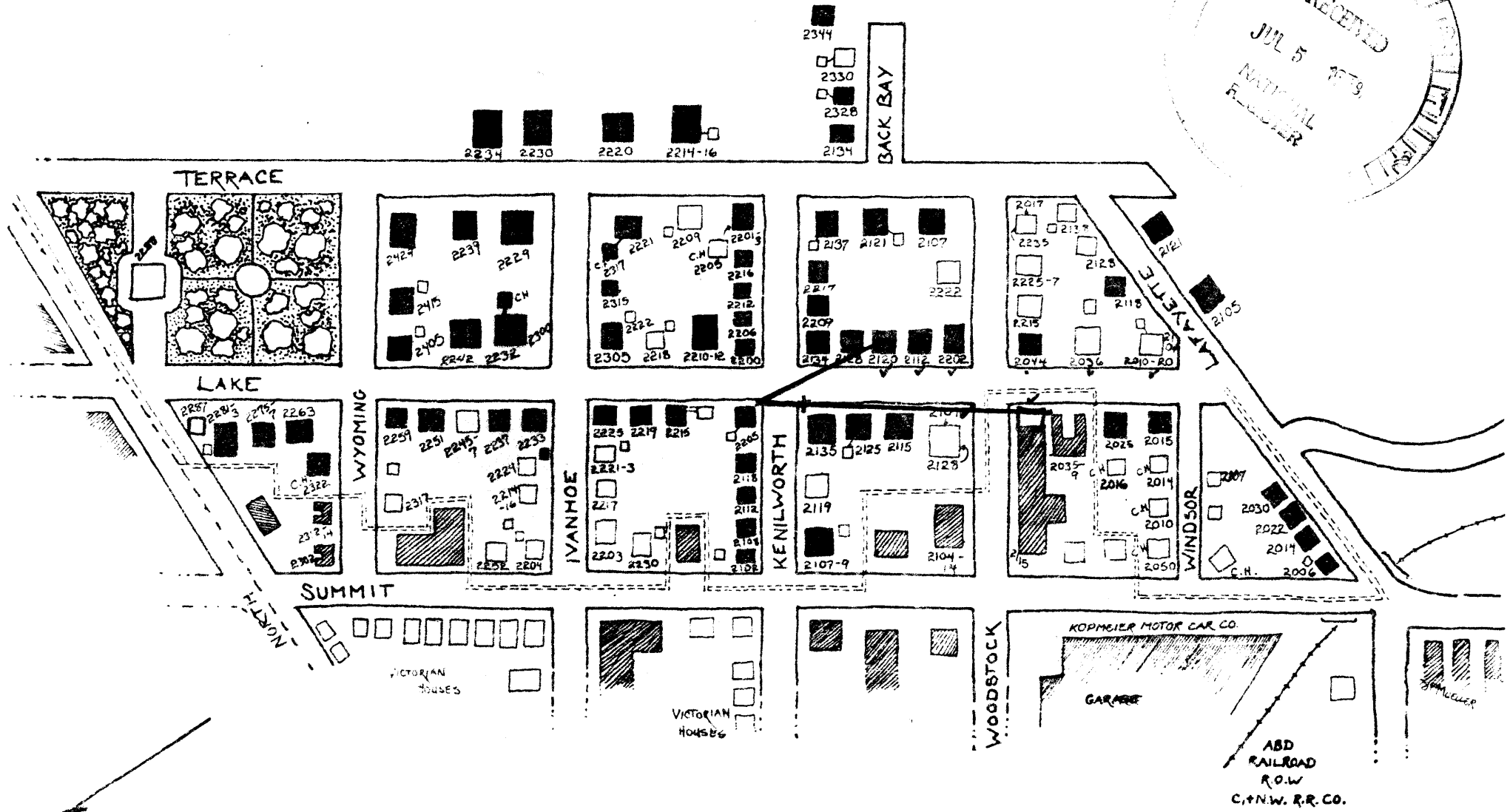
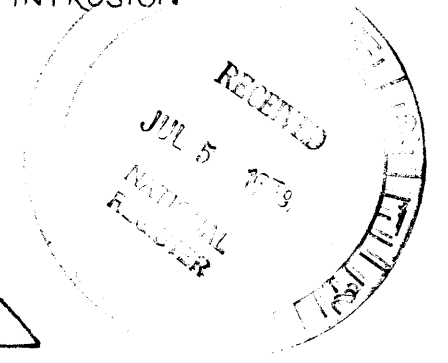
RECEIVED  
JUL 5 1978  
NATIONAL  
REGISTER



