

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received **OCT 03 1988**  
date entered

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

**1. Name**

historic N/A

and or common CASS/JUNEAU STREET HISTORIC DISTRICT

**2. Location**

street & number See Inventory \_\_\_\_\_ not for publication

city, town Milwaukee \_\_\_\_\_ vicinity of

state Wisconsin code 55 county Milwaukee code 079

**3. Classification**

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

**4. Owner of Property**

name N/A

street & number N/A

city, town N/A \_\_\_\_\_ vicinity of N/A state N/A

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Milwaukee County c/o Edward Kornblum

street & number 901 North 9th Street

city, town Milwaukee state WI 53233

**6. Representation in Existing Surveys**

title Comprehensive Milwaukee Survey has this property been determined eligible? \_\_\_\_\_ yes  no

date 1979/1985 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Department of City Development, 809 North Broadway

city, town Milwaukee state WI 53202

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>1904, William Metcalf House</u>

### Describe the present and original (if known) physical appearance

The Cass/Juneau Street Historic District is situated on Milwaukee's lower east side along and near the 1100 and 1200 blocks of North Cass Street; and the 700 and 800 blocks of East Juneau Avenue. The district is located in the northern part of the former Yankee Hill neighborhood which was one of the city's most prestigious nineteenth century (1850-1880) residential areas. The district consists of fourteen buildings, all originally either church-related or residential properties. There are seven residences (one now converted to offices), four ecclesiastical buildings, two apartment buildings and a retirement home. All of the buildings in the district are contributing. The fourteen buildings represent the period of neighborhood development from 1854 to 1923. The three buildings in the All Saints Cathedral Complex were listed in the National Register on 12/27/74.

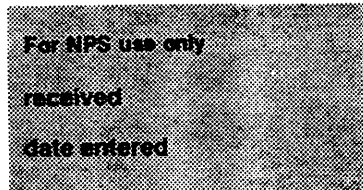
The district is distinguished from its environs by its visual contiguity and by the change of character in the adjacent areas. To the east of the district is a massive 1920's hotel, to the north and south are apartment buildings and a public school and to the west are surface parking lots and a modern post office and neighborhood shopping center. The district is one of the few remaining clusters of the nineteenth century residential fabric that once existed throughout this part of the city.

Homogeneity within the district is achieved by similarity in overall height, massing and scale. The average building height is 2-1/2 to 3 stories. The majority of the buildings are representative of the district's primary period of development from 1850 to 1880. Successive waves of rebuildings, remodellings and new construction lasted from the 1880's into the early twentieth century and introduced the tastes of late era's into the originally remarkably homogeneous Italianate building stock. In contrast to the traditional housing stock are the two apartment buildings (No. 10) built in 1915 and (No. 6) also built in 1915, and the former St. John's Home built in 1923.

The oldest residence in the district is the original portion of the William Metcalf House (No. 5), the Greek Revival east wing of the present house built in 1854. It was successively enlarged with Italianate additions and a tower in 1870 and 1876. By this time, the Italianate was the predominant architectural style in the district. Examples of this style include the John W. Carey House (No. 7) (c.1862), the John D. Inbusch House (No. 1) (1874), the Herman Berger House (No. 8) (1874), the G.W. Hazelton Doublehouse (No. 2) (c.1876) and the original Olin D. Barker House (No. 9) before it was remodelled in 1882 and 1890 with its present Queen Anne style roof line, gable treatments and porches. Other residential styles represented in the district include the Jacobean Revival illustrated by the former Bishop's Residence of All Saints (No. 12) (1902), the rectory of Summerfield Methodist (No. 4) (1928) and the apartment building at 1238 North Cass Street

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(No. 10 ) (1915); and the Georgian Revival Style exemplified by the former St. John's Home (No. 11) (1923). For ecclesiastical buildings, the early Gothic Revival style was employed at All Saints' Cathedral (No. 14 ) (1868-69) the High Victorian Gothic for the All Saints' Guild Hall (No. 13) (1891), and the Late Gothic for Summerfield United Methodist Church (No. 4) (1904).

Throughout the district there are landscaped front and side yards. All Saints' Church, the Guild Hall and Bishop's Residence form a U-shaped court yard that is landscaped in a park-like manner.

All of the buildings have masonry clad exterior walls. The oldest buildings in the district, such as the original portion of the Metcalf House (No. 5) and All Saints Church (No. 14) are of load bearing wall construction. The remaining residences are primarily wood frame with brick veneer. Late buildings such as St. John's Home (No. 11), have metal and concrete structural systems. Most of the buildings are of cream brick with red pressed and tapestry brick used on the twentieth century buildings. Stone was used for trim as belt courses, key-stones, sills and lintels. The only building in the district to use stone as a major cladding material was Summerfield Church (No. 4). The exterior is finished with rock faced ashlar, buff colored sandstone and trimmed with limestone. Wood was used in highly ornamental ways. The windows of the Carey House (No. 7) are surrounded by carved wood moldings, engaged colonnettes and foliated panels, while the richly bracketed cornice and pedimented window caps of the Inbusch House (No. 1) are of wood as is the paneled second story bay of the Bishop's Residence (No. 12), and the porches and bracketed cornices of the Hazelton (No. 2) and Berger (No. 8) houses.

The following inventory indicates the map no., street address, historic name and use (if known), construction date (if known), and classification code of each building in the district. (C-contributing; NC-non-contributing) Dates of construction were determined by building permits, newspaper articles, date stones, fire insurance records and tax records. Historic names and uses were determined by newspaper articles, social, business and commercial histories, city directories, fire insurance records and fire insurance maps.

