

District Survey Form

FEB 19 1986

1 <u>DISTRICT</u> KILBOURN AVENUE ROW HOUSE		<u>SURVEYOR</u> Dept. of City Development	<u>SHSW STAFF</u>
<u>CITY</u> Milwaukee	<u>COUNTY</u> Milwaukee	<u>SURVEY</u> West Side	<u>DATE</u> Spring, 1984

FILM ROLLS/NEGATIVES

See Attached

<u>STREETS:</u>	<u>NUMBERS:</u>	<u>STREETS:</u>	<u>NUMBERS:</u>
See Attached.			

2 BOUNDARY DESCRIPTION

See Continuation Sheet.

3 BOUNDARY JUSTIFICATION

The district has been defined to include the cluster of row houses that are found along West Kilbourn Ave. from North 14th Street to the alley west of North 15th St. surrounding the district are changes in land use, building type and building density. To the east of the district are vacant lots and post-WWI apartment buildings; to the south are modern apartment buildings, to the west and north are single-family and duplex houses and more modern apartment buildings.

4 SOURCES OF INFORMATION

- A. City of Milwaukee Building Permits
- B. Milwaukee City Directories, 1884-1930
- C. Milwaukee Society Blue Books, 1884-1911
- D. Sanborn and Perris Map Company. "Insurance Maps of Milwaukee." 1894, 1910.
- E. Rascher Fire Map Publishing Company. "Rascher's Fire Insurance Maps of the City of Milwaukee," Chicago, 1888.

5 MAP REFERENCE

Acreage: 2.8 acres

USGS quad: SW/4 Milwaukee 15 min.
scale: 1:24,000

UTM references:

H. 16424050/4765700

A. 16424240/4765690

I.

B. 16424240/4765640

J.

C. 16424180/4765640

K.

D. 16424180/4765580

L.

E. 16424120/4765580

M.

F. 16424120/4765620

N.

G. 16424050/4765620

O.

6 OPINION OF NATIONAL REGISTER ELIGIBILITY

date: 10/84 initials: DCD

- eligible not eligible unknown
 national state local



HISTORIC PRESERVATION DIVISION
STATE HISTORICAL SOCIETY OF
WISCONSIN

KILBOURN AVENUE ROW HOUSE HISTORIC DISTRICT

Boundary Description

The boundaries of the Kilbourn Avenue Row House District are described as follows: Beginning at the intersection of the north property line of 937 North 14th Street and the west curb line of the same; then south to the north curb line of West Kilbourn Avenue; then west to the east property line of 1425 West Kilbourn Avenue; then south to the south property line of the same; then west to the east curb line of North 15th Street; then north to the south property line of 1503 West Kilbourn Avenue; then west along the rear property lines of those buildings fronting on Kilbourn Avenue to the alley; then north to the north property line of 1514 West Kilbourn Avenue; then east along the rear property lines of those buildings fronting on Kilbourn Avenue to the east curb line of North 15th Street; then north to the north property lines of 1436 and 1420-32 West Kilbourn Avenue; then east to the west property line of 1416 West Kilbourn Avenue; then north to the north property line of 937 North 14th Street; then east to the point of beginning; in the City of Milwaukee, Milwaukee County, Wisconsin.

7 Description

FEB 19 1950

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions and generally excepted properties.

KILBOURN AVENUE ROW HOUSE DISTRICT

General Character:

The Kilbourn Avenue Row House Historic District occupies four blocks along West Kilbourn Avenue from North 14th Street to the alley west of North 15th Street. Located in the eastern part of the survey area, it is adjacent to a large vacant parcel owned by Mt. Sinai Hospital on the east, and bordered on the other sides by a varied mixture of different styles and periods of construction of apartment buildings, single-family and duplex houses. In close proximity to Marquette University, the district, as is the case with the surrounding neighborhood, serves as off-campus housing for students.

The district is typical of those old single-family house neighborhoods nearest the central business district on the east and west sides that were rebuilt at the end of the nineteenth century with higher density housing. Yielding to the development pressures of the 1890s, areas such as the subject district, were progressively redeveloped with row houses and later with apartment buildings. Row houses were never common in Milwaukee and were built primarily on the lower east side and in this part of the city, where they were interspersed among the established single-family housing stock in short rows of four to ten units and did not form entire ribbon-like streetscapes as was common in eastern cities such as Philadelphia and Baltimore. A concentration of row houses, as occurs in the district, was a unique occurrence in Milwaukee's late 19th century development.