P

# NORTH POINT SOUTH HISTORIC DISTRICT MILWAUKEE, WISCONSIN

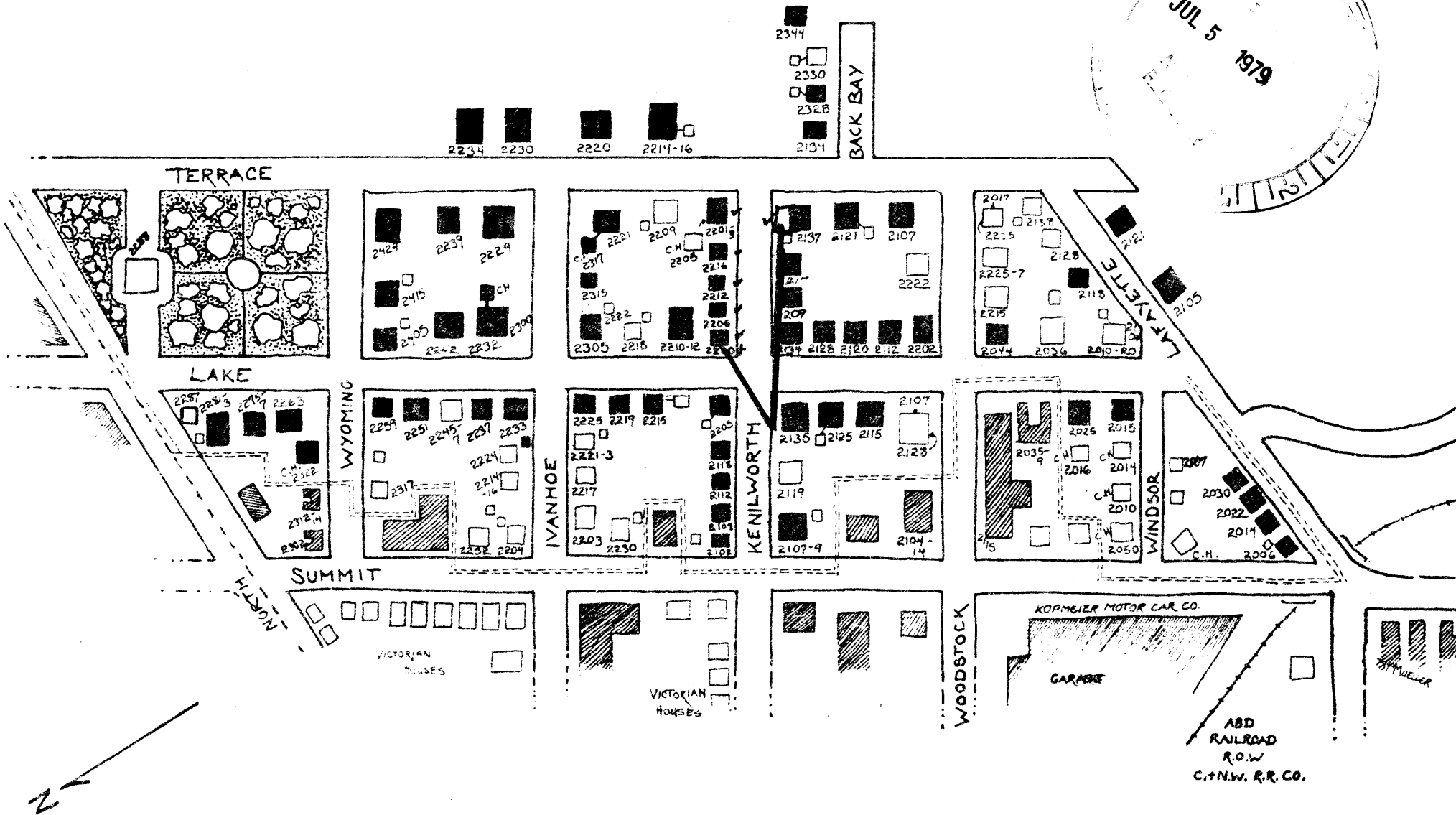
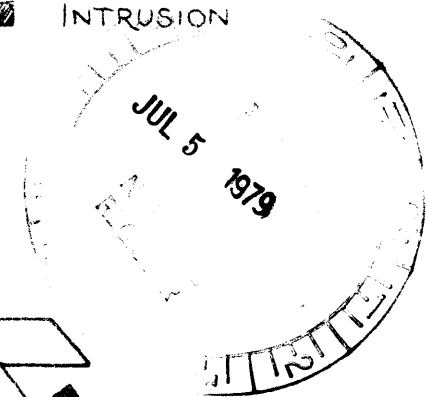
- PIVOTAL
- CONTRIBUTING
- INTRUSION