**INVENTORY**

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class</u>
1	1135 N. Cass St.	John D. Inbusch House	1874 <sup>1</sup>	C
2	706-08 E. Juneau Avenue	Gerry W. Hazelton Doublehouse	c.1876 <sup>2</sup>	C
3	1210-12 N. Van Buren Street	Multi-flat Residence	1883 <sup>3</sup>	C

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4	728 E. Juneau Ave.	Summerfield United Methodist Church	1904/1928 <sup>4</sup>	C
5	1219 N. Cass St.	William Metcalf House	1854/1870/ <sup>5</sup> 1876	C
6	1227 N. Cass St.	Apartment Building	1915 <sup>6</sup>	C
7	1237 N. Cass St.	John W. Carey House	c.1862 <sup>7</sup>	C
8	1247 N. Cass St.	Herman Berger House	1874/1924 <sup>8</sup>	C
9	1246 N. Cass St.	Olin D. Barker House	1882/1890 <sup>9</sup>	C
10	1238 N. Cass St.	Apartment Building	1915 <sup>10</sup>	C
11	1222 N. Cass St.	St. John's Home	1923/1966 <sup>11</sup>	C/NC (1966 Addition)
12	828 E. Juneau Ave.	Bishop's Residence	1902 <sup>12</sup>	C
13	816-18 E. Juneau Avenue	Guild Hall/Cathedral Institute	1891 <sup>13</sup>	C
14	804 E. Juneau Ave.	All Saints' Episcopal Cathedral	1868-69/ <sup>14</sup> 1908	C

**NUMBER OF RESOURCES WITHIN THE PROPERTY:**

The Cass/Juneau Street Historic District is comprised of fourteen buildings all of which contribute to the significance of the district. The St. John's Home (No. 10) has a 1966 addition on the rear which does not contribute to the district, but since it is physically attached has not been counted seperately.

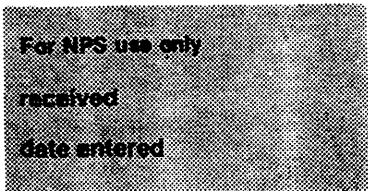
**DESCRIPTION OF SELECTED CONTRIBUTING BUILDINGS**

<u>Map No.</u>	<u>Address</u>	<u>Historic Name</u>	<u>Date of Construction</u>
5	1219 N. Cass St.	William Metcalf House <sup>15</sup>	1854/1870/ 1876/1903

The William Metcalf House is a Greek Revival house built in 1854 that was remodeled in 1870 and 1876 with major Italianate additions. The most visible portion of the original house is the present gabled east wing that faces North Cass Street. This portion is two bays wide and two stories high with a pedimented end gable. In 1870, the residence was significantly remodeled and enlarged. It is likely the 2-1/2 story low-hipped roof center block was built or remodelled to its Italianate appearance at this time. The windows facing

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the Cass Street elevation were given the same Classical style lintels as the original part, while the windows facing Juneau Avenue were arched and have elaborate molded wood surrounds and bracketed window hoods. In 1876 the house was enlarged a second time and the four-story mansard-roofed tower and a substantial gabled block extending to the south and a smaller one to the west of Italianate design were added. The house was originally cream brick with red sandstone trim, but it is now painted. At one time there was an octagonal, one story art gallery at the northeast corner of the house which housed Metcalf's extensive private art collection. The art gallery was razed in 1904 when the house was moved 50 feet north of its original location on the corner of Juneau and Cass Street to make way for the construction of Summerfield Methodist Church. Also at this time, the entrance doors were moved to face Cass Street and the present porch was built. At some point the upper part of the tower and part of the cornice were removed.

7            1237 N. Cass Street    John W. Carey House 16            c.1862

The John W. Carey House is an Italianate Civil War era mansion. It is a two story, 'L'-shaped residence that is clad with cream brick and sits on a raised foundation of ashlar limestone. The central element is a low hip-roofed block. This is intersected at the northeast corner by a projecting gabled block with a boldly profiled pedimented roof and along the south facade by another substantial hopped block. The window fenestration consists primarily of segmental openings on the first floor and round arched openings on the second floor. The windows are articulated with limestone sills and brick surrounds. At the top of each window is a carved foliated wood panel. The arched main entry is a double-leaf, Italianate door with elliptical panels. At the eaves is a boldly-profiled, molded frieze incorporating frieze windows. There are no brackets. Changes to the exterior have included the removal of the original window sash and front porches.

2            706-08 E. Juneau Ave.    Gerry W. Hazelton Doublehouse 17    c.1876

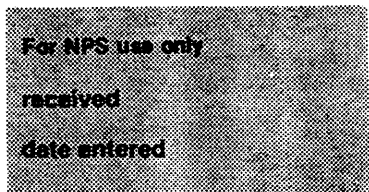
The Hazelton Doublehouse is an Italianate style residence built in the form of a nineteenth century townhouse or rowhouse. It is a symmetrical, rectangular, flat-roofed, cream brick block six bays wide and two stories high on a raised basement with quoins at the corners. The paired main entries at the center of the block are reached by a wide flight of stairs and sheltered by an elaborate scrolled and bracketed porch. The arched windows have limestone sills and keystones. At the eaves on the front is a bracketed cornice. The side walls are blank. Changes include the removal of the original window sash, front steps and porch railings.

1            1135 N. Cass St.            John D. Inbusch House 18            c.1874

The John D. Inbusch House is typical of the large Italianate style

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mansions that were built in this neighborhood after the Civil War. The main part of the house is a symmetrical, two story square block clad with cream brick on a raised foundation of rusticated limestone blocks. To the rear is a smaller two story wing also constructed of cream brick. Both parts have low hipped roofs. On the main block is a wide frieze incorporating pairs of round arched frieze windows and massive wooden consoles. At the center of the main facade is a gabled pavilion containing the double leaf entry doors recessed within a round arched opening that is enframed with carved wood moldings. Above this is a pair of arched windows unified by an elaborate Classical wooden surround with a massive segmental window hood. The remaining windows are also articulated with the same bold wood surrounds and hoods. The Inbusch House is in nearly original condition. Changes to the exterior include alterations to the front porch and the removal of some of the original window sash.

