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FEB 09 1990

NPS Form 10-900  
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Wisconsin Word Processing Format  
(Approved 2/87)

OMB No. 1024-0018  
FEB 09 1990

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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

1. Name of Property

historic name East Brady Street Historic District  
other name/site number N/A

2. Location

street & number various, see text N/A not for publication  
city, town Milwaukee N/A Vicinity  
state Wisconsin code WI county Milwaukee code 079 zip code 53202

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-Local	<input checked="" type="checkbox"/> district	<u>74</u>	<u>18</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<input type="checkbox"/> structures
	<input type="checkbox"/> object		<input type="checkbox"/> objects
		<u>74</u>	<u>18</u> Total

Name of related multiple property listing:

N/A

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

4. State/Federal Agency Certification

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

X [Signature]  
Signature of certifying official

2/1/90  
Date

State Historic Preservation Officer-WI

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Entered in the National Register

Mark 2. Baker

9 March 1990

Signature of the Keeper      Date

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

- Commerce / Specialty Store
- Domestic / Single Dwelling
- Religion / Religious Structure
- Religion / Church School

- Commerce / Specialty Store
- Domestic / Single Dwelling
- Religion / Religious Structure
- Religion / Church School

## 7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Queen Anne	foundation brick
Italianate	walls brick
Gothic Revival	wood
	roof asphalt
	other sandstone
	limestone

Describe present and historic physical appearance.

### General Description

The East Brady Street Historic District, an eight-block-long commercial strip located about one-and-one-half miles north of the city's central business district, contains a mixture of frame and brick commercial buildings, free-standing houses and a large church complex. This jumbled potpourri of building types imbues the district with the variety and character of a small-town business district. Most of the buildings are two or three stories tall with the exception of St. Hedwig's Roman Catholic church whose 162-foot-tall steeple towers over the other buildings in the district. As a commercial district, East Brady Street is somewhat unusual in Milwaukee in that it has always functioned as a mixed-use area randomly incorporating both free-standing houses and commercial structures.

Of the 92 buildings contained in the district, 25 are detached, single family or duplex dwellings, 62 are used for commercial purposes, and four comprise the St. Hedwig Church complex. Most of the commercial buildings in the district contain flats or apartments above the first floor stores. The majority of the buildings in the district were built between 1875 and 1915, the period during which the surrounding neighborhood was settled by Polish immigrants. Most of the commercial buildings retain their original late nineteenth and early twentieth century architectural character above the first floor level, while some have their period storefronts intact as well. The free-standing houses and duplexes are well-maintained, but many have been cosmetically altered over the years. The buildings that comprise the St. Hedwig's church complex have been little-altered since they were built during the period from 1886 to 1926.

There are 18 non-contributing buildings in the district. Five of these are modern buildings, less than 50 years old, that do not contribute to either the district's architectural or historical significance. The other 13 buildings have been the victims of unsympathetic remodelings that have completely stripped them of their historic character.

### Architectural Character

East Brady Street is an architectural tapestry of styles, materials and building types. The district's closely-spaced, detached structures create a continuous streetscape of stylistically varied commercial buildings and houses. The disparate building heights and roof types create a distinctively jagged skyline along Brady Street. Some structures are built at the edge of

8. Statement of Significance

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

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

(enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1875-1931	N/A
Commerce		
Ethnic Heritage-European		
	Cultural Affiliation	
	none	
Significant Person	Architect/Builder	
N/A	Multiple, see text	

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

Significance

The East Brady Street Historic District is being nominated to the National Register of Historic Places because of its local significance in the areas of architecture (criterion C), commerce and ethnic heritage (criterion A). East Brady Street is architecturally significant as an intact example of a late nineteenth and early twentieth century neighborhood commercial strip. The district is historically significant as the commercial and cultural focus of the large nineteenth century Polish community that settled the neighborhood surrounding the district.

The Wisconsin Cultural Resource Management Plan notes that Polish ethnic neighborhoods in Milwaukee did not become clearly defined until the Post-Civil War period when Poles entered the steel, leatherworking, and other materials processing industries.<sup>2</sup> The East Brady Street Historic District, which began taking shape during the early 1870s, is significant as one of Milwaukee's earliest major centers of Polish commerce. In the context of the city's ethnic commercial strips, East Brady Street possesses a unique, village-like character incorporating many early working-class cottages, commercial buildings, and as its focal point, a monumental Polish Roman Catholic church. The district is an excellent example of an early Milwaukee ethnic neighborhood commercial strip that essentially served as the main street for the surrounding Polish immigrant community. The period of significance is from 1875 to 1931, during which time most of the buildings were constructed.

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9. Major Bibliographical Reference

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See continuation sheets

Previous documentation on file (NPS):

<input type="checkbox"/> preliminary determination of individual listing (36) CFR 67) been requested	<input type="checkbox"/> recorded by Historic American Engineering Record # _____
<input type="checkbox"/> previously listed in the National Register	Primary location of additional data:
<input type="checkbox"/> previously determined eligible by the National Register	<input checked="" type="checkbox"/> State Historic preservation office
<input type="checkbox"/> designated a National Historic Landmark	<input type="checkbox"/> Other State agency
<input type="checkbox"/> recorded by Historic American Buildings Survey # _____	<input type="checkbox"/> Federal agency
	<input checked="" type="checkbox"/> Local government
	<input type="checkbox"/> University
	<input type="checkbox"/> Other
	Specify repository:
	<u>Historic Preservation Commission</u>
	<u>809 North Broadway</u>
	<u>Milwaukee, WI 53202</u>

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10. Geographical Data

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Acreage of property 14 acres

UTM References

A	<u>1/6</u>	<u>4/2/6/4/2/0</u>	<u>4/7/6/6/8/4/0</u>	B	<u>1/6</u>	<u>4/2/6/4/2/0</u>	<u>4/7/6/6/9/2/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1/6</u>	<u>4/2/7/3/4/0</u>	<u>4/7/6/6/8/2/0</u>	D	<u>1/6</u>	<u>4/2/7/3/4/0</u>	<u>4/7/6/6/9/0/0</u>

See continuation sheet

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Verbal Boundary Description

See continuation sheet

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Boundary Justification

See continuation sheet

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11. Form Prepared By

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name/title	<u>Les Vollmert/Paul Jakubovich</u>	Date	<u>July 24, 1989</u>
organization	<u>Dept. of City Development</u>	telephone	<u>(414) 223-5705</u>
street & number	<u>809 North Broadway</u>	state	<u>WI</u>
city or town	<u>Milwaukee</u>	zip code	<u>53202</u>

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the sidewalk, while others are set back a few feet. East Brady Street's unusual array of architectural styles and building types and the irregular siting of the structures sets it apart from the city's more typical neighborhood commercial strips which developed over a shorter period of time with greater architectural uniformity.

Small, nineteenth century commercial buildings with a store on the first floor and a flat above are the most common types of structures found on East Brady Street, particularly in the east half of the district. These structures vary a great deal in age, form and architectural styling. A well-preserved example of the district's early commercial architecture is the two-story, Italianate style, gabled, brick block built at 1702 North Franklin Place (a.k.a. 1200-04 E. Brady Street) in 1874.<sup>1</sup> An unusual example of the district's frame commercial architecture is the connected pair of two-story, clapboard-sided, gabled blocks at 1301-07 East Brady Street which were built in 1881.<sup>2</sup> As East Brady Street grew in commercial importance during the late nineteenth century, more imposing brick commercial blocks were built, such as the eclectic style, three-story building constructed in 1888 for Ignatz Trzebiatowski at 1115-1117 East Brady Street.<sup>3</sup> A good example of the development that took place at the end of the district's development period in the early twentieth century is the brick, Mediterranean-style store/flat building located at 1016 East Brady Street that was constructed in 1927 to the designs of architect George Zagel.<sup>4</sup> Interspersed among these commercial buildings are an equally varied collection of residential structures.

St. Hedwig's Roman Catholic Church complex constitutes the physical center of the district. After the model of a small European village, the Polish settlers built their homes and businesses around the towering Victorian Romanesque style church at 1704 North Humboldt Avenue. The church was built on the highest ground in the district in 1886 to replace an earlier church building.<sup>5</sup> The church and Victorian Gothic style school building which stands next to it are the two largest buildings in the district. Clustered around them are a large convent and rectory.

The west half of the street is predominantly residential in character although a large number of commercial buildings are interspersed among the houses in a random manner. Like the commercial structures, the residential structures in the district range in size and degree of architectural pretension from simple working-class wooden Victorian houses, like the two-story, gabled, 1870's, Italianate-style example located at 1319 East Brady Street, to the large, brick, German Renaissance style duplex built in 1906 at 1696-98 North Marshall Street.<sup>6</sup>

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The following is an inventory and brief description of each building in the district, including street address, historic name (if known), construction date (if known), and classification code (e.g., C, contributing; NC, non-contributing). Dates of construction were determined from building permits, newspaper articles, date stones, fire insurance records, and tax records. Historic names were determined from newspaper articles, city directories, tax records, published city histories, and fire insurance maps.

Description of Individual Contributing Buildings

C 1701-03 North Arlington Place

The former Joseph Polczynski Saloon is a two-and-one-half-story, rectangular, cream brick, Italianate style building with an unusual gambrel-like roof. The building has been moved at least twice during its long and interesting history.

In 1872 the building became the first St. Hedwig's School when it was moved from an unknown location to the northwest corner of North Franklin Place and East Brady Street. At that time it was a frame building painted red. The original construction date is not known. In 1879 the parish decided to replace the school building, which had become too small for the growing parish. Rather than raze the building, the parish used it as a raffle prize in order to raise money for the new school. Mr. Francis Miszewski won the raffle and subsequently sold the building to Mr. Joseph Polczynski for fifty dollars. Polczynski moved the school to its present location on the northwest corner of East Brady Street and North Arlington Place and encased it in brick veneer. In 1890 he built a large brick rear addition. The unusual gambrel roof suggests that the building may have once been a barn, a very real possibility since a barn could have been readily converted into a schoolhouse. The building has undergone extensive alterations over the years, particularly to the principal elevations which face East Brady Street and North Arlington Place.