Q

# NORTH POINT SOUTH HISTORIC DISTRICT MILWAUKEE, WISCONSIN

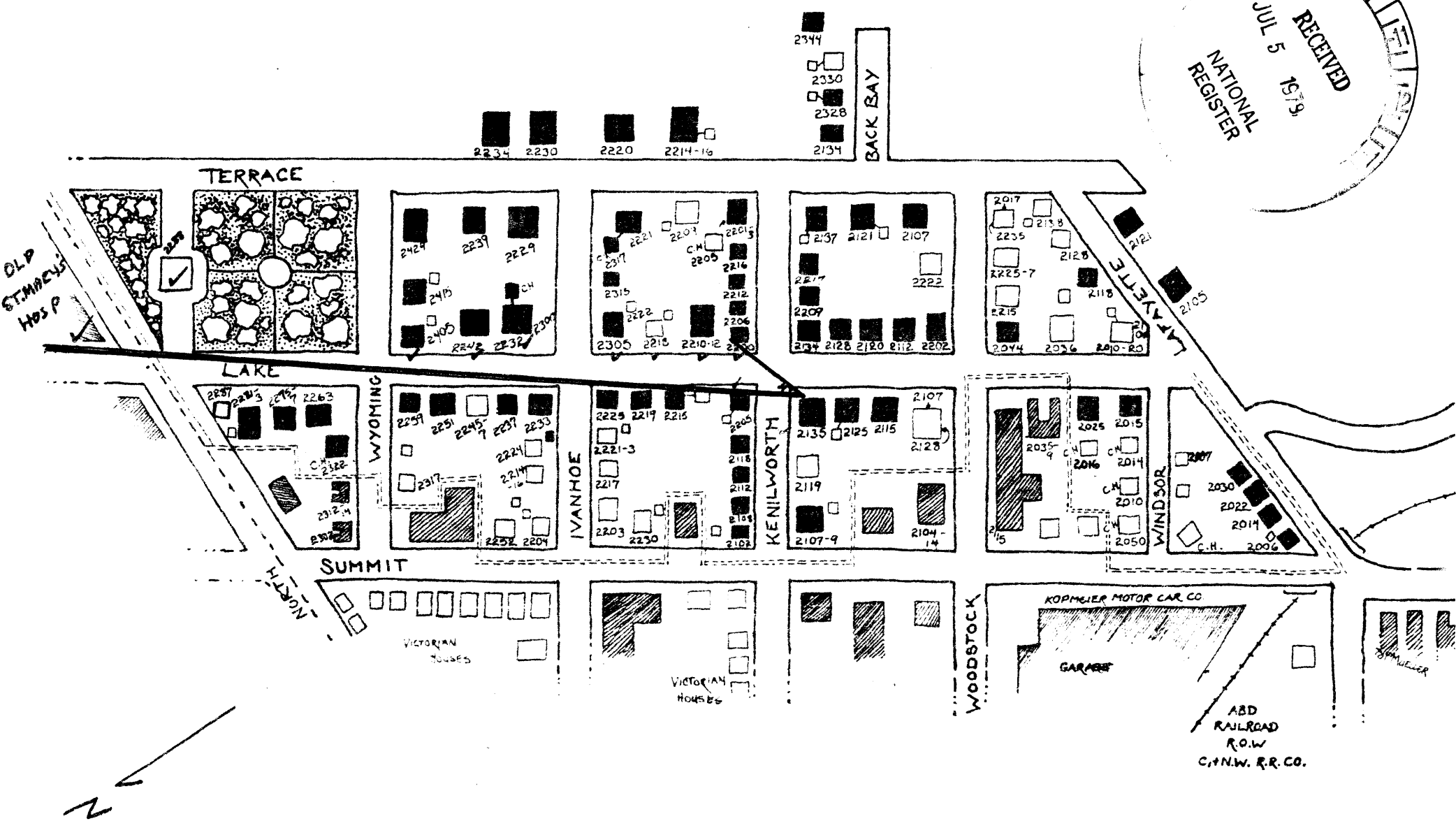
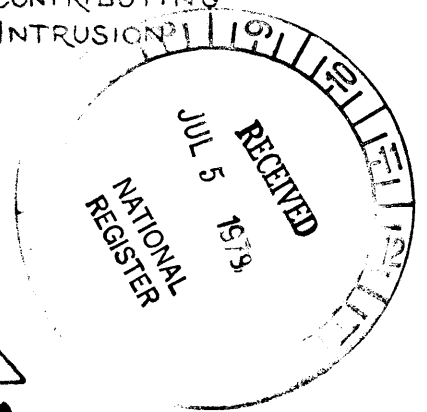
- PIVOTAL
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- ▨ INTRUSION