3            1210-12 N. Van Buren St.            Doublehouse            1883

This former doublehouse is a three-story Queen Anne Style structure. The facade is symmetrically designed with center double-entries recessed behind jerkin-head gabled overhangs. Flanking the entries are two-story segmental bays. The roof is flat, yet the third floor is sloped in a pent roof manner that is punctuated by three dormers covered with a variety of clapboards and fish scales. The exterior is clad with cream brick that is now painted. This building has been converted into eight units.

10           815 E. Knapp St.           Everett Apartments           c.1900

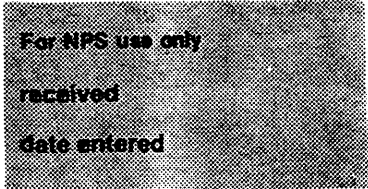
The Everett is a four-story Neoclassical style apartment building. The facade, clad with pressed red brick and cast stone, is otherwise an assymetrical design of picturesque, panelled bays and basket handle window openings. The main entrance is marked by an elaborate cast stone, half-circle plaque emblazoned with "THE EVERETT".

12           828 E. Juneau Ave.           All Saints' Episcopal Cathedral 191868-69/1908

The Cathedral is a rectangular structure that measures 80 feet wide by 124 feet in length. It is Gothic Revival in design and bascilican in plan. At the southeast corner is a massive square tower and belfry with corner buttresses and broached spire that rises almost 190 feet from the base to the top of the cross. Over the nave and chancel is a steeply pitched gabled roof with limestone copings, and over the side aisles are pent roofs. At the cornice line is heavy brick corbelling. All roof surfaces and the spire are covered with slate shingles. The walls are of traditional Milwaukee cream brick that has weathered to a dull gray color. Limestone is used extensively as trim throughout as copings, buttress caps, sills and belt courses. The edifice is otherwise pretty much devoid of ornamentation.

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The main entries, one at the base of the tower on Marshall Street and the other at the center of the main block on Juneau Avenue, are deeply recessed, Gothic arched openings. The Juneau Avenue entrance is in a projecting vestibule with a steeply gabled roof with limestone coping and a pilgrims' cross at the apex. Above this is a circular stained glass window inset within a brick, lancet-arched hood mold with a curved sill molding. At the peak of the gable is a smaller circular stained glass window also inset in a lancet arch hood mold. Along the clerestory and side aisles are paired, Gothic-arched stained glass windows with brick hood molds.

The exterior of All Saints has remained virtually unchanged. In 1908 the chancel was extended 14 feet to the north; adding a full bay to the church length. Similar materials were used and the original design was replicated so that with the weathering of the materials the addition is not even distinguishable today.

13 816-18 E. Juneau Ave. Guild Hall-Cathedral Institute<sup>20</sup> 1891

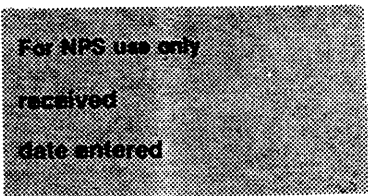
The Guild Hall-Cathedral Institute is a two-story, rectangular structure that is attached to the Cathedral at the northwest corner. Designed in the more flamboyant manner of the Victorian Gothic, the Guild Hall is characterized by a symmetrically composed facade with a steeply pitched hipped roof that intersects identical hipped roof end pavilions. Though it contrasts in design to the Cathedral, the use of similar materials - cream brick and limestone - that have also weathered, subdues its impact and it blends well with the Cathedral.

The windows are mostly single-light double-hung sash. On the ground floor they are grouped in pairs with fixed transoms and square-cornered limestone drip molds. On the second floor they are grouped in threes with stone sills and lintels. The pavilions, which extend from the main block, are framed at the corners and divided in the middle at the first story level with buttresses. At the second level of each pavilion is an unusual Serlian tri-partite window arrangement with a center Gothic arched opening with a limestone drip mold flanked by double-hung sash. Above this is steeply pitched gable trimmed with limestone coping, crockets, and a finial that rises above the roof line.

Flanking the central block are identical entries that are recessed within porches with Gothic arched openings. Each porch portal is spanned by a stone lintel inscribed with raised letters: "Guild Hall" at the east end and "Cathedral Institute" at the west end. These entry porches are also buttressed and topped with crenelated parapets. The central element of the facade is a stepped, richly molded chimney stack decorated with a curved stone trefoil plaque. It is flanked by lancet arched windows at the second story

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level. There are additional chimneys of the same general design where the main block intersects the end pavilions.

12 804 E. Juneau Ave. Bishop's House<sup>21</sup> 1902-03

The former Bishop's House was designed in the Jacobean Revival style. It is 2-1/2 stories high with a central hipped block that is intersected by steeply pitched gables. All roof surfaces are covered with asphalt composition shingles. The walls are veneered with pressed brownish brick and trimmed extensively with limestone. The central entrance is flanked by pavilions whose wall planes rise above the roof line into steeply pitched gables trimmed with limestone copings. The entry is recessed within a brick Tudor-arched porch that is paneled with limestone. At the center of the porch parapet is a carved stone armorial panel. Above the porch is a tri-partite wooden bay window with a decorated parapet. On the west facade is an oriel of similar design and construction as the front bay windows. The windows are mostly grouped single-hung, one light wooden sash with stone sills, concrete lintels and transoms.