The district is residential in character and consists of 17 buildings. Nine are single-family or duplex houses, five are row houses or multi-flat dwellings and 3 are apartment buildings. There are no non-contributing structures or intrusions. The row houses and multi-flat dwellings are the largest structures in the district. The various buildings originally contained from two to seven units each. The original floor plans of the row houses remained fairly intact until WWII when they were progressively subdivided into smaller and smaller units. For example, the once luxurious Starke Row, which was originally seven large three-story townhouses, now contains forty-one apartments. The row houses were two-and-one-half to three-stories in height and were generally built at the edge of the sidewalk with little or no front yard. They were designed to blend with the traditional detached houses found in the area in the late 19th century with their irregular roof lines and picturesque massing. The other residential structures in the district range from one and one-half to two and one-half stories in height and vary in scale from cottages to large-scale upper-income residences. These structures, like the row houses, were subdivided after WWII into apartments. The two apartment buildings in the district are medium scale structures four stories in height.

Architectural Character:

The architectural character of the district is determined by the architectural styles that were popular in the late nineteenth and early twentieth centuries. The styles represented include the Italianate, Queen Anne, Romanesque, German Renaissance, Colonial Revival, and Arts and Crafts. The building stock is highly eclectic in its design in that various motifs from different styles were often incorporated into the same structure. The large scale houses and major row houses were designed by prominent Milwaukee architects. This reflected the affluence of many of the district's residents and their insistence on high quality design and craftsmanship.

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The earliest buildings in the district date from the 1870s when the area was first developed as a residential neighborhood. These were primarily frame and cream brick Victorian cottages. An example of this is the Frederick Krause House (c. 1874) at 1416 West Kilbourn Avenue (MI 82-18). A cream brick cottage of Italianate design, it is one of the older residences in this part of the city. In the 1880s the single-family residences became larger. The first multi-family structure appeared about 1885 when a frame, row of four attached townhouses in the Queen Anne style was built at 1514 West Kilbourn Avenue (MI 82-29). The district assumed its present character in the 1890s when the largest and most elaborate residences and row houses were constructed. These buildings, almost exclusively of masonry construction, were usually of cream or pressed brick and trimmed with stone and terra cotta. The row houses of this period are some of the largest constructed in the city. The seven unit Starke Row (1897) at 903 North 14th Street (MI 91-22) is a massive three story structure exhibiting Queen Anne and Colonial Revival design influences. Another significant example is the Queen Anne Style Trimborn Row (1897-98) at 1422 West Kilbourn Avenue (MI 82-19) while a third is the Forrestal Row at 1513 West Kilbourn Avenue (MI 82-27). In terms of single-family houses, the Joseph Breshauer House (1897) at 1425 West Kilbourn Avenue is an example of the German Renaissance Revival while the neighboring Abraham Breslauer House (1891) at 1435 West Kilbourn Avenue (MI 82-21) is Victorian Romanesque.

Pivotal/Contributing

The attached list classifies all of the buildings in the district as pivotal and contributing.

Pivotal buildings are structures that fall within the period of significance for the district, which was from 1875 to 1910 when it was a prestigious residential area, and are essential to the maintenance of the district's historic character. Generally these are the most representative or architecturally distinguished buildings, and/or possess the greatest known historical significance.

Contributing buildings are structures that were built within the district's period of significance and contribute to the historic character of the district as representative examples of the architecture of the period and/or for their associations with people or events of minor or unknown historical significance.

12/2/85

8 Significance

Areas of significance

architecture: Late Nineteenth Century-
Early Twentieth Century

history: _____

Period of significance: 1875-1910

Historical development and statement of significance.

Statement of Significance

The Kilbourn Avenue Row House Historic District is architecturally significant primarily for its fine late nineteenth century row houses and multi-flat buildings.

The district represents a unique grouping of row houses that exemplify the design expertise of Milwaukee's leading architects of the late nineteenth century when addressing the need for higher density middle class housing. The row house is the primary building type in the district, but there are several architecturally outstanding large-scale residences as well indicative of the fact that, at the time, townhouses were considered to be a desirable housing type.

Architecture

The structures in the district are noteworthy because of their architectural significance. The row houses in particular are among the finest examples of their styles and building types in the city. The Starke Row (1897) at 903-19 North 14th Street (MI 91-22) is a distinguished example of a late nineteenth century row house in the Queen Anne Style. Designed by eminent nineteenth century Milwaukee architect, Henry C. Koch, it illustrates his ability to produce high caliber residential work although he is primarily known for his important public, commercial, and religious works, many of which have been listed in the National Register. These include City Hall (NRHP-1973); Golda Meir School (NRHP-1984); Garfield Avenue School (NRHP-1984); and Turner Hall (NRHP-1977). Starke Row compares favorably with the city's other two National Register listed row houses, Abbott Row (NRHP-1983) and Graham Row (NRHP-1979).