R

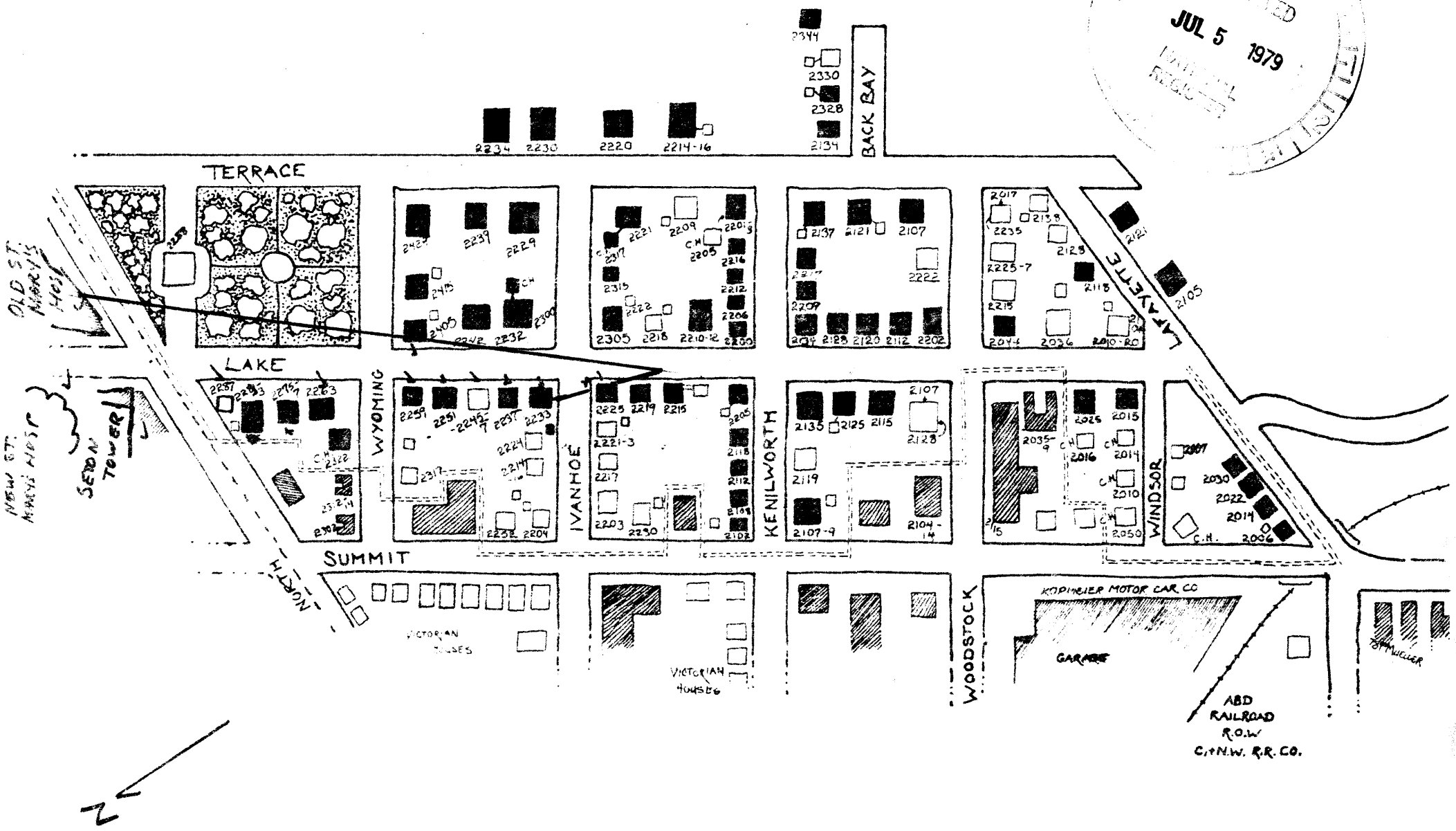
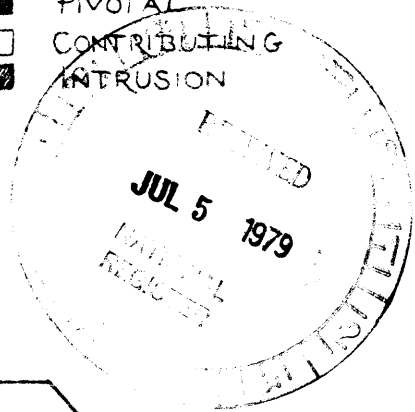
# NORTH POINT SOUTH HISTORIC DISTRICT MILWAUKEE, WISCONSIN