4 728 E. Juneau Ave. Summerfield United Methodist<sup>22</sup> 1904

This Gothic Revival church building is a two-story, gabled rectangle that is faced with rock-faced, coursed ashlar buff colored sandstone trimmed with dressed limestone. At the southwest corner is a massive, 75-foot high, three story, square bell tower that is finished with highly decorated carved limestone, gables and pinnacles at the top. On the east facade the wall plane is broken by a gabled, false transept with a massive Gothic arched stained glass window. The paired, Gothic-arched, entry doors on the Juneau Avenue elevation are reached by a wide double flight of stairs. In 1928 an Elizabethan-inspired, stone, parsonage was attached to the west elevation.

11 1222 N. Cass St. St. John's Home<sup>23</sup> 1923

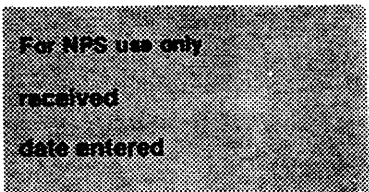
St. John's Home is a former home for the elderly operated by the Episcopal Church. It is a symmetrical, red brick Georgian Revival style building that is three-and-one-half stories high and ten bays wide. The gable ends rise in parapet walls with double chimneys. The principal architectural feature of the Cass Street front is the small Doric portico sheltering the paneled, arched, fan-lighted entrance. It is surmounted by a pedimented window at the second story. The three story circular building of modern design that is attached to the rear of St. John's home by a multi-level walk way is a non-contributing addition built in 1966. The building now houses a Roman Catholic order of nuns.

**ARCHEOLOGICAL RESOURCES:** Because the Cass/Juneau Street Historic District has been developed since the 1850s, it is unlikely that prehistoric archeological resources survive undisturbed, however potential may exist for historic archeological resources. No systematic survey to uncover such resources has been undertaken.



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FOOTNOTES PART 7

<sup>1</sup> Milwaukee Sentinel, 31 December 1874.

<sup>2</sup> The first known occupants of this building are listed in the 1876 Milwaukee City Directory.

<sup>3</sup> Milwaukee City Building Permit.

<sup>4</sup> Ibid.

<sup>5</sup> James Buck, [Pioneer History of Milwaukee], 4 vols. Milwaukee Under the Charter from 1854 to 1860 (Milwaukee: Swain and Tate, 1881-1886), 4 (1886):56; Sentinel, 3 August 1870, p. 1, col. 5; 3 June 1876, p. 3 col. 3.

<sup>6</sup> Building Permit

<sup>7</sup> The first known occupants of this building are listed in the 1862 Milwaukee City Directory.

<sup>8</sup> Sentinel, 31 December 1874; Building Permit

<sup>9</sup> Sentinel, 18 September 1882, p. 3, col. 1.; Building Permit

<sup>10</sup> Building Permit

<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> Sentinel, 16 July 1868, p. 1, col. 5; Building Permit.

<sup>15</sup> Buck, Under the Charter, 4:56.

<sup>16</sup> 1862 Milwaukee City Directory

<sup>17</sup> 1876 Milwaukee City Directory

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18 Sentinel, 13 December 1874.

19 Howard L. Conard, History of Milwaukee County, 3 vols. (Chicago: American Biographical Publishing Co., 1895), 2:173-184.

20 Building Permit

21 Ibid.

22 Ibid.

23 Ibid.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
	1854-1928	<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Period of Significance Builder/Architect See Below

Statement of Significance (in one paragraph)

Level: LOCAL  
Criteria: C

## Statement of Significance

The Cass/Juneau Street Historic District is architecturally significant for its fine collection of cream brick, Italianate houses, Gothic Revival ecclesiastical structures and period revival structures representing Elizabethan, Jacobean and Georgian Revival Styles. This extraordinary collection of 1860s and 1870s upper-middleclass and upperclass residences and Gothic style churches represents the work of some of Milwaukee's finest architects of the period including Edward T. Mix, James Douglas, Henry C. Koch, Leonard Schmidtner, William Kimball and the firm of Charles Kirchoff and Thomas L. Rose.

## Historical Background

Milwaukee's early settlers from New York, New England and England established a residential area on the high ground east of the Milwaukee River and north of downtown. Referred to as Yankee Hill, or "Yankeeberg" by the German community, it was one of the most choice residential districts in the city during the nineteenth century and soon some of the city's wealthiest German citizens chose to make it their home as well. Street grading and house construction began in the early 1840s. Historically Yankee Hill comprised the area extending north of East Wisconsin Avenue to Ogden Avenue, and east of Milwaukee Street to the lake. Today the last vestiges of this neighborhood lie within the area bounded by Mason Street, Van Buren Street, Ogden Avenue, and Lake Michigan. Yankee Hill was home to many of Milwaukee's pioneer civic, financial, and business leaders. Its Yankee origins were reflected in street names taken from prominent political and financial figures of the day including Van Buren, Mason, Cass, Astor, and Marshall.

William Metcalf was among Milwaukee's pioneer industrialists to reside in the neighborhood. His Greek Revival mansion, altered in the Italianate Style, stands at 1219 North Cass Street (No. 4). Metcalf came to Milwaukee in 1845 from New York City, and with his lifelong partner Charles T. Bradley, developed one of Wisconsin's most successful shoe and boot manufacturing firms.<sup>1</sup> Bradley and Metcalf had its production facilities in Milwaukee, but maintained offices throughout the Great Lakes and Midwest to serve a national market.<sup>2</sup> Metcalf was also a director of the Milwaukee National Bank, the city's second largest bank of the nineteenth century. When Metcalf built the original portion of his house in 1854 it was regarded as one of the finest and costliest residences of the period.<sup>3</sup>