The other row houses, though not as substantial as the Starke Row, contribute to the architectural character and integrity of the district. Designed in the Queen Anne Style, Trimborn Row (1897-98) at 1420-32 West Kilbourn Avenue (MI 82-19) was built by Conrad Trimborn, who lived next door, to the designs of architects, Charles D. Crane and Carl Baukhausen as an investment property. Crane and Baukhausen were a prominent firm who were accomplished designers of numerous residences and churches, not only in the West side, but throughout the city. (Baukhausen's Second Church Christ Scientist (1913) at 2722 West Highland Boulevard (MI 107-28) is also part of this nomination as an individual structure.) They also designed the Joseph Breslauer Double House (1897) at 1425 West Kilbourn Avenue (MI 82-20), a robust composition that incorporated German Renaissance Revival details into its facade. A fourth row house, the Forrestal Row (1899) at 1513-19 West Kilbourn Avenue (MI 82-27) is an example of a transitional design that incorporated Queen Anne and Arts and Crafts elements. A work of the architectural firm of Henry Van Ryn and Charles De Gelleke. This is an important example of frame multi-flat row house of which few survive in Milwaukee. Van Ryn and De Gelleke designed buildings throughout the West side, but were best known for their school and hospital designs. (Their Milwaukee County Dispensary and Emergency Hospital (1927) at 2430 West Wisconsin Avenue (MI 100-31) was nominated, separately.)

The row houses in the district blend well with the former single-family residences. A significant example is the Adam Breslauer House (1891) at 1435 West Kilbourn Avenue (MI 82-21). Typical of the many large-scale residences that once lined this part of Kilbourn Avenue, it is one of the few well-preserved examples of a Victorian Romanesque dwelling in the city. The architect, Edward V. Koch, who is believed to have been

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distantly related to architect Henry C. Koch, but was not associated with him in business, specialized in designing residences for German-Americans. His other significant works on the West side, include several Queen Anne residences in the Concordia Historic District and the George Koch House (1897), a Beaux Arts Neo-classical residence, at 3209 West Highland Blvd. (MI 123-27) in the Highland Blvd. Historic District.

Associated History

The district was the home of affluent Milwaukee business executives and professionals of the period. A neighborhood of mixed ethnic groups, it was dominated by prosperous German-American businessmen, as well as significant groups of Irish-Americans and Yankees. The Breslauer family, who were successful liquor wholesalers, built side-by-side mansions on Kilbourn Avenue. Abraham Breslauer resided at 1435 West Kilbourn Avenue (MI 82-21) and his brother Joseph Breslauer lived at 1425 West Kilbourn Avenue (MI 82-20). Conrad Trimborn was the grandson of Werner Trimborn, a noted Milwaukee pioneer. He was a distinguished business executive and a long-term resident of the district. He was secretary of C.H. Starke Dredge & Dock Company and later president and treasurer of Milwaukee Bridge Company.

The row houses in the district attracted high level professionals, many who were of Yankee, Anglo, and Irish extraction. Long-term residents of the Starke Row (MI 91-22) were Lawrence Demmer, Treasurer of the Uhrig Fuel Company; M.S. Carney, assistance to the president of Wisconsin Telephone; and a significant number of medical doctors, dentists, and attorneys. In the Trimborn Row resided Dr. Jerome Cronyn; Frank Hinkley, Chief Grain Inspector at the Mitchell Building; E.W. Adams, Assistant Secretary of the Chicago, Milwaukee and St. Paul Railroad; and Richard Hoe, National Grand Secretary of the I.O.O.F.

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Continuation Sheet: KILBOURN AVENUE ROW HOUSE

Kilbourn Avenue Row Houses Inventory

West Kilbourn Avenue

1416	C	82/18
1420-32	C	82/19
1425	C	82/20
1435	P	82/21
1436	C	82/23
1503	C	82/25
1504	C	82/24
1507	C	82/26
1510	C	82/28
1513	C	82/27
1514	C	82/29