- PIVOTAL
- CONTRIBUTING
- ▨ INTRUSION



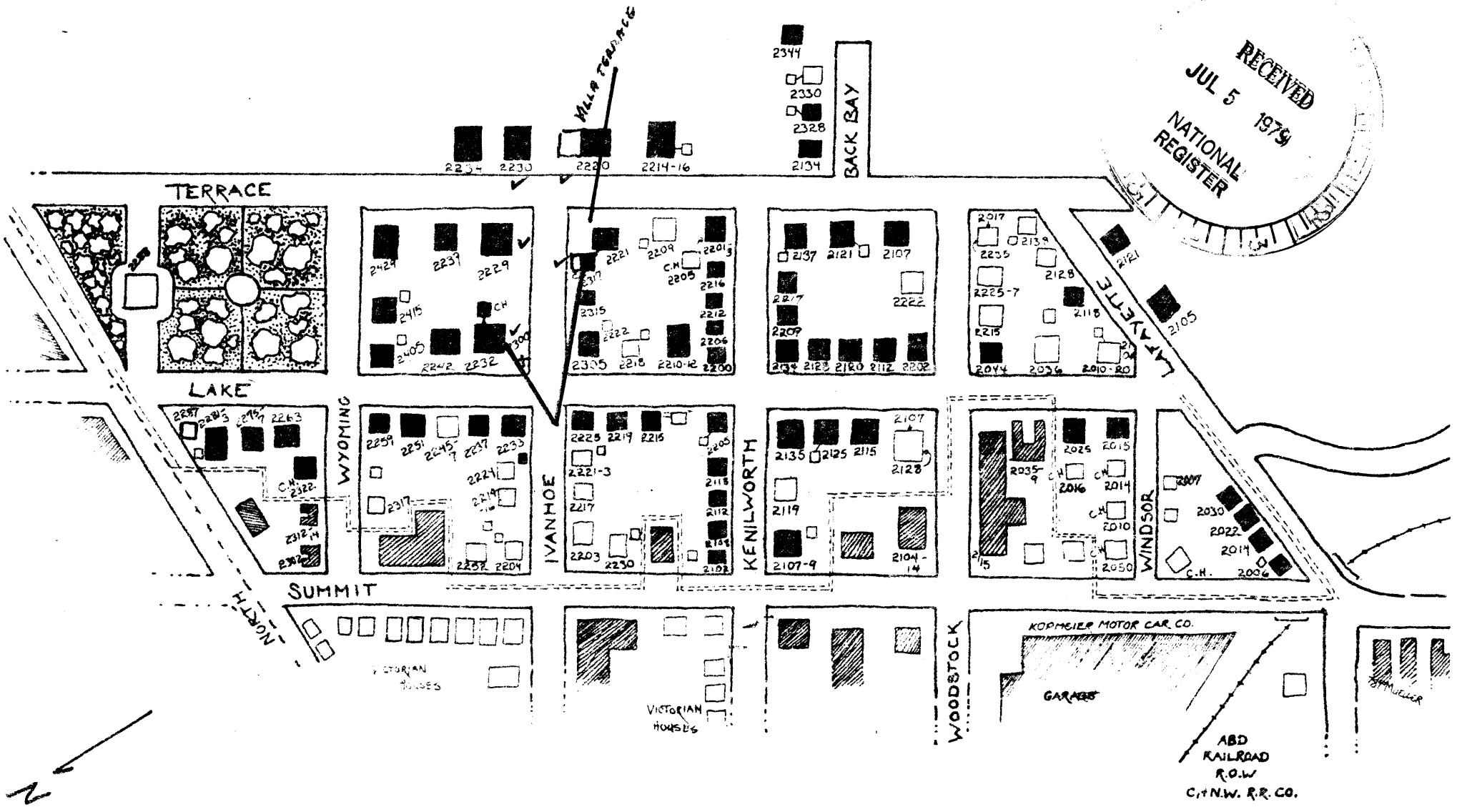
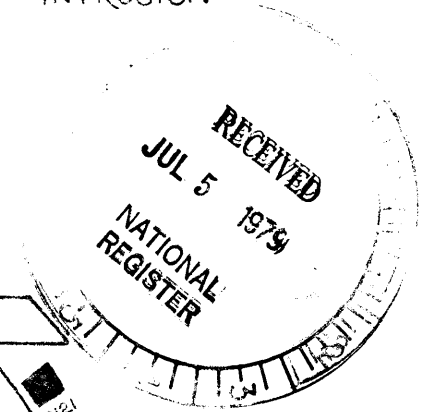
# NORTH POINT SOUTH HISTORIC DISTRICT MILWAUKEE, WISCONSIN

■ PIVOTAL  
 □ CONTRIBUTING  
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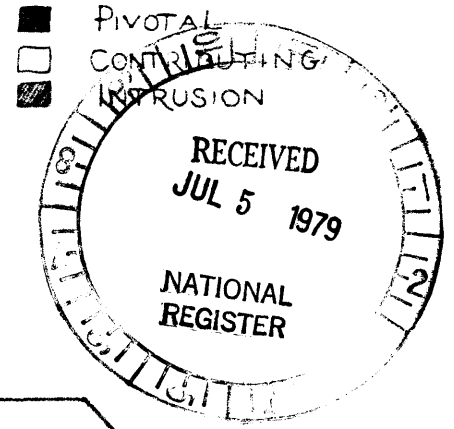