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Aside from his business ventures, Metcalf was a civic leader and noted philanthropist.<sup>4</sup> His contributions to the civic and cultural development of the city have lasted to the present. Metcalf was important as an early proponent of the establishment of a permanent art museum in Milwaukee. In 1882, Metcalf and a committee including Mrs. Alexander Mitchell, William Plankinton and Jennie W. Pereles formed the Milwaukee Museum of Fine Arts for the State of Wisconsin. Mrs. Mitchell was elected president and Metcalf as first Vice-president.<sup>5</sup> In March of 1883 Metcalf announced that he would donate between \$50,000 and \$100,000 to build an art museum in honor of his daughter Mary. The museum would be built with the following stipulations; 1) that an appropriate site could be donated, 2) the museum would be named for the Metcalf family, and 3) Metcalf would have final approval of the building's design.<sup>6</sup> Metcalf was an impassioned art collector and went on four tours of Europe and lived in Japan for six months collecting works of art. To display his impressive collection he built an octagonal art gallery onto the northeast corner of his Cass Street in 1888. For a period of time the gallery was open to the public on Sunday afternoons.<sup>7</sup>

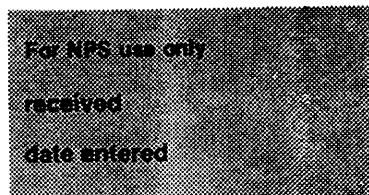
Metcalf withdrew his offer to build the museum in May of 1883 because no one had come forward with a land donation, even though the other two stipulations had been easily agreed to.<sup>8</sup> The establishment of a permanent museum in Milwaukee did not occur until Frederick Layton donated a building, land and 38 paintings in 1888. The Layton Art Gallery, the forerunner of the present Milwaukee Art Center, was the first permanent public art museum in the city. Metcalf was one of its original incorporators and trustees, and his generous annual donations from his personal gallery became part of the Layton's permanent collection.<sup>9</sup>

Metcalf was also active in the community as an incorporator of the Milwaukee Sanitarium Association in 1884 and as the president of the Wisconsin Unitarian and Independent Churches in 1885.<sup>10</sup> In 1887, he and his business partner, Charles T. Bradley, donated to the city the bronze statue of town founder Solomon Juneau that still stands in Juneau Park on the bluffs overlooking Lake Michigan on Milwaukee's lower eastside.<sup>11</sup> Metcalf died at his Cass Street home in 1892.

Yankee Hill was also the residence of Milwaukee's early professional community. John W. Carey and Gerry W. Hazelton were two prominent nineteenth century attorneys who respectively resided at 1237 North Cass Street (No. 6) and at 706-08 East Juneau Avenue (No. 2). John Carey was the long-standing general counsel of Alexander Mitchell's Chicago, Milwaukee and St. Paul Railroad. A native of Vermont, Cary was educated in New York state and received his law degree from Union College in 1842. He was admitted to the state bar in 1844. In 1850 he moved to Racine, Wisconsin, but came to Milwaukee in 1859 at the request of Mitchell. Cary was best known for his

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expertise in handling the tremendous amount of litigation involved in the consolidation and merger of railroads into Mitchell's giant rail empire. By some account's Mitchell's railroad was one of the largest corporations in nineteenth century America. He was also noted for his handling of the numerous lawsuits brought both by and against Mitchell, some of which were tried before the US Supreme Court. Carey lived in the Cass Street house from about 1862 to 1881. He remained in Milwaukee until 1890 when he moved to Hinsdale, a suburb of Chicago, where he died in 1895.<sup>12</sup>

Hazelton was a well known attorney and politician of his period. He was a native of Chester, New Hampshire where he was raised and educated. In 1848 he entered the law office of an uncle in Amsterdam, New York and was subsequently admitted to the state bar in 1852. Hazelton moved to Wisconsin in 1856 where he made his first home at Columbus. In 1862 he was elected to the first of two terms in the Wisconsin State Senate. In both terms he served as president pro-tem. In 1866, Hazelton was briefly the collector for the Internal Revenue Service in the Wisconsin 2nd District, but was removed from this position within a year by President Andrew Johnson because of his unsympathetic views of the government's reconstruction policies. His political career was furthered by election to the US Congress in 1871. Hazelton served two terms and was known for introducing legislation that funded improvements for the Fox and Wisconsin Rivers; his efforts to repeal the bankruptcy laws (passed in the House, but failed in the Senate); his strong stand against polygamy; and his legislation to reduce the number of working hours for street railway employees. Upon completion of his second term, Hazelton was appointed by President Ulysses S. Grant as US District Attorney for the eastern district of Wisconsin. Hazelton, a Republican, served in this position from 1876 to 1885 when he was dismissed by Democratic president Grover Cleveland. At the time of his appointment as district attorney in 1876, Hazelton moved to Milwaukee and thereafter resided at the Juneau Street home. Hazelton was active in government legal affairs and served at various times as a US and Milwaukee County Court Commissioner. He was also a regent of the Smithsonian Institution in Washington, DC.<sup>13</sup> Hazelton died in Milwaukee in 1920.

Of the prominent Germans to live in Yankee Hill was John D. Inbusch. He resided at 1135 North Cass Street (No. 1). Inbusch was a member of a prominent family who were active in grocery wholesaling and banking in the nineteenth century. Inbusch and his two brothers, John H. and John G. were natives of Westphalia, Germany. John G. came to Milwaukee in 1847 and established a wholesale liquor house. John D. came in 1849 and they were joined by John H. in 1856. The brothers began wholesaling groceries in 1860 and by 1862 sold only groceries. By the end of the century Inbusch Brothers was one of the largest wholesale grocers in the city.<sup>14</sup> The Inbusches were also influential in banking. John G. was one of the original three founders of the State Bank of Wisconsin chartered in 1853.<sup>15</sup> When it was reorganized in 1863 as the Milwaukee State Bank John D. became its vice-president. He

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would hold this position for 30 years until he was named president in 1893. From 1893 to 1899, John D. was president of the bank. The original bank building is extant at 210 east Michigan Street (NRHP-1984). John D. was also a director of the Concordia Fire Insurance Co. owned by prominent German-American George Brumder.<sup>16</sup> He died in 1900 at this residence on Cass Street.