The first story of the main elevation, which faces North Arlington Place, features a large modern cream brick enclosed entry porch. Two large Queen Anne style brackets are still extant over the old corner entry, which has been bricked-in. A wood and metal cornice separates the first and second stories. The second story of the elevation originally featured five regularly-placed, segmentally-arched windows with simple Italianate style brick hood molds, but recent alterations have created three large windows with modern glazing materials. The attic story features a simple, round-arched window centered in the gable. The elevation facing East Brady Street is simple in character and is composed of two parts: the original frame building that was brick veneered

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in 1879 and an 1890 brick-veneered addition. A wood and metal cornice over the two storefronts wraps around from the North Arlington Place elevation. Some of the window openings date from the 1879 remodeling and feature simple Italianate style brick hood molds like those on the North Arlington Place elevation. Others appear to be original to the 1890 addition and a few are modern. The other elevations facing west and north are simple in character and feature randomly-placed windows and doors.

C 1709 North Arlington Place 1922<sup>10</sup>

This large, one-story, flat-roofed garage building is constructed of rusticated concrete block, a material that was used frequently by Milwaukee builders during the early twentieth century. The block was the "poor-man's limestone," and it was used extensively for garages and foundations. The garage, apparently built as a speculative venture by Brady Street real estate agent Constanty Zawatski, features a full basement. One of the earliest known occupants of the building, a roofing company, used the facility for office space and the storage of trucks and materials according to an occupancy permit.

NC 1696 North Astor Street

The former Astor Theater was built in 1914 according to the designs of Milwaukee architect Hugo Miller.<sup>11</sup> The flat-roofed, two-story, stuccoed building had a 950-seat capacity, and its most outstanding original feature was a central box office on North Astor Street under an arched vestibule. Panels to each side displayed posters. Bays of windows fenestrated the second story. Both motion pictures and vaudeville performers played at the theater. Architect Myers E. Becongia designed a major 1939 remodeling that streamlined the exterior. The box office arch was removed, and the exterior was stuccoed. The lower story was divided into streamlined horizontal bands around the two principal elevations facing East Brady and North Astor Streets. A new semicircular canopy was installed, which rounded the corner at Brady Street. This canopy remains the building's principal architectural feature today. The Astor was last used as a theater in 1952. In 1955 the interior was stripped and remodeled for Roa's Films, which sold media equipment, filmstrips, and motion pictures. The upper floor was converted into flats. Roa's vacated the building in 1984, and the step-down first story was remodeled for use by the Brady Street Pharmacy, the current occupant.

C 1699 North Astor Street 1903<sup>12</sup>

This former saloon with an upper flat was built for the Schlitz Brewing Co. at an estimated cost of \$5,000. It is a two-story, flat-roofed, red brick, rectangular, Classical Revival style building designed by Kirchoff and

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Rose, a noted Milwaukee architectural firm. John S. Schramka was the mason contractor. The first story of the two principal elevations facing East Brady and North Astor Streets is composed of a series of large, round-arched window and door openings trimmed with unusual ornamental brickwork. An original mosaic of the Schlitz Brewing Company logo is incorporated into the East Brady Street elevation. The second story is fenestrated with regularly placed, segmentally-arched, double-hung windows. A bracketed sheet metal box cornice tops the two principal elevations. The other elevations facing south and west are utilitarian in character and composed of unornamented brick walls and randomly placed window and door openings. The exterior is in an excellent state of preservation and has recently undergone a sensitive restoration in conjunction with a remodeling of the interior for office space.

C 706-08 East Brady Street 1890

This large, two-and-one-half story, front gabled, rectangular duplex was designed in 1890 by Milwaukee architect Hugh Guthrie.<sup>13</sup> The main elevation, which faces East Brady Street, features a large porch that stretches across the entire facade with a second-story deck. Round wood porch columns that rest on square brick piers are trimmed with Ionic capitals. The elevation is simply fenestrated with a projecting bay window on each story. The two main entry doors to the flats are located on the first story, and a door to the walkout porch deck is located on the second story. A large, off-center, double-hung window in the gable area is either a replacement for an earlier window or the surviving half of an original two-unit-wide group of windows. The house has been sheathed with aluminum siding. The other elevations facing north, east, and west are utilitarian in character with no significant architectural details other than randomly-placed windows and doors.

NC 709 East Brady Street

This one-and-one-half story house, which is L-shaped in plan and gabled on three sides, was probably built during the late 1880s. Apparently the house was originally built with a foundation of wooden posts, like many other houses in the neighborhood, and later was underpinned with the present modern concrete block foundation. The original wooden clapboards have been covered with modern composition board siding, and the fenestration has been altered. According to building permits, dormers were added in 1938 and 1940, and a new porch was built in 1949.

NC 712-14 East Brady Street

1971<sup>14</sup>

The A. Baldoni Music Service Building is a one-story, flat roofed, modern style small office building trimmed with a field stone veneer on the main elevation facing East Brady Street. It is a noncontributing structure.

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C 713 East Brady Street

This house appears to be the symmetrical twin to 709 East Brady Street. The L-shaped, one-and-one-half story, gabled house rests on an impressive-looking original foundation of limestone blocks. No original building permit exists, and, like its next-door neighbor, it was probably built during the late 1880's. The original fenestration appears to be intact, although the original wooden clapboards have been covered with asphalt siding. The house was converted to a duplex in 1957 according to building permits.

NC 719 East Brady Street

This two-story, working-class, single family dwelling is a simply composed, front-gabled block with a modern concrete block foundation. The original wooden clapboards have been covered with asphalt siding which was added in 1954, according to building permits. The fenestration on the front elevation also appears to have been altered.

C 723 East Brady Street

The low-pitched roof and simple, two-story, front-gabled block form appears to indicate a construction date in the late 1870s. The rusticated concrete block foundations are apparently an early twentieth century addition. The fenestration appears to be original although the enclosed front porch is a modern addition as is the steel siding that covers the original clapboards.

NC 728 East Brady Street

This rectangular, one-story, flat-roofed, seafood restaurant building is trimmed on the exterior with nautical motifs such as portals, pseudo mooring pilings, and a large mast with guy lines centered on the roof. It is a noncontributing structure.

1956<sup>15</sup>

NC 800 East Brady Street

This house is one of a number of simple, two-story, front-gabled dwellings located in the district. The house is well-maintained, but has been altered over the years. The original clapboards have been covered with aluminum siding, and several of the randomly-placed windows and doors appear to be replacements for the original ones. The small, flat-roofed, enclosed front porch is not original to the house. Evidence points to a construction date prior to 1888.

NC 804 East Brady Street

This house, an L-plan, two-and-one-half-story, gabled block, is well maintained but has been cosmetically altered from its original appearance. Aluminum siding covers the original wooden clapboards, the fascias and the

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eaves. Modern, decorative shutters have been added to the randomly-placed windows on the main elevation facing East Brady Street. The other elevations facing north, east and west are simple in character featuring randomly-placed windows and doors. Research has not discovered the date of construction, but the overall massing of the building suggests a mid-1880s construction date.

C 807-11 East Brady Street 1925

Built at a cost of \$8,000 in 1925, this one-story, rectangular, tapestry brick, flat-roofed, Mediterranean-style building originally contained three storefronts.<sup>16</sup> The Badger Realty Company was the original owner according to building permits. The most prominent features of the main elevation facing East Brady Street are three shaped parapets capped with limestone copings. The other three elevations, faced with common brick, are utilitarian in character and are not architecturally articulated. The building has been converted to office use, and the original large plate glass display windows have been replaced with three smaller windows framed with hardboard infill. The two entry doors,<sup>17</sup> set into an original deep recess, are modern replacements for the originals.

C 808 East Brady Street

This two-story, front-gabled house with Queen Anne detailing was moved to this lot from North Marshall Street in 1902.<sup>18</sup> Research has not revealed the original construction date. The one-story addition and the enclosed front porch were probably added after the house was moved to this site.

The house has a well-preserved nineteenth century character, but its apparent mixing of architectural styles indicate that it may have undergone some exterior remodeling, probably at the time it was moved. The shallow roof pitch is characteristic of Italianate style houses built during the 1860s and 1870s, however, on the main elevation facing East Brady Street, the dentil blocks above the three second-story double-hung windows and the fish-scale shingling in the gable area are Queen Anne style features typical of the turn-of-the-century. The remaining elevations facing north, east and west are simply finished and feature windows and doors of various sizes randomly-placed to respond to interior needs. The house retains its original narrow wooden clapboard siding.

C 812-14 East Brady Street 1910

One of the last houses built in the district was this 1910, two-and-one-half-story,<sup>19</sup> front-gabled, rectangular duplex which rests on a raised brick basement. The main elevation facing East Brady Street features a large front porch with a second-story walkout deck that stretches across the entire facade. A projecting two-story bay fenestrated with three windows on each

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story is centered on the facade behind the porch. The gabled attic story is cantilevered over the lower two stories of the main elevation, covering the top of the projecting bay. Two double-hung windows are centered in the gable. The remaining elevations are simple in character featuring randomly-placed windows and doors. The house has been covered with modern aluminum siding and trim.