NORTH POINT SOUTH HISTORIC DISTRICT  
MILWAUKEE, WISCONSIN

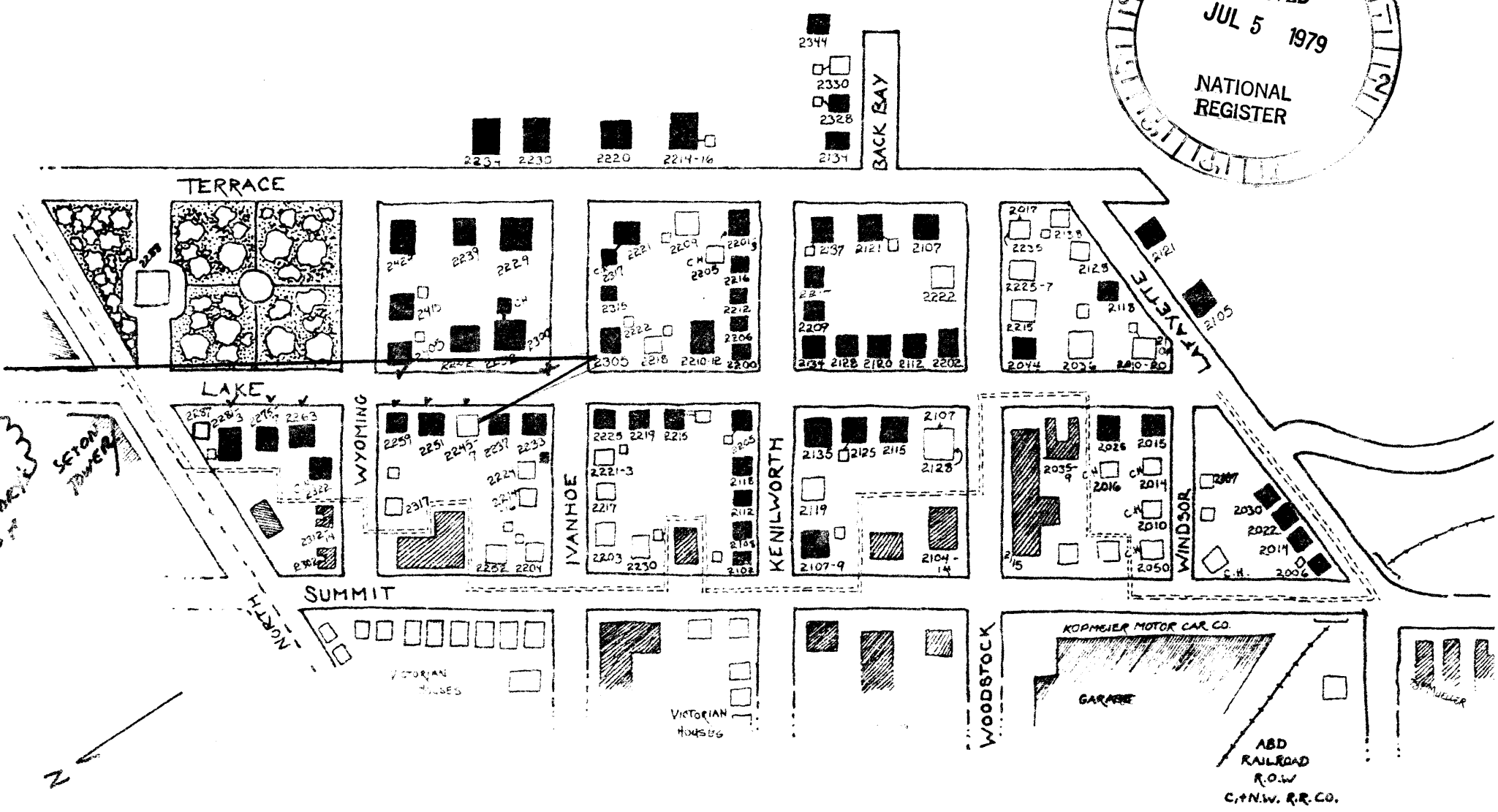
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NORTH POINT SOUTH HISTORIC DISTRICT  
MILWAUKEE, WISCONSIN