All Saints' Episcopal Church

All Saints' Cathedral traces its origins to Trinity Church, a mission church established on Jackson in 1847 by St. Paul's Church, Milwaukee's first Episcopal parish. In that same year, the Episcopal Diocese of Wisconsin was formed with Reverend Jackson Kemper as its bishop. Kemper had visited the Wisconsin Territory as early as 1834 and returned to make his permanent home in Delafield ten years later. In 1867 Trinity Church was assigned to Assistant Bishop William E. Armitage who had been brought to Wisconsin in 1866 by Kemper to establish a cathedral church. In May of that year, in a formal meeting held at St. Paul's Church, Armitage officially announced that both the parishes of Trinity and Atonement, another mission church, would be dissolved and All Saints' Church would be formed as "the nucleus of a future cathedral."<sup>17</sup> Immediately opposition arose and, within a year, the congregation of the newly formed church had demanded that All Saints' be returned to parish status.

The hostility to the establishment of a cathedral church did not involve just the members of All Saints', but included churchmen from all of Milwaukee's Episcopal parishes. Their objections stemmed in part from the American Episcopal Church's historical rejection of the cathedral system of church government that was associated with the Anglican Church in England. The opponents were quick to point out that just as the American colonies had broken from England in the war for democracy so did the Episcopal Church break from its Anglican roots. Armitage's feeble attempt to establish a cathedral church was quickly dubbed the "cathedral scheme" and what followed were emotional, often public, debates that were copiously reported in detail by the local press.<sup>18</sup> At the heart of the matter was the dislike and distrust of establishing a centralized authority with power emanating from a bishop down to the churches. Preferred was the "See system" where members in individual churches had the power to control the affairs of their congregations.

Armitage's motivation for establishing a cathedral church was his sincere desire that the poor and indigent people of Milwaukee be served by a church body whose clergy and laity were free of parish responsibilities. In his first visit to Milwaukee in 1866 he addressed the Diocesan Council on the need for a cathedral; (Armitage is speaking presumably of himself in the third person as he was not officially elected to the bishopric at this time).

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After the election of an assistant bishop...to provide him a cathedral in your city...plant himself in Milwaukee, the chief city...and make it his see (his seat)... a cathedral is more than a name and not like an ordinary parish church...designed for a certain congregation, but one which is the center of the bishop's work for all the diocese, in which every churchman may feel at home.<sup>19</sup>

While the debate continued, All Saints', as a parish church, was assigned Armitage as rector. He purchased property a reasonable distance away from St. Paul's (Jefferson Street Church) on the northwest corner of Juneau and Prospect Avenue in 1869. The congregation, with donated labor, built a schoolhouse on the site which also served the group as a chapel. The following year Armitage resigned as rector when he was named Bishop of Wisconsin upon Kemper's death. Due to the rapid escalation in real estate prices, All Saints' sold its site on Juneau and Prospect at a considerable profit and moved three blocks west to the old Townsend residence at the northeast corner of Cass and Juneau. After remodeling, the frame school/chapel, which had been moved from the old site, was officially reopened on September 3, 1871. The All Saints' property abutted Olivet Congregational Church which occupied the eastern portion of the block. Their edifice had been erected in 1868 from the designs of Milwaukee architect, Edward Townsend Mix. When the financially troubled Olivet congregation put their church up for sale in the 1873, the vacationing Bishop Armitage purchased it with funds raised back east for the purpose of establishing a cathedral.<sup>20</sup> In this same year, under the influence of Bishop Armitage, the diocesan council passed a resolution designating All Saints' as a Cathedral, though it was not until 1879 that the first provisional canon was passed to allow for cathedral organization. But the cathedral church was still not a reality because permission to incorporate was not granted until 1882 with the actual incorporation in 1894.<sup>21</sup>

The acquisition of Olivet Church gave All Saint's title to all of the property along the north side of Juneau Avenue between Marshall and Cass Streets. In 1873 the cathedral complex on Juneau included the newly acquired Olivet Church, the chapel and school of 1869-70, and the frame Townsend house on the northeast corner of Juneau and Cass, which served as the rectory and bishop's residence. The chapel and school were subsequently razed to permit the construction of the present Guild Hall in 1891. The cornerstone from the old chapel was incorporated into this new fabric. This structure was originally intended for use as the Cathedral Institute, a parochial school. It was later remodeled for use as the Guild Hall and now contains the sacristy, offices, the library, an apartment, Sunday school, choir, meeting, and storage rooms and kitchens. Interestingly, there is a window attributed to Tiffany's firm in the former auditorium-gymnasium room on the second story. In 1902, the old Townsend house at Juneau and Cass was removed to a site just behind the cathedral on North Marshall Street and was given a brick

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vener and generally refurbished. Named Armitage House, this structure survived until the late 1960s, when it was razed to provide parking space. The present Bishop's House, now known as Nicholson House, designed by Kirchoff and Rose, was erected on the original Townsend house site in 1902-03. Today this building serves as the diocesan offices.

Yankee Hill began to decline in prestige as a single family residential area after WWI as a result of the expansion of the business district as well as pressures for more intensive residential use.\* In response to the latter, numerous large residences were subdivided into apartments or rooming houses or were replaced by apartment buildings. In the 1950s, the city targeted the most deteriorated portions of Yankee Hill west of Van Buren Street for urban renewal, and most of it was demolished to make way for new office and apartment buildings and institutional expansion.