C 815-21 East Brady Street 1927

This three-story, rectangular, Mediterranean style, flat-roofed, retail/apartment building originally cost \$20,000 when it was built in 1927 and contained three street-level stores and four apartments on the top two floors.<sup>20</sup> Milwaukee architect Alfred Siewert designed the building for Tom Mason. The building, which was one of the last contributing structures to be built in the district, is trimmed with ornamental brickwork, cast stone, and a Spanish tile cornice. The main elevation facing East Brady Street is divided vertically on the top two floors by a central group of sash windows three bays wide that are enclosed by a flush, round-arched ribbon of cast stone. Flanking the central bay are groups of sash windows that vary from one to four units in width. The top sash of each window is subdivided into six lights with leading, while the bottom sash is a single pane of clear glass. The sienna-colored tapestry face brick is laid in common bond except for the ornamental basketweave pattern in the spandrels between the second and third floor windows. The facade is topped with a Spanish-tiled parapet. The cornice has scrolled ornamental wrought iron work. The three storefronts, which are separated from the upper floors by a continuous cast stone belt course, have been substantially altered. The original street level plateglass display windows have been replaced with brick-arched blind arcading. Near the center of the facade, the original round-arched street level entrance to the walk-up apartments remains intact. The three other elevations facing east, west and south are utilitarian in character and contain windows and doors placed to respond to floor plan requirements.

C 816 East Brady Street

This one-story, front-gabled block with a false front was originally a cottage that was converted to a store in 1903.<sup>21</sup> Except for the street-level storefront, which has been completely remodeled, the building appears to be in its 1903 condition. The simple, flat cornice that tops the clapboard sided false front facing East Brady Street appears to date from the 1903 alteration. The original storefront has been replaced with modern construction composed of vertical wood siding, concrete block infill, plate glass windows and a flush entry door. The shingled overhang above the storefront also appears to be a modern addition. The remaining clapboard-sided elevations facing north, east and west are simply composed of randomly-placed windows and doors trimmed with

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rectangular wood moldings. The rear half of the building, which has lower side walls than the front half, appears to be an early addition. The original date of construction is not known, but the building appeared on the 1888 Milwaukee Insurance Atlas as a one-story dwelling, so the original dwelling was built before that date.

C 818-20 East Brady Street 1909

This two-and-one-half-story, front-gabled, aluminum sided, rectangular duplex built in 1909 is nearly identical to its neighbor located two doors south at 812-814 East Brady Street, which has already been described in detail.<sup>22</sup> This duplex, built one year earlier, differs only in that its porch has three rectangular, tapered, wood porch columns that stand on red brick piers.

C 822-24 East Brady Street

This duplex is very similar to 812-814 and 818-820 East Brady Street. Like the others, it has been aluminum sided. It differs on the exterior only in that it features a six-light fixed sash on the east half of the second floor. The original wooden porch columns have been replaced with modern wrought iron uprights.

C 826 East Brady Street

This simple, one-story, rectangular, clapboard-sided, front-gabled structure is typical of the many small working-class cottages located near Brady Street. Usually built as owner-occupied units for the area's early immigrants, the small dwellings were updated and remodeled over the years as the owners' incomes and family sizes increased. This cottage was probably built on a wooden post foundation and later underpinned in the early twentieth century with tapestry brick foundations. On the main elevation facing East Brady Street, the triple window is an early twentieth century replacement for the original windows. The small lunette window centered in the gable is probably an original feature. Recently the front porch hood was removed. The main entry door has been replaced with a modern flush door. The other clapboard sided elevations facing north, east and west are composed of randomly-placed windows and doors trimmed with simple rectangular wooden moldings.

Although research has not revealed the original construction date, the cottage appeared on the 1888 Milwaukee Insurance Map and was probably built in the 1870s.

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C 827-29 East Brady Street 1916, 1931

From East Brady Street, the two-and-one-half-story, cross-gabled, stuccoed, Craftsman-style house built for P. J. Toran in 1916 is still partially visible behind the brick, L-shaped, commercial vernacular, retail/flat building built in 1931 for grocer Cono Sigagro.<sup>23</sup> The original house has been converted to a three-unit apartment building. The main, two-story block of the brick addition, which is built to the sidewalk, is attached to the east elevation of the house. It is composed of a simple street-level storefront, a group of three sash windows on the second floor, and a scalloped parapet wall capped with a limestone coping. The storefront has been slightly altered with modern windows and metal infill panels.

A small, 8' x 25' one-story brick addition is built to the sidewalk and now obscures the first floor of the original 1916 house. What remains to be seen of the house are two groups of second-story sash windows, each two units wide, and the large front gable with a segmentally-arched group of sash windows, three units in width. The other three elevations facing east, west and south are utilitarian in character and contain no distinguishing features other than randomly placed doors and windows placed to respond to interior floor plan requirements.

C 830 East Brady Street

This one-and-one-half-story, rectangular, front-gabled structure is representative of the many working class cottages in the district that have been altered over the years. The first story of the main elevation facing East Brady Street features three grouped windows, the front door, and a small, hip roofed front porch. The upper-half story features a pair of double-hung windows centered in the gable. The entire house has been covered with aluminum siding and trim. The other elevations facing north, east and west are simple in character and consist of randomly-placed windows and doors. This house probably dates from the early 1880s.

C 900 East Brady Street

Located on the northeast corner of East Brady and North Marshall Streets, this small, two-story, front gabled block has a one-story, gabled rear addition. Like many cottages in the vicinity of the district, the raised brick basement was probably added for additional living space several years after the house was built. This type of house is known locally as a Polish flat" because immigrant Poles popularized the building type. This is the district's only example of a Polish flat although many other examples are scattered throughout the neighborhood to the north of East Brady Street.

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The house is simply fenestrated with randomly-placed double-hung windows that respond to interior needs. The house retains its original four-panel front entry door. The original narrow clapboards have been covered with asphalt brick siding. The original construction date is not known, but the shallow roof pitch is indicative of the district's early years of development during the 1860s and 1870s. The house and its small rear addition appeared on the 1888 Milwaukee Insurance Map indicating it had been constructed prior to 1888.

**C 911-15 East Brady Street**

Although this simple, two-story, rectangular, side-gabled building is decidedly commercial in character today, the 1888 fire insurance map indicates that the structure was originally used as a dwelling. By 1894 when the next fire insurance map was published it was being used as a store, and that same year the two-story apartment addition was built on the west end. The most prominent historic feature of the main elevation facing East Brady Street is a projecting, second-story, oriel window.

The building has undergone significant cosmetic alterations. The original clapboard siding has been covered with asphalt siding and the two storefronts have been significantly altered with the large, plate glass display windows now replaced with small windows and aluminum siding infill. The remaining elevations facing east, west and south are simple in character and have no outstanding features other than randomly placed windows and doors.

**NC 914 East Brady Street**

A bold rusticated limestone foundation is the most outstanding original feature of this two-and-one-half-story, L-plan, combination gable and hip roofed house which faces East Brady Street behind a small, bermed lawn. The overall massing of the house is typical of Queen Anne style houses built during the 1880s. No original building permit has been found. The fenestration on the main elevation has been altered. The original clapboard siding is covered with aluminum siding. Most of the original detailing has either been removed or covered with aluminum siding, although a turned, Queen Anne style front porch post still survives in good condition. The other elevations facing north, east and west are simple in character and feature randomly-placed windows and doors that respond to interior needs.

**C 916-18 East Brady Street**

This large, two-and-one-half-story, side-gabled, Queen Anne style, store/flat building is relatively intact on the exterior with the exception of a remodeled street-level storefront and the addition of asphalt siding. On the main elevation facing East Brady Street, the remodeled storefront features

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a central recessed entrance flanked by large plate glass windows. A door that leads to the stairs to the second floor flat is located on the west end of the main elevation. The second story features two pairs of double-hung windows. A large, central, pedimented dormer is trimmed with jig-sawn brackets beneath two carved floral motif wooden capitals. The remaining elevations facing north, east and west are simple in character and feature randomly-placed windows and doors that respond to interior needs. Research has not revealed the exact construction date, but the building appeared on the 1888 Milwaukee Insurance Map. The Queen Anne style detailing suggests a mid-1880s construction date.

C 919 East Brady Street

This house is a simply composed, rectangular, two-and-one-half-story, front-gabled block that rests on a bold, rusticated limestone foundation behind a small lawn. The building is sheathed in aluminum siding that approximates the appearance of the original, narrow, wooden clapboards. Although no original building permits exists, the peaked window heads and porch hood on the main elevation, appear to indicate a construction date in the late 1870s or early 1880s.

The first story of the main elevation consists of two windows and a door sheltered by a small hood which covers the stoop. The second floor contains three evenly spaced sash windows. A small, peaked window is centered in the gable. The other elevations are very simple in character and consist of randomly-placed windows and a door. A modern, flat-roofed, concrete block garage has been attached to the basement level of the east elevation.

C 928-32 East Brady Street

This large store-and-flat building on the northwest corner of East Brady and North Astor Streets originally contained two stores. The two-and-one-half-story, gabled block is simple in character and contains no outstanding features other than a large, projecting, gabled oriel on the second story of the East Brady Street elevation. The main gable faces North Astor Street. The 1888 Milwaukee Insurance Map listed the store at 928 East Brady Street as a bakery. No original building permit has been found. The original street level storefronts facing East Brady Street and North Astor Street have been completely obscured with modern brick veneer and new sash windows. The second story which apparently retains its original double-hung sash windows has been covered with modern vertical wood siding. The gable areas are sheathed with wide, horizontal siding. The first story is still used for retail purposes, and the second story is apparently an apartment.

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C 1006 East Brady Street 1890

Otto Strack, a prominent Milwaukee architect, designed the former Pabst Brewing Company saloon in 1890 that is located on the northeast corner of North Astor and East Brady Streets.<sup>24</sup> The two-story, brick, rectangular, flat-roofed saloon rests on a limestone foundation and is trimmed with ornamental brick, sheet metal work and rusticated limestone.