PIVOTAL  
 CONTRIBUTING  
 INTRUSION



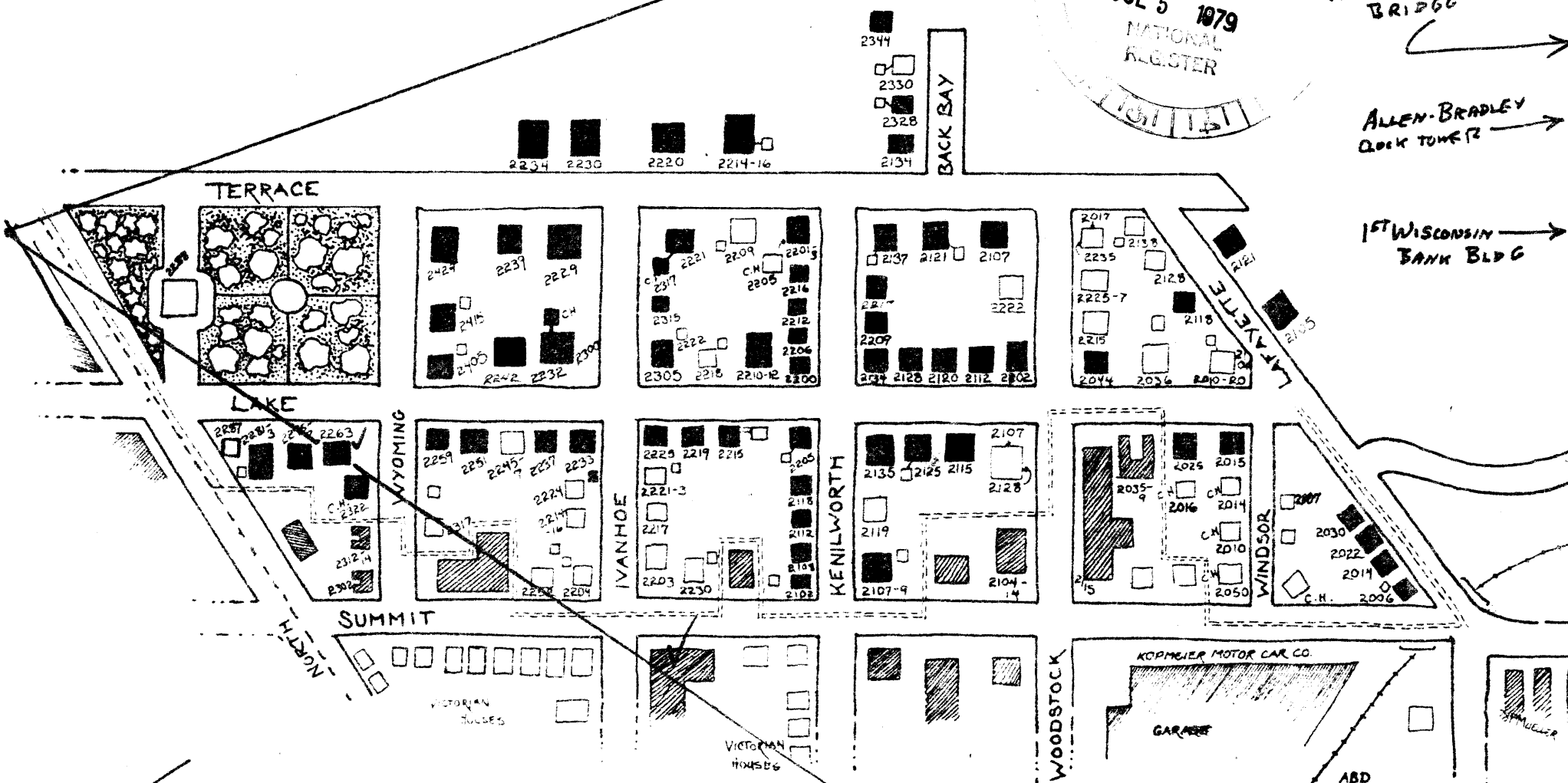


# NORTH POINT SOUTH HISTORIC DISTRICT MILWAUKEE, WISCONSIN

PIVOTAL  
 CONTRIBUTING  
 INTRUSION

JUL 5 1979  
NATIONAL REGISTER

HARBOR BRIDGE →  
 ALLEN-BRADLEY ROCK TOWER →  
 1ST WISCONSIN BANK BLDG →



28mm. Wide Angle Lens  
 3/78 *CPH*