### Architecture

The district contains some of the city's most significant examples of nineteenth century Italianate domestic architecture as well as an extraordinary Gothic Revival church complex. The houses range from opulent mansions to dignified middleclass dwellings. The austere John W. Cary House (No.7 ) (1862), for example, is an exceptional surviving early Italianate Civil War era mansion, while the magnificent Inbusch House (No. 1) (1874) and the now altered, villa-style Metcalf House (No.5 ) (1854, 1870 & 1876) exemplify the grandeur of the late Italianate mansions with their abundance of ornate wooden trim. The more modest dwellings illustrate the range of house types popular with the affluent upper middleclass such as the Berger House (No.8 ) (1874) and the unique Hazelton Doublehouse (No. 2) (1876). The Barker House (No.9 ) is an interesting example of an Italianate house transformed and brought up to date with fashionable Queen Anne additions in 1882 and 1890.

The district also contains the exceptional All Saints' Episcopal Church complex (listed in the NRHP-12/27/74). This is a fine example of a Gothic Revival church built in 1868, with its complementary adjoining quadrangle including the Victorian Gothic Style Guild Hall/Cathedral Institute (No.13 ) (1891) and the Jacobean Revival Bishop's House (No.12 ) (1902). Taken as a unit, this picturesque, cream brick complex with its aged and weathered English parish Gothic character is the most successful Gothic ecclesiastical grouping in the city. It contrasts with the fussy detailing of the massive, squat, Late Gothic, Summerfield Methodist Church (No.4 ) (1904) across the street.

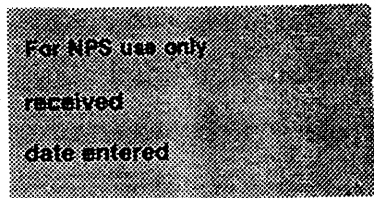
The architects of these buildings were some of Milwaukee's leading designers. Pioneer Milwaukee architect Leonard Schmidtner, who also designed St. Stanislaus Roman Catholic Church (1873); for example, designed the opulent Inbusch House (No. 1). Schmidtner was the architect of some of

\*The period of significance begins with the construction of the first portion of the Metcalf House (No. 5) which is the earliest structure in the district and ends in 1928 with the completion of the Methodist parsonage (No.4) which coincided with the decline of prestige of the neighborhood.



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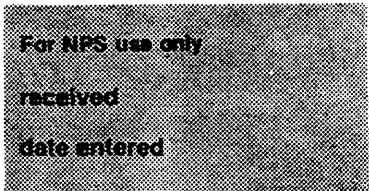
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Milwaukee's most important buildings in the 1860s and 1870s including the city's most imposing public building of the era, the second County Courthouse (now razed), but the Inbusch House is one of the few examples of his work to survive intact. The little known early work of Milwaukee's best known late nineteenth century architect, Henry C. Koch, who is mostly remembered for his massive Milwaukee City Hall (NRHP 3/14/73), is represented by the Berger House (No. 8), while the later work of James Douglas, who was one of the most admired architects of his own era, is represented by his creative 1882 remodelling of the Barker House (No. 9). These houses represent a little known facet of the architectural practices of these architects who played such an important role in building Milwaukee. All Saints (No. 14), on the other hand, affords a unique glimpse of the versatile E.T. Mix working in the Gothic Revival style early in his career. Even such later works as the Cathedral Institute/Guild Hall (No. 13) show the adaptability of the domestic architect William D. Kimball in designing an institutional building to fit into a Gothic context at the height of the picturesque period.

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Boundary Description

The boundaries of the Cass/Juneau Street Historic District are described as follows: Beginning at the intersection of North Cass Street and East Juneau Avenue; then east along the north curb line of East Juneau to the west curb line of North Marshall Street; then north to the north property line of 1238 North Cass; then west to east prop. line of 1246 Cass Street then west along the south curb of E. Knapp to 1247 North Cass Street; then south along the west property lines of 1247, 1237, 1227 and 1219 North Cass to the north property line of 1210-12 North Van Buren Street; then west to the east curb line of North Van Buren; then south to the south property line of 1210-12 North Van Buren; then east to the west property line of 706-08 East Juneau Avenue; then south to the north curb line of East Juneau; then east to the west property line of 1135 North Cass extended; then south to the south property line of the same; then east to the west curb line of North Cass; then north to the point of beginning in the city of Milwaukee, Milwaukee County, Wisconsin.

Boundary Justification

The boundaries of the Cass/Juneau Street Historic District are clearly suggested by the intact group of residences and associated ecclesiastical buildings amidst development of different character. This area of the city was once the prestigious Yankee Hill neighborhood that was built with structures of similar scale and type like those in the district. These remaining structures are a visually distinct grouping that are associated with the neighborhoods period of development between 1854 and 1928. Boundary rationals are as follows: to the east of the district is the large-scale, eight-story Astor Hotel (NRHP-1978) built in 1918 and 1925, along the north boundary is a public high school and apartment buildings; along the west boundary is a band of commercial buildings, surface parking lots, a modern post office and a neighborhood shopping center; and along the south boundary are additional apartment buildings and surface parking lots.

Preservation Activity

Preservation activity in the district has been limited to general maintenance by the property owners. The buildings have been maintained in good to excellent condition with conservation of architectural details and elements. This has resulted in a historic district of high architectural integrity.

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FOOTNOTES PART 8

<sup>1</sup> James Buck, Pioneer History of Milwaukee, 4 vols. (Milwaukee: Milwaukee News Co., 1876-1886), 1 (1876):153-55.

<sup>2</sup> [Frank A. Flowers], History of Milwaukee, Wisconsin (Chicago: The Western Historical Co., 1881), p. 1448.

<sup>3</sup> Buck, Under the Charter, 4:56.

<sup>4</sup> Howard L. Conard, History of Milwaukee County, 3 vols. (Chicago: American Biographical Publishing Co., 1895), 2:361.

<sup>5</sup> Ibid., p. 88.

<sup>6</sup> Sentinel, 7 March 1883, p. 5; col. 2.

<sup>7</sup> Buck, Under the Charter, 3:388; Conard, History of Milwaukee, 2:362.

<sup>8</sup> Sentinel, 13 May 1883, p. 3 col. 1.

<sup>9</sup> Sentinel, 3 March 1888, p. 3 col. 1; 8 January 1889, p. 3 col. 3.

<sup>10</sup> Sentinel, 2 May 1884, p. 3 col. 2; 7 November 1885, p. 3, col. 2.

<sup>11</sup> Conard, History of Milwaukee, 2:362.

<sup>12</sup> Old Settlers Obituaries and Memorials, "John W. Cary," unidentified newspaper clipping, March 29, 1895 (Milwaukee County Historical Center, Book #6), p. 179; James G. Wilson and John Fiske, eds., Appleton's; Cyclopaedia of American Biography, 7 vols. (New York: D. Appleton & Co., 1886), 4:342; The National Cyclopaedia of American Biography, 62 vols. (New York: James T. White & Co., 1898-1984), 1(1898):362.

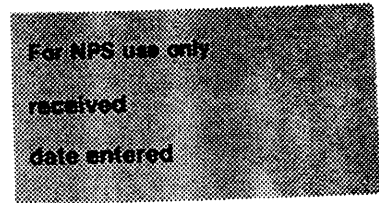
<sup>13</sup> Parker McCobb Reed, The Bench and Bar of Wisconsin (Milwaukee: P.M. Reed, pub., 1882), pp. 164, 167; John G. Gregory, History of Milwaukee, Wisconsin, 4 vols. (Chicago: S.J. Clarke Pub. Co., 1931), 4:639-40; Old Settlers Obituaries and Memorials, "Gerry W. Hazelton," unidentified newspaper clipping, September 29, 1920 (Milwaukee County Historical Center, Book #2), p. 5.

<sup>14</sup> Buck, Under the Charter, 4:56.

<sup>15</sup> Conard, History of Milwaukee, 1:266.

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16 Old Settlers obituaries and memorials, "John D. Inbusch", unidentified newspaper clipping, February 8, 1900 (Milwaukee County Historical Center, Book #1), p. 31.

17 Episcopal Diocese of Milwaukee, papers and records, 1836-1973, Bishop William E. Armitage Correspondence Box 1, Milwaukee County Historical Center; Milwaukee Sentinel, 13 May 1867, p. 1, col. 5; 15 July 1869, p. 1 col. 4.

18 Sentinel, 13 May 1867, p. 1, col. 5; 28 September, 1875, p. 3 col. 1; 25 September 1878; 18 February 1879.

19 Conard, History of Milwaukee County, 2:173-178.

20 Ibid., p. 175.

21 Thomas C. Reeves, "All Saints': America's First Cathedral," The Milwaukee Churchman, February, 1984, pp. 4-5; Charles D. Tiffany, D.D., A History of the Protestant Episcopal Church in the United States of America (New York: The Christian Literature Co., 1895), 7:526; Rev. Harold E. Wagner, The Episcopal Church in Wisconsin from 1847-1947 (Waterloo, Wisconsin: Courier Printing Co., 1947), pp. 25-26, 95-98. The historiography of All Saints' asserts that it was the first cathedral organization in the United States. This claim is based on Bishop Armitage's pronouncement of 1867. However the Episcopal Church history contends the first cathedral organization and building erected for that purpose was in 1861 at Chicago. Here the church of the Atonement became the cathedral church of SS Peter and Paul under the Bishop of Illinois, the Rt. Rev. H.J. Whitehouse, D.D.

# 9. Major Bibliographical References

See Item 9, Continuation page 1

# 10. Geographical Data

Acreeage of nominated property 8 acres

Quadrangle name SW/4 Milwaukee 7.5 Series

Quadrangle scale 1:24,000

### UTM References

A 

1	6	4	2	6	4	5	0	4	7	6	6	2	5	0
Zone	Easting				Northing									

B 

1	6	4	2	6	5	7	0	4	7	6	6	2	5	0
Zone	Easting				Northing									

C 

1	6	4	2	6	5	7	0	4	7	6	6	1	5	0
Zone	Easting				Northing									

D 

1	6	4	2	6	6	2	0	4	7	6	6	1	6	0
Zone	Easting				Northing									

E 

1	6	4	2	6	6	2	0	4	7	6	6	0	6	0
Zone	Easting				Northing									

F 

1	6	4	2	6	5	2	0	4	7	6	6	0	6	0
Zone	Easting				Northing									

G 

1	6	4	2	6	5	2	0	4	7	6	6	0	1	0
Zone	Easting				Northing									

H 

1	6	4	2	6	4	5	0	4	7	6	6	0	1	0
Zone	Easting				Northing									

### Verbal boundary description and justification

See Item 8, p. 7

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

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Les Vollmert, Sr. Planner; Robin Wenger, Assoc. Planner, Carlen Hatala, Consultant

organization Department of City Development date September 20, 1988

street & number 809 North Broadway telephone 414/223-5706

city or town Milwaukee state WI 53202

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature [Signature]

title State Historic Preservation Officer-WI date 9/20/88

### For NPS use only

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

[Signature] date 11/2/88  
Keeper of the National Register Entered in the National Register

Attest: [Signature] date  
Chief of Registration

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FIGURE 1

# CASS/JUNEAU AVENUE HISTORIC DISTRICT