The most prominent feature of the two principal elevations facing North Astor and East Brady Streets is a projecting, second-story, semi-octagonal oriel facing the street corner. The first story of the two principal elevations features a series of round-arched window and door openings trimmed with bold, rusticated limestone voissors. The principal elevations are divided horizontally by a dressed stone belt course located between the two stories. The second-story windows are trimmed with rusticated lintels with the exception of the three narrow double-hung windows in the corner bay. A small, shingled, mansard-like overhang tops the two principal elevations. A large corbelled brick chimney is centered on the East Brady Street elevation. A simple, brick, two-story, rear addition is largely utilitarian in character and rests on a rusticated limestone plinth like the original building. According to building permits, the basement of the building originally contained a bowling alley.

The exterior is very well-preserved but some easily reversed cosmetic alterations have been made. The pressed brick and limestone facade has been painted a dark gray color and the street level, round-arched windows have been filled in with vertical wood siding. The building is still used as a saloon with a rented flat on the second story.

NC 1014 East Brady Street 1961<sup>25</sup>

One of the modern infill structures in the district is this one-story, flat-roofed, brick restaurant building designed by D. Forbes. The main elevation, which faces East Brady Street, is trimmed with mosaic tile and ornamental cast block. The principal feature of the main elevation is a series of four segmentally-arched openings that contain three plate glass windows and the main entry door. The building, which is a noncontributing structure, is still used as a restaurant.

C 1016-22 East Brady Street 1927

Milwaukee architect George Zigel designed this two-story, brick, flat-roofed, Mediterranean style store/apartment building.<sup>26</sup> The building is one of several substantial commercial structures built during the district's final period of development during the 1920s and the early 1930s. The two street-

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level storefronts which probably originally featured large, plate glass display windows, have been altered with modern entry doors, new wood trim and the addition of a rusticated metal shingle overhang. The second story of the main elevation appears to be in original condition. The symmetrical facade is divided into three parts. A simple, central bay, which features two pairs of double-hung windows, is flanked by two large symmetrical end bays, each featuring three round-arched window openings and shaped parapets capped with molded cast stone copings. A decorative Spanish tile pent roof tops the facade. The other elevations facing north and east are utilitarian in character and feature randomly-placed windows and doors. The east elevation abuts the neighboring building. Since the 1940s, Glorioso's Food Store has occupied the first floor.

C 1017-19 East Brady Street

In 1940 Milwaukee architect George Zagel designed the brick, one-story, flat-roofed store addition<sup>27</sup> that is attached to the basement of the simple, Victorian house behind it. The L-plan, two-story, gabled, Queen Anne style house which was built atop a small lawn, was one of the last private houses in the district to be altered for commercial purposes. The house retains its original narrow wooden clapboards and simple gable moldings. It is still used as the residence of the storekeeper, who currently operates Brady Shoe Repair. The store addition was originally built for Sajdak's Shoe Store, and the property is still owned by the Sajdak family.

C 1021-23 East Brady Street

The house that stands in back of the storefront addition atop a small earthen berm is the district's only example of Stick Style architecture. The complex is also one of the district's most intact examples of a basement storefront added to an earlier residence. The dates of construction are not known. Very little of the original, L-plan, two-story, gabled house was hidden when the small, one-story, brick, flat-roofed store was added to the front of it. The clapboard-sided house is a well-preserved example of Stick Style architecture which is characterized by the use of applied stickwork that creates symmetrical divisions in the siding material.

The first story of the main block facing East Brady Street features two sash windows trimmed with decorative impost blocks. An entry is located beneath a second floor walkout porch on the side of the house. The second floor of the main block features applied stickwork that forms a large, Gothic-like pointed arch and encloses a group of three sash windows. Beneath these windows is a panel of fish-scale pattern wood shingles. The second story of the ell facing the street features a door to the walkout porch. The gable of the main block is trimmed with two triangular areas of vertical siding and an

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unusual triangular attic window at the peak of the gable. The other elevations are simple in character with modest Stick Style divisioning, clapboard siding, and windows and doors placed to respond to the needs of the interior.

Since at least 1921 the storefront addition has been used as an office/display room for plumbing contractors, first for Joseph A. Foran and later for Wichman Plumbing, the current occupant.<sup>28</sup>

C 1024-28 East Brady Street

1910<sup>29</sup>

This two-and-one-half-story, tan pressed brick, gabled retail store and apartment building is a highly detailed, late example of German Renaissance Revival style architecture. The building has been incorporated into the adjoining Glorioso's Food Store and the street-level storefront has been remodeled to match the neighboring modern storefront. The storefront presently consists of vertical wood siding, an entry door, three small divided light sash windows and a modern overhang covered with rusticated metal shingles.

A simple, continuous limestone sill course separates the first story from the second. The second story features two large double-hung windows trimmed with classical, bracketed hood moldings. The small top sash in each of the two windows features clear, geometric pattern leaded glass windows that exhibit Prairie School stylistic influences. Brick quoins ornament the ends of the main elevation. The attic half story features a prominent fenestral grouping three windows wide, that is trimmed with fluted, Ionic columns and a classical, pedimented window hood. An elaborate, German Renaissance Revival style, shaped parapet features a bold coping of ornamental sheet metal.

The remaining elevations facing north and east are simple in character and consist of randomly-placed windows and doors that respond to interior needs. The west elevation is completely obscured by the adjoining building.

C 1027-29 East Brady Street

This simple, two-story, frame, combination gable/hip roofed commercial building dates from the early- to mid-1880s. Typical of many 19th century commercial buildings, it contains a street-level storefront with a shopkeeper's flat on the second floor. The building was used as a grocery store in the early 1920s, and the shopkeeper at that time, William C. Beck, lived upstairs. By 1941 Charles E. Eastwood operated the grocery store and made his home in the flat above the store.<sup>30</sup> Currently the storefront is used by Fazio's Dry Cleaning.

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The first story of the main elevation facing East Brady Street features a plate glass storefront (which is not original) and an entry door to the second floor flat. The second story features three replacement double-hung windows. The gabled corner of the facade contains one centered, double-hung window. The remaining three elevations facing east, west and south are very simply fenestrated to respond to interior needs. The building is sheathed with aluminum siding that approximates the size and appearance of the original narrow clapboards.

NC 1030 East Brady Street

This<sup>31</sup> simply composed, two-story, gabled building was moved to this site in 1890. The owner at that time was Henry W. Zimmermann, a horseshoer, who lived next door at 1026 East Brady Street.<sup>32</sup> House moving was very common in Milwaukee during the late nineteenth century, and many houses were moved into this neighborhood from older areas to house the burgeoning immigrant population. The house is set back about fifty feet from East Brady Street behind a fenced grass lawn where the frame store building once stood that housed Henry Zimmermann's business.

The house is simply fenestrated with windows and doors of various sizes randomly-placed to meet interior needs. The first-story casement window facing East Brady Street is a modern replacement for the original double-hung windows. Asphalt siding covers the original narrow clapboards.

C 1115-17 East Brady Street

An excellent example of the district's fine, late 1880s vintage commercial architecture is this three-story, flat-roofed, brick block of eclectic design. The only architecturally articulated elevation faces East Brady Street and features extensive ornamental brickwork and sheet metal work. The street level storefront appears to be nearly original with the exception of a modern, wood shingled overhang above the plate glass display windows. To the side of the storefront is a door with a glass transom that leads to a flight of steps to the upper flat.

The upper floor levels are expressed on the facade by brick corbelling beneath the limestone sill courses. The second floor features two bays of segmentally-arched fenestration including one double-hung window and a large combination window consisting of a plate glass fixed sash with a stained glass transom flanked by two narrow, double-hung windows with stained glass transoms. Two of the third floor windows on the west half of the facade are enframed with extensive ornamental brickwork including corbelling, segmental arches, pilasters and limestone voisoirs. The facade is finished with a bracketed sheet metal cornice that continues over the small, brick, false

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front gable above the brick-ornamented third floor windows. The other three elevations facing east, west and south are utilitarian in character and feature windows, doors and a metal fire escape placed to respond to interior needs.

C 1200-04 East Brady Street 1875<sup>33</sup>  
The Charles Sikorski saloon/grocery store is believed to be the oldest brick building in the district. The two-and-one-half-story, rectangular, cream brick, Italianate style, gabled store building is well-preserved and retains most of its historic character, making it one of the pivotal structures in the district. The first story contains three small storefronts and the second story is the shopkeeper's flat.

The principal elevation facing North Franklin Place features two simple, street-level, plate glass storefronts, a prominent corner entrance to the corner unit, and a central entrance door that opens to the staircase to the second floor flat. A simple cornice located above the storefronts divides the facade horizontally. The second story is fenestrated with five, round-arched windows trimmed with Italianate style brick hood molds. A small, round-arched window centered in the gable is topped with a jig-sawn wooden ornament.

The other principal elevation of the building faces East Brady Street and is simply composed of two parts: the original side elevation of the brick block and a small, early, brick, two-story, side-gabled, rear addition. The first story of this elevation is composed of a display window for the corner store and a separate simple storefront, half of which is located in the rear addition. The second-story fenestration is composed of three, six-over-six double-hung windows. The other two elevations facing north and east are simply finished and do not feature any significant architectural articulation other than randomly-placed windows and doors. The building is still used for retail sales on the first floor and living quarters on the second floor.

C 1201-05 East Brady Street 1931<sup>34</sup>  
One of the district's few Mission Revival style buildings was constructed for the former Peoples Building and Loan Association on the southeast corner of East Brady Street and North Franklin Place. It is a brick, two-and-one-half-story, side-gabled, rectangular building with two large dormers that project from a steeply pitched, asphalt shingle roof. Originally the Building and Loan was located in the western half of the first floor and the Great Atlantic and Pacific Tea Co., a grocery store, was located in the other half.<sup>35</sup> Building and Loan institutions were the predecessors of today's Savings and Loan institutions. The second floor has apparently always been used as an apartment.

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Although the street level storefronts have been substantially remodeled to accommodate a restaurant, the main elevation facing East Brady Street appears to be in original condition above the first floor. The most outstanding original features of the main elevation are two large dormers. The largest, located at the street corner, features Mission Revival style shaped parapets. The other parapet at the opposite end of the elevation is smaller and simpler. Two windows are centered in the large dormer and one window is centered in the smaller gable.

The remodeled, street level storefront consists of large plate glass windows and random-cut limestone veneer. The second story contains five bays of fenestration, each two or three windows in width. A projecting, rectangular, stuccoed oriel with three double-hung windows is located on the second floor beneath the smaller gabled dormer. The remaining elevations facing east, west and south contain randomly-placed windows and doors that conform to interior needs.

C 1209-13 East Brady Street

1923<sup>36</sup>

Boleslaw Jazdewski, a Brady Street real estate broker, built this two-story, brick, rectangular, flat-roofed, commercial style building. Originally built as a single large storefront on the first floor with second floor flats, the first floor was divided into two storefronts in 1928. Liberty Furniture was the original first floor tenant.<sup>37</sup> The building is well-preserved and appears to be in nearly original condition.

The only architecturally articulated elevation faces East Brady Street. The two symmetrical street-level storefronts retain their large, plate glass display windows. A recessed entry containing the two entrances to the stores and a door to the upper flats is centered on the facade. A continuous, opaque glass transom above the show windows stretches across the entire facade.

The elevation is divided at the second floor level by a continuous projecting rolled sheet metal cornice. The major features of the second floor are two symmetrical, projecting wooden oriels, each fenestrated with four double-hung windows. Centered between the two oriels are two groups of paired double-hung windows. The facade is finished with a rolled sheet metal cornice located about three feet below a parapet wall which is capped with a simple limestone coping. The other three elevations facing south, east and west are simple in character and consist of randomly-placed windows and doors that conform to interior needs.

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**C 1208-12 East Brady Street**

Schlitz Hall is probably the best preserved nineteenth century frame commercial building in the district. The two-and-one-half-story, cross-gabled, clapboard-sided, Queen Anne style store building with second floor flats is trimmed with carved wooden brackets and wood shingles. No original building permit has been found, but the building was built between 1888 and 1894. Schlitz Hall originally contained a large second floor meeting facility. It is not known when the hall was converted to the apartments which are there today.

The main elevation which faces East Brady Street features two, well-preserved street-level storefronts that flank a central recessed entry door that opens to the stairs to the second floor. Each storefront is simply composed of a plate glass display window and an original glass and wood paneled entry door. The present display windows are probably twentieth century replacements for earlier divided light sash windows. The second story features two adjacent, projecting, central oriels fenestrated with three double-hung windows. The pair of oriels is flanked by a simple, double-hung window on each side. The attic half-story is cantilevered over the facade to cover the tops of the projecting oriels. The cantilever is trimmed with three carved, sunburst design, wooden brackets. The gable area is sheathed with square-butt wood shingles. Centered in the gable is a pair of deeply recessed, double-hung windows that retain their original Queen Anne style multi-pane top sash. The remaining elevations facing east, west and north are simply finished and feature windows and doors of various sizes randomly-placed to respond to interior needs.

**C 1214-16 East Brady Street**

This two-and-one-half-story, gabled, cream brick, Queen Anne style commercial block is a fine example of the district's early brick commercial buildings. Research has not revealed the original date of construction, but the building probably dates from the early 1880s.

The main elevation, which faces East Brady Street, features a storefront which retains its original rectangular cast iron piers. The original street-level storefront windows have been replaced with smaller modern plate glass windows and wood infill. The first story is separated from the second by a continuous limestone sill course which rests on a bracketed, wood-and-sheet-metal cornice. The second story features three bays of regularly spaced, double-hung windows trimmed with brick hood molds. The facade is topped with a pedimented sheet metal and wood cornice that is trimmed with rosettes, wood brackets and fish-scale wood shingles. The remaining elevations facing east,

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west and north are simple in character and feature windows and doors of various sizes placed to respond to the needs of the interior. A small, modern concrete block addition was added to the rear of the east elevation. The cream brick has been painted white.

C 1217-19 East Brady Street

Milwaukee architects Wiskocil and Leipold designed this simple, Queen Anne style, cross-gabled, two-and-one-half-story, rectangular, clapboard-sided duplex in 1891. The original cost was \$2,400.<sup>38</sup> The duplex is one of the best-preserved, free-standing, frame dwellings in the district. The exterior appears to have been little-altered since it was built.

The main elevation facing East Brady Street is built to the sidewalk. The first story features a deeply recessed porch on the eastern half of the facade which is flanked by a large fixed glass window. The second story contains double-hung windows and a large fixed glass window similar to the one on the first story. A group of three double-hung windows is centered in the gable which is sheathed in its original, decorative wood shingles. The other elevations facing south, east and west are simple in character and retain their original clapboard siding and randomly-placed double-hung windows.

C 1218-20 East Brady Street

1916

The Suminski Funeral Home built in 1916 is a two-and-one-half-story, side-gabled, brick-and-limestone, eclectic Arts and Crafts style building designed by Milwaukee architect Hugo Miller. A large attached rear garage was added in 1917.<sup>39</sup> Since it was built, the funeral home has been operated by the Suminski Family. The building is an excellent example of early twentieth century funeral home design. The exterior appears to be in original condition.

The main elevation facing East Brady Street is veneered with random-cut limestone. The first story features a central recessed entry vestibule flanked by two bays of leaded glass casement windows. A door that opens to the staircase to the second floor funeral director's apartment is located at the west end of the elevation. The second story features a large oriel window and three double-hung windows. Two gabled dormers each feature a pair of four-over-four double-hung windows. The remaining elevations facing east, west and north feature simple brick walls and randomly-placed doors and windows.

C 1221-23 East Brady Street

This austere, late nineteenth century, two-story, rectangular, gabled block with a false front has undergone extensive alterations during the period

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of significance. No original building permits exist, but research points to a pre-1888 construction date. A rear addition, not visible from the street, was built in 1904.

The main elevation of the frame building was apparently brick-veneered early in the twentieth century. The simple, street level, plate glass storefront appears to date from that time. A second-story oriel, fenestrated with four double-hung windows, appears to predate the early 20th century remodeling. The only other second floor feature is another double-hung window. The facade is capped with a small, simple, rectangular, metal cornice. The other elevations facing east, west and south have no significant architectural features other than windows and doors randomly-placed to suit interior needs.

C 1224 East Brady Street

Another example of the district's well-preserved, early brick commercial buildings is this two-and-one-half-story, front-gabled, rectangular, High Victorian Italianate style store-and-flat which was probably built during the early 1880s. Research has not revealed the original date of construction.

The street-level storefront facing East Brady Street, which has been remodeled, is composed of a central recessed entry vestibule flanked by two plate glass display windows. A small sheet metal overhang that shades the storefront is also a modern addition. The upper part of the main elevation appears to be completely original. The second story features three regularly-spaced double-hung windows. The cornice, which features a central gable, is trimmed with wooden brackets and brick corbelling. A pointed, Victorian Gothic style, three bay, attic window is centered in the gable. The remaining elevations facing east, west and north are mostly blank brick walls with the exception of a few randomly-placed doors and windows. The first story is currently used as a professional office, and the second story is an apartment.

NC 1224-B East Brady Street

Located on the same lot behind 1224 East Brady Street is a small, one-and-one-half story, gabled cottage with a shed roofed dormer. The practice of building two or even three buildings on the same narrow city lot was common among the Poles who originally settled the neighborhood. The house is simple in character and contains no outstanding architectural features. The original narrow wooden clapboards have been covered with asphalt siding. Research has not revealed the date of its construction, but visual evidence would suggest it was built well within the period of significance.

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C 1225-27 East Brady Street 1888, 1899, 1925

The former Lorenz Knitter house, constructed by builder J. Gazdecki in 1888, was converted to a store and an upper flat in 1899 according to Milwaukee building permits. Knitter was a tanner at the time he built the house which is a two-story, side-gabled, frame building that underwent additional extensive alterations in 1925. With the exception of the recent replacement of the display windows, the building now has the character of an early twentieth century Commercial-style building.

The main elevation facing East Brady Street was brick veneered in 1925. The original clapboard siding is still visible on the west and south elevations. The east elevation is not visible since it abuts the neighboring building.

The street-level, early twentieth century display windows were recently replaced with smaller windows and red brick infill. Flanking the storefront to the east is an entry door with an impressive leaded glass transom that leads to the stairs to the second floor flat. This feature probably dates from the 1925 renovation. The second story features two groupings of double-hung windows. One grouping four-windows-wide forms a large, projecting oriel which is probably either original to the building or dates from the 1899 conversion. The oriel is balanced on the east by another fenestral grouping two windows in width. The asphalt single roof overhangs the facade by about two feet.

C 1228-32 East Brady Street 1916<sup>41</sup>

This two-story, flat-roofed, commercial-style, brick store and flat building retains most of its historic character. The building was apparently constructed as two stores and two upper flats. In 1984 the two street-level storefronts were combined and extensively remodeled to accommodate a restaurant using white glazed brick and insulated, tinted plate glass windows. The second story is symmetrically framed by two large projecting oriels each fenestrated with three double-hung windows. Two double-hung windows trimmed with simple dressed limestone lintels are centered on the elevation. A projecting sheet metal box cornice is trimmed with crown moldings. The east elevation abuts the neighboring building and is completely hidden from view. The west and north elevations are mostly blank brick walls with the exception of a few randomly-placed windows and doors.

C 1229-31 East Brady Street 1929

Another of the district's fine, early twentieth century commercial buildings is the former Jacob Lerner store and flat which was designed by

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architect J. Topzant and built by the Pfeifer Construction Co. at a cost of about \$11,000.<sup>42</sup> Lerner lived in the flat above his store, which was called the Lerner Brothers' Fruit Market. The building is in nearly original condition on the exterior with only minor modifications to the storefront. The first story consists of a plate glass storefront with a recessed center entrance which is flanked to the east by a round-arched recessed entry leading to the stairs to the second floor flat. The storefront windows have been slightly modified over the years by the replacement of the original door, the addition of contemporary signage, and other minor cosmetic alterations.

The second floor is simply fenestrated with two groupings of double-hung windows, two and three windows wide respectively. A segmentally arched limestone blind arcade is centered in the parapet wall that extends above the flat roof. The parapet wall, which has an arched top, is capped with a continuous limestone coping. The east and west elevations abut the neighboring buildings and are not visible. The rear elevation is utilitarian in character with windows and doors arranged to suit interior needs.

NC 1233 East Brady Street 1935<sup>43</sup>

The only commercial building constructed in the district during the Great Depression was this plain, one-story, rectangular, brick, flat-roofed store. The simplicity of the building belies its well-known Milwaukee architect, Herman W. Buemming. The original owner was Jacob Lerner who moved his fruit market here in 1935 from the building next door at 1229 East Brady Street. Numerous subsequent remodelings have completely obliterated the original facade.

C 1234-38 East Brady Street 1897<sup>44</sup>

The Charles Ross Hardware Building was constructed at the peak period of commercial development in the district. The large, three-story, flat-roofed, Neoclassical store and apartment building was built according to the designs of local architects Wiskocil and Schutz. Charles Ross, the original proprietor of the large first floor hardware store, lived in one of the upper flats.<sup>45</sup>

The only architecturally articulated elevation of the building faces East Brady Street. The street-level storefront is particularly well-preserved and is composed of central double-leaf entry doors flanked by large plate glass display windows surmounted by a continuous leaded glass transom that stretches across the entire facade. A double-leaf door with a clear glass transom at the east end of the elevation leads to the stairs to the upper flats. The second and third stories are symmetrically framed by two large, projecting oriels each trimmed with pressed metal, Neo-Classical panels and fenestrated

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with double-hung windows. Two double-hung windows are centered between the oriels on each story. The cornice is composed of pressed metal balusters and rectangular panels. The remaining elevations facing north, south and west are mostly blank unarticulated brick walls.

C 1235-37 East Brady Street

The exterior of this 1880s, Queen Anne style duplex is remarkably intact. The duplex is a two-and-one-half-story, clapboard-sided, gabled ell-shaped building that rests on a raised brick foundation behind a small earthen plot landscaped with evergreen shrubs. The main elevation faces East Brady Street and the principal features of the first story are two small, original, gabled, wooden porches trimmed with fish-scale pattern wood shingles and rectangular fretwork. Each entrance retains its original four-panel door with a clear glass light at the top. A large window is centered between the two porches and consists of a fixed sash central window with a transom flanked by two, tall, narrow double-hung windows. The second story features two double-hung windows that flank a small, square, Queen Anne style window with a colored glass border. The gable area is sheathed in its original, fish-scale pattern wood shingles. Centered beneath the projecting, bracketed, gable peak is a large double-hung attic window with a fifteen-pane top sash. The remaining three elevations facing south, east and west retain their original clapboard siding and feature randomly-placed windows and doors placed to respond to interior needs.

C 1239-41 East Brady Street

Perhaps the largest wood frame commercial building in the district is this two-and-one-half-story, rectangular, front gabled store and flat. No original building permit exists, but the structure was illustrated on the 1888 Milwaukee Insurance Atlas. Grocer John L. Sonnenberg was one of the earliest known occupants of the building. In 1893 he moved into the building and expanded it in the same year with a \$500 rear addition.<sup>46</sup> He lived in the flat above the store. Sonnenberg made several more additions to the building. In 1901 a second story was apparently added to the rear addition at a cost of \$700. In 1903 the two prominent bay windows and probably the side gable were added to the North Arlington Place elevation at a cost of \$1,000. Most of the present street level storefront appears to be the result of a 1920 remodeling done by another owner.

The building as it stands today is architecturally simple with no clear, recognizable style although it retains a definite 19th century character. The main elevation facing East Brady Street consists of large plate glass show windows that flank a central, recessed, walk-up entrance. A metal cornice separates the storefront from the second story. The fenestration of the

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second story consists of three evenly-spaced, double-hung windows. The gabled, attic story is fenestrated with two double-hung windows that flank a central fixed sash.

The most prominent feature of the elevation facing North Arlington Place is a rear, gabled addition built at the turn of the century that features two second-story oriel windows. The remainder of the side elevation is simple in character and features randomly-placed doors and windows that respond to the needs of the interior. The other elevations facing south and west are finished in a similar manner. The original clapboards have been covered with a brick-patterned asphalt siding. The gables are sheathed with hexagonal asphalt shingles.

C 1240 East Brady Street

This two-and-one-half-story, frame, gabled, rectangular house with a one-story, Mediterranean style storefront addition has apparently undergone successive alterations as the district grew in commercial importance. The exact construction date has not been determined, but the building appeared on the 1888 Milwaukee Insurance Map as a one-and-one-half-story, gabled, ell-shaped cottage. The 1894 Insurance Map, however, recorded the building as a two-story dwelling with a large rear addition. Early in the twentieth century, the first story was converted to a store, and a brick, one-story, Mediterranean style storefront was added which still exists in fine condition today.

The storefront is composed of a central, round-arched entrance trimmed with twisted columns and an ornamental iron fan light. Flanking the entrance are two large plate glass display windows. The storefront addition is roofed with terra-cotta Spanish tiles. The portion of the original house which is visible on the main elevation is very simple in character and sheathed in asphalt siding. Groupings of fenestration two-windows-wide and three-windows-wide are featured on the second story. A double-hung window is centered in the gable. The west elevation is hidden by the abutting building. The east and north elevations are simple in character with windows and doors of various sizes placed to respond to interior needs.

C 1301-07 East Brady Street

1882

According to the tax rolls and city directories, this nearly identical pair of two-story, frame, front-gabled store buildings was built as income property for Rudolph Wiese, a successful Milwaukee pharmacist. A small, plain, one-story infill building was constructed in the narrow space between the two stores before the turn of the century, according to fire insurance maps. Each of the two well-preserved stores which face East Brady Street

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contribute to the small town character of the district. The first story of each building features a modest storefront framed by fluted, wooden corner pilasters. A Queen Anne-style, bracketed, wood and sheet metal cornice horizontally separates the first and second stories. The second story is composed of three regularly-placed, double-hung windows. A small quatrefoil window is centered in the gable, and the verge board is trimmed with crown molding. The other elevations facing east, west, and south are simply composed of randomly-placed windows and doors that respond to floor plan requirements. Both buildings are in an excellent state of preservation retaining their original narrow clapboard siding and storefront details. The large plate glass display windows are probably replacements for earlier divided light fenestration.

C 1309-11 East Brady Street

This simple, rectangular, two-and-one-half-story, frame, front-gabled store/flat building was recorded on the 1888 Milwaukee Insurance Map, although no original building permit exists. It was probably constructed in the mid-1880s.

Most of the wooden, nineteenth century storefront facing East Brady Street is intact. It is composed of four elements: a central recessed entrance flanked by two display windows and an entry door with a transom that opens to the staircase to the second floor flat. The second story features three regularly-placed double-hung windows. A small double-hung window is centered in the gable. The other three elevations facing east, west and south are simple in character and feature randomly-placed windows and doors that respond to interior needs. Some changes have been made to the exterior. Asphalt siding was applied over the original, narrow clapboards and the original, large, plate glass storefront windows have been replaced with smaller contemporary windows and vertical wooden siding infill. The first floor is currently used as a saloon.

C 1315-17 East Brady Street

The nineteenth century character of the district is maintained by well-preserved, vernacular structures such as this store/flat. The street level storefront is remarkably similar in design to the one on the building next door at 1309 East Brady Street. The rectangular, two-and-one-half-story, front-gabled building was veneered with Milwaukee cream brick in 1903 according to building permits. Although no original permit exists, the building appears to date from the mid-1880s.

The well-preserved street-level storefront which faces East Brady Street consists of two plate glass windows that flank a central recessed entrance. A

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four-panel door with a transom opens to the flight of steps to the second floor flat. The three wooden pilasters on the Queen Anne style storefront are topped with thick, jig-sawn wooden brackets beneath a small projecting cornice.

The second story consists of two windows, a double-hung window and a large, fixed sash. A pair of double-hung windows is centered in the gable which is clad with wooden, fish-scale pattern shingles. The other elevations facing east, south and west are simple in character and consist of randomly-placed windows and doors that respond to interior needs.

C 1316 East Brady Street

This two-and-one-half-story, gabled, High Victorian Italianate style, brick commercial block is nearly identical to the one located about one block east at 1224 East Brady Street. This building, however, retains nearly all of its nineteenth century storefront which is composed of a central recessed entrance trimmed with cast iron piers flanked by two large display windows. A bracketed sheet metal cornice caps the storefront at the second floor level. The second story features three double-hung windows set in segmentally-arched openings. The building is topped with a cornice that is peaked in the center to follow the roofline. A pointed, Victorian Gothic style, three unit attic window is centered in the peak.

The elevation facing North Arlington Place is simple in character featuring a side entry door on the first story, four double-hung windows on the second story, and a gabled dormer with a Victorian Gothic style pointed arched window similar to the one on the East Brady Street facade. The east elevation is largely obscured by an abutting building. The rear, north elevation is architecturally unarticulated and features simple, randomly placed windows and a door.

C 1318 East Brady Street

1929<sup>47</sup>

The former East Side Fur Shop building is a one-story, brick, flat roofed, commercial style building that appears to be in completely original condition on the exterior. The store was owned and operated by George and Roman Orcholski.<sup>48</sup> The simple storefront facing East Brady Street is composed of a recessed entry vestibule on the west end flanked by three plate glass display windows. The windows and entry are surmounted by a continuous opaque glass transom. A simple limestone coping caps the facade. The other elevations are architecturally unarticulated. The west elevation abuts the neighboring building.

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C 1319 East Brady Street

This house is a simple, two-story, clapboard-sided, front-gabled block. It is trimmed on the main elevation facing East Brady Street with Italianate style, jig-sawn window head moldings. The first story features two bays of segmentally arched double-hung windows and a modern, enclosed entry porch. The house retains its early, narrow clapboard siding. The other elevations facing east, west and south are simply articulated and contain window and door openings that are trimmed at their tops with simple classical moldings. The house, which originally rested on a wooden post foundation, was underpinned with rusticated concrete block in 1933.

C 1327 East Brady Street

According to insurance maps, this one-and-one-half-story, rectangular, front-gabled store building was originally a private residence. It appeared as a dwelling on the 1888 Milwaukee Insurance Map and was probably built during the early to mid-1880s. From building permit information, it appears that in 1903 the building was converted to a store adding about eight feet to the east side and extending the front about six feet out to the sidewalk with a flat-roofed addition. The gable roof was subsequently extended over the front addition in 1908. The street-level storefront was veneered with artificial stone in 1947. Since that time there have apparently been no alterations to the exterior.

The street-level storefront facing East Brady Street consists of a central recessed entry flanked by two large plate glass display windows. A simple wood and metal cornice separates the storefront from the gable area. A pair of double-hung windows is centered in the gable. The gable area, like the south, east and west elevations, is clapboard sided. The other elevations feature windows of various sizes and doors placed to respond to interior needs. The upper half-story contains a small flat.

C 1328-32 East Brady Street

1887<sup>50</sup> / 1908<sup>51</sup>

The former Model/Huebsch Laundry is a block-long, one- and three-story, brick, flat-roofed, commercial-style building. The earliest one-story part of the structure, which faces North Warren Avenue, was built in 1887 for the Model Steam Laundry. This part of the building has been altered over the years and is basically utilitarian in character with randomly placed windows and doors that respond to the needs of the interior. In 1908 the firm built a large, three-story brick addition to the plant with the principal elevation facing North Arlington Place. The Huebsch Laundry Co. bought the whole facility in 1914 and used it until 1962.

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Brick pilasters divide the main elevation facing North Arlington Place into three bays of equal width. The center bay of the first story features a segmentally-arched entrance. Flanking it to the north is a segmentally-arched window that has been infilled with brick. A small sheet metal cornice stretches across the southernmost bay, which was originally a loading dock door that has been partially bricked-in. Each of the three bays on the second story features a large, segmentally-arched window opening divided into thirds by three double-hung window units with transoms. The third story is fenestrated with three large, round-arched windows each divided into thirds like the second story windows. All window openings on the main elevation are trimmed with limestone sills. The third story features round-arched windows with limestone impost blocks and a simple brick hood mold on each. Visual evidence suggests that a plain limestone coping that tops the facade is a replacement for an original sheet metal cornice. The side elevations facing north and south are utilitarian in character with painted brick walls and randomly placed windows and doors that respond to interior needs.

The building was vacant for several years after the Huebsch Laundry Co. closed in 1962, but during the early 1970s the first floor was remodeled for a large restaurant and saloon. A new entry was built on the side elevation facing East Brady Street. Currently the building is again vacant.

NC 1329 East Brady Street

In 1903 Stephan Ulik, a grocer, was the owner of this simple, two-and-one-half-story, frame, front-gabled store and flat building. Ulik, like many turn of the century shopkeepers, lived in the flat above his store. The first floor is presently used as a saloon and the second floor is still used as a flat.

According to the 1888 Milwaukee Fire Insurance Atlas, the building was a one-story house at that time. But by the time the 1894 Fire Insurance Map was published, the building was recorded as a two-story store and flat. The second story of the building appears unusually elongated. Perhaps the original building was raised and a new, wooden first story was built underneath it. This type of alteration was known to have been done to other buildings in the neighborhood.

The building as it stands today, has been clad with modern aluminum siding and the storefront was veneered with artificial stone in 1947. Windows and doors are randomly-placed to respond to interior needs.

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C 1338-40 East Brady Street 1904

The former Adam Kolinski Shoe Store built in 1904 is a two-and-one-half-story, front-gabled, red brick, rectangular store and flat designed in a simplified late Queen Anne style.<sup>52</sup> The exterior appears to be completely original with the exception of some changes to the storefront windows. The storefront is typical of many on East Brady Street and features a central entry vestibule flanked by plate glass display windows. A door to the second floor flats is located at the east end of the elevation. The second story fenestration consists of three, regularly-spaced placed double-hung windows. The gable area, which features a pair of double-hung windows is covered with original fish-scale pattern wood shingles. The remaining elevations are simply composed of windows and doors of various sizes placed to respond to interior needs. The original owner, Adam Kolinski, lived in the flat above the store.

NC 1333-39 East Brady Street

Because of its street corner location and unusual triangular plan, the building was probably one of the district's prominent early landmarks. The two-story, hip-roofed building was a saloon and boarding house according to the 1888 Milwaukee Fire Insurance Atlas. Although nineteenth century saloons frequently included a few rented sleeping rooms, this was the only Brady Street saloon/boarding house that appeared on the city's early fire insurance maps.

An original building permit has not been found, but the building was probably constructed during the early to mid-1880s coinciding with the neighborhood's great influx of Polish immigrants, many of whom were single men who needed temporary sleeping rooms.

The two main elevations facing East Brady Street and North Warren Avenue have been extensively altered. In 1979 part of the street level facade on East Brady Street was veneered with artificial stone, and the remaining areas of the street elevations were covered with board and batten siding, according to Milwaukee building permits. Another modern addition to the main elevation is a small, projecting, continuous, wood-shingled overhang at the second floor level. The original fenestral pattern has also been altered. Apparently intact is the building's original hip roof with deck and a small gable facing East Brady Street which gives the structure a nineteenth century character despite the modern alterations.

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C 1344 East Brady Street 1913

The Northwestern Bridge and Iron Co. built this one-story, flat roofed, brick, utilitarian garage in 1913 for \$6,000.<sup>53</sup> The main elevation facing East Brady Street is composed of a large, modern, overhead garage door and a large bay of plate glass windows. The facade is topped with modest brick corbelling and a simple limestone coping. The other elevations facing north, east and west are mostly blank brick walls and are architecturally unarticulated. There is a large chimney at the middle of the west elevation. The brick has been painted a dark gray color. The building is presently used by a roofing contractor as an office and warehouse.

C 1348 East Brady Street

This two-story, clapboard-sided, front-gabled, block appeared on the 1894 Fire Insurance Map as a private dwelling. Research has not revealed the original date of construction. The first floor was probably converted to a store around the turn of the century. The building retains most of its nineteenth century character but the street-level storefront has been altered and presently features a broad expanse of plate glass windows and a modern corner entry door. The second story of the East Brady Street elevation features four double-hung windows. A window centered in the gable is trimmed with a peaked, Italianate-style, wood hood molding. The other elevations facing east, west and north are simple in character and feature randomly-placed doors and windows. During the 1890s, the building was the private residence of Patrick R. Hanifin, a manager at Milwaukee's once-prominent Chapman's Department Store.<sup>54</sup>

C 1401-03 East Brady Street

Located on the southeast corner of North Warren Avenue and East Brady Street, this well-preserved, two-story, flat-roofed, commercial style store and flat building was built during the 1890s, although the original building permit has not been found. The building first appeared on the city's 1894 Insurance Map, but the actual date of construction could be a few years before the publication date. In plan, the building is shaped to conform to the obtuse-angled corner lot on which it stands. The principal elevation faces East Brady Street, and it features a street-level storefront which is flanked to the east by a door with a transom that leads to the stairs to the second-story shopkeeper's flat. The storefront consists of a central vestibule flanked on either side by a display window that has been covered with board-and-batten siding.

The second story of the main elevation features a projecting, rectangular oriel fenestrated with four double-hung windows. The oriel is trimmed with

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clapboard siding beneath the windows, and the top is trimmed with a wooden frieze board decorated with eleven routed rosettes and a crown molding. The facade is topped with a simple, projecting cornice trimmed with a crown molding. The west elevation which faces North Warren Avenue is a mostly blank brick wall on the first story except for a segmentally-arched side entry door near the rear of the elevation. The second story features a projecting oriel fenestrated with four double-hung windows. The oriel is trimmed with siding and molding identical to that on the oriel on the main elevation. The simple metal and wood cornice wraps around from the East Brady Street side to the North Warren Avenue elevation. The other elevations facing south and east are mostly blank brick walls except for a few randomly-placed windows.

The exterior of the building is remarkably well-preserved with the exception of a few minor changes. The original street-level show windows facing East Brady Street have been replaced with modern board-and-batten siding, and the brick has been painted. The original character of the building, however, essentially remains intact. The first story is currently occupied by a saloon and the second floor is an apartment.

NC 1407 East Brady Street 1959<sup>55</sup>  
The Artistic Drycleaners building is a one-story, flat-roofed, brick and glass, modern style building that is currently occupied by Dick's Ice Cream. It is a non-contributing structure.

C 1413 East Brady Street 1910<sup>56</sup>  
This two-story, brick, commercial, vernacular-style building was constructed in 1910 for the Lakeside Dye Works, a clothes cleaning and dyeing business. The only architecturally articulated elevation faces East Brady Street. The first story is composed of a simple plate glass storefront divided by thick wooden mullions into three bays with transoms. A small, modern, gabled, wooden canopy is located over the front door in the easternmost bay. The second story features a large rectangular window opening that has been infilled with wood siding to accommodate two small double-hung windows. A simple limestone coping caps the facade. The other elevations facing east, west, and south are unornamented and feature a few randomly placed windows and doors that respond to interior needs. The brick has been painted white. According to insurance maps, the building was originally connected on its west elevation to two other buildings once used by the Lakeside Dye Works that have been demolished.

Lakeside Dye Works was located at 1407-1413 East Brady Street when the firm first appeared in the Milwaukee City Directory in 1908. The brick building at 1413 East Brady Street, built by Lakeside in 1910, was used by the

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firm until 1961. After several years of vacancy, the building became an art gallery called "Prints of the Whale." Today the first story is a liquor store, and the second story is an apartment.

C 1415-17 East Brady Street

The John Grabowski duplex built in 1892 is a frame, two-story, Queen Anne style, front gabled building with a false front that is a parallelogram in plan. A. Vanaszek was the builder.<sup>57</sup> John Grabowski who lived in one of the flats during the 1890s, was a harnessmaker who apparently conducted his business from his residence.<sup>58</sup>

The main elevation, which faces East Brady Street, has as its principal feature a projecting, second-story oriel fenestrated with three double-hung windows. The first story of the main elevation is simple in character with two entry doors behind a small, covered, early twentieth century, wooden flat-roofed porch. The entry doors are flanked to the west by a pair of double-hung windows with nine-over-two sash. The second story consists of the aforementioned oriel which is balanced on the east half of the elevation by a double-hung window. The peak of the front gable with its central attic window projects above the false front, which is trimmed with a modest bracketed wooden cornice.

The west elevation, which is nearly obscured by the neighboring commercial building consists of a cantilevered, second story trimmed with wooden brackets which overhang the first story by about two feet. This elevation is simply fenestrated with randomly-placed windows that respond to interior needs. The south and east elevations are simply finished with randomly placed windows and doors of various sizes. The exterior appears to be original although there have been a few minor changes. The original narrow wooden clapboards have been covered with asphalt siding and the front porch appears to be an early twentieth century addition.

C 1419 East Brady Street

1892, 1903

The Peter Ehr House constructed in 1892 is a front gabled, two-and-one-half-story, clapboard sided, rectangular building with a triangular, flat-roofed store addition on the front built in 1903.<sup>59</sup> The original cost was \$1,800 and the builder was A. Vanaszek. Peter Ehr, for whom the house was built, was a custom tailor who had a shop in the city's central business district at 637 North Broadway.

The most prominent feature of the main elevation facing East Brady Street is the 1903 storefront addition, which was built out to the sidewalk in the formerly triangular front yard of the house. The storefront appears to be

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nearly original and features two large plate glass windows flanking a central entrance vestibule. Only the second story of the house's original front elevation is visible today. It is simple in character and features a group of three double-hung windows, and another separate double-hung window. The gable area is sheathed with fish-scale wooden shingles and features a centered, round-arched attic window. The only other significant elevation faces east and features a large gable and randomly-placed windows. The other elevations facing south and west are simply finished with no architecturally significant details other than randomly-placed windows and doors. The second floor is still used as a flat, and the store is currently occupied by a hardware store. The house retains its original narrow wooden clapboards and the exterior probably has undergone only minor alterations since the storefront addition was built in 1903.

C 1693-95 North Cass Street

1883<sup>60</sup>

This two-and-one-half story, symmetrical, frame double house was built as an income property for Isaac Black, a local flour inspector. The building, which rests on a raised rusticated limestone basement, is composed of two front-gabled blocks connected by a saddle roof. The building has been extensively altered including changes to the fenestration and the application of substitute siding. As a building type, however, this double house is relatively rare in Milwaukee.

The first story features a central, hip-roofed porch which shelters two entry doors. Flanking the pair of doors are two double-hung windows in each half of the building. The windows in the south units are replacements. The second story is fenestrated with two central, double-hung windows, which are flanked by a large, modern, sliding window in each unit. An original pointed-top window is centered in each gable. Two gabled dormers, centered on the roof saddle between the two units, are each fenestrated with a pointed-top, double-hung window. The remaining elevations facing north, south, and west feature randomly placed windows and doors that respond to interior needs.

C 1669 North Farwell Avenue

1908<sup>61</sup>

This one-story, brick, commercial-style garage was built for an estimated \$9,000 as an automobile repair shop for William F. Mueller. It was designed by the Milwaukee architectural firm of Leenhouts and Guthrie and built by Riesen and Wilke, a local masonry contractor. According to building permits the structure measures approximately 30 by 129 feet in plan. The foundation was engineered to support the construction of two additional stories at a later date, but they were never built.

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The main elevation, which faces north Farwell Avenue, is composed of two large, commercial garage door bays beneath a bracketed wood and sheet metal box cornice, which is surmounted by a parapet wall capped with a terra cotta tile coping. The north and south elevations are unornamented brick walls with no window or door openings. The rear elevation facing East Brady Street is finished with tapestry brick and features a small door. The building is in good condition and is used today as a warehouse for the V. Catalano Company, a wholesale fruit and vegetable firm. The original garage door on the south bay of the North Farwell Avenue elevation has been replaced with a modern overhead-type door. The north bay has been infilled with concrete and glass block.

**C 1673-77 North Farwell Avenue 1880**

The John Kunitzky Block is one of the district's early major commercial buildings. Built in 1880 according to the designs of prominent Milwaukee architect H. C. Koch, the Kunitzky block is a three-story, cream brick, flat-roofed, High Victorian Italianate style building that anchors the historic eastern end of the Brady Street commercial district. The main elevation which faces North Farwell Avenue is composed of two storefronts on the first story; the second story, which originally contained shopkeepers' flats, is fenestrated with evenly-spaced, segmentally-arched double-hung windows trimmed with Italianate style brick hood molds; and the third story, which originally contained a large meeting hall, is fenestrated with extraordinarily tall, segmentally-arched, four-over-four double-hung windows with transoms. The building is topped with a heavily rolled, Italianate style sheet metal and wood cornice augmented with brick corbelling. A central brick gable with a date and name stone centered in it reads, "1880," with "J. Kunitzky" underneath it. John Kunitzky, the original owner, operated a saloon in the building during the 1880s, and lived on the second floor.

The only other architecturally articulated elevation faces East Brady Street and features window and cornice detail carried around from the North Farwell elevation. A one-story brick storefront addition was built at the rear of the building facing East Brady Street. The other elevations facing west and south are simply composed of randomly-placed windows and doors that respond to the needs of the interior. Recently the Kunitzky block, which is in nearly original condition above the first floor, was sensitively renovated both inside and out making it one of the area's most attractive late nineteenth century commercial buildings. The first floor is used for retail shops, and the second and third floors have been renovated for office space.

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C 1687-89 North Franklin Place 1883

The former John P. McLaughlin Building is a two-and-one-half-story, brick, front-gabled, rectangular, Queen Anne style commercial building with second floor flats. The construction date was determined from city tax rolls which, in 1883, recorded the first taxable improvements on the lot that would have been commensurate with the value of a substantial brick building. Although McLaughlin appears to have been the original owner, Theodore Wnuk bought the saloon in 1884 and operated it for many years thereafter.

The main elevation facing North Franklin Place features a brick parapet wall topped with an outstanding Queen Anne style gable which is fenestrated with an unusual crescent-shaped window and trimmed with ornamental wood shingles and Queen Anne style woodwork. The parapet wall is trimmed with a bracketed cornice. The main elevation is remarkably well-preserved with the exception of the first story which has been extensively altered by the addition of a contemporary-style storefront. The other elevations feature windows and doors of various sizes randomly placed to respond to the needs of the interior. The building is presently used as a saloon, as it always has been.

C 1688-90 North Franklin Place 1881

The former Anton Steidl Bakery is a two-and-one-half-story, rectangular, front-gabled, early Queen Anne style commercial building with a second-story shopkeeper's flat. The construction date was determined from city tax rolls. The building is very well-preserved with the exception of the first-story storefront which was remodeled when the former shop space was converted into an apartment.

Although the first story of the main elevation facing North Franklin Place has been altered, portions of the original cast iron storefront piers are still visible. Brick quoins trim the corners of the first story. The most prominent feature of the second story is a projecting oriel window fenestrated with three double-hung windows. The oriel is balanced on the south by a single double-hung window. Brick paneled piers trim the corners of the second story. A wooden cornice trimmed with crown molding separates the gable area from the second story. Two double-hung windows, flanked by ornamental brick pilasters, are centered beneath a pedimented gablet that tops the main elevation.

The other elevations facing north, south and east are simple in character and generally feature randomly-placed windows and doors that respond to the needs of the interior. A projecting second-story oriel, similar to the one on

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the main elevation, is the most outstanding feature of the south elevation. A rear, two-story, brick addition, 22 by 36 feet in plan, was built in 1894.<sup>62</sup> The building is currently used as apartments.

C 1689-A North Franklin Place

Located behind 1687-89 North Franklin Place, this simple, frame, front-gabled, two-story, rectangular house with return eaves was probably built in the late 1880s according to tax rolls and the 1888 Milwaukee Insurance Atlas. No original building permit has been found. The building features a large, one-story, shed-roofed addition that stretches along the entire south elevation. It was probably originally an open porch that was later enclosed. The house is fenestrated with simple, randomly-placed, double-hung windows. The original narrow wooden clapboards have been covered with asphalt siding. The house is an example of the Polish community's common practice of building two and sometimes three houses on a single, small city lot.

NC 1693 North Franklin Place Butler Fire Station 1875/1946

The former Butler