North 14th Street

903-19	P	91/22
923	C	91/21
929	C	91/20
931	C	91/19
937	C	91/18

North 15th Street

846	C	86/32
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Kilbourn Avenue Row House Pivotal Structures

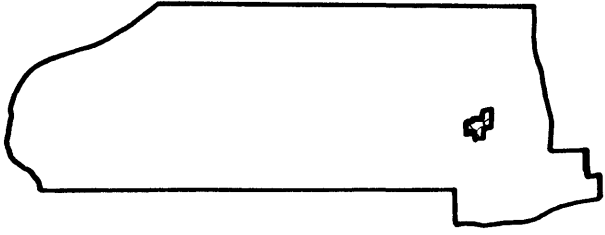
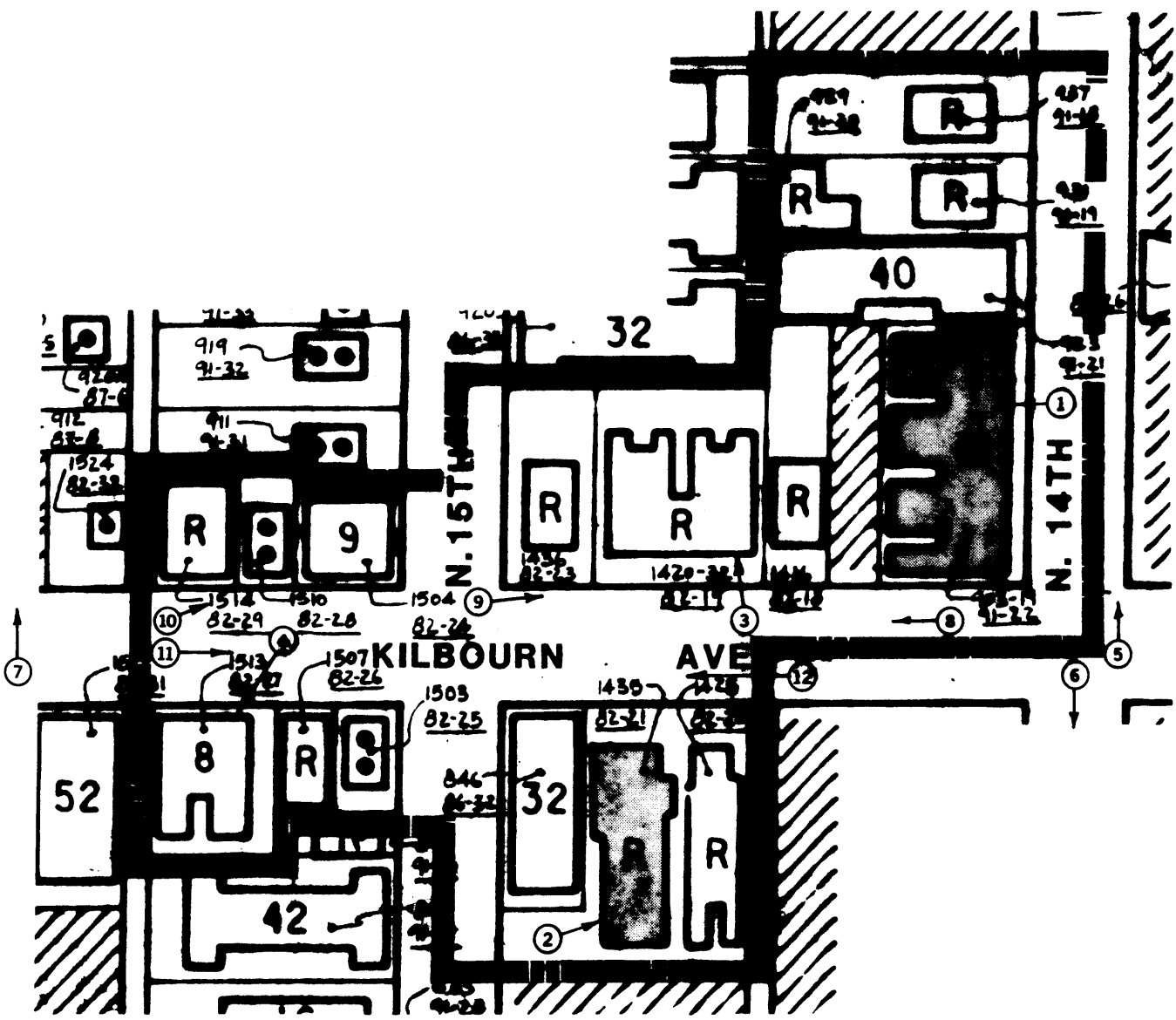
West Kilbourn Avenue

1435		82/21
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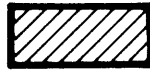
North 14th Street

903-19		91-22
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LEGEND (WITHIN BOUNDARY)

	PIVOTAL STRUCTURE
	CONTRIBUTING STRUCTURE
	NON-CONTRIBUTING STRUCTURE
00-00 000	PHOTO CODE ADDRESS

KILBOURN AVE./ROW HOUSE HISTORIC DISTRICT
 DEPARTMENT OF CITY DEVELOPMENT
 MILWAUKEE, WISCONSIN
 AUGUST 1984

12/1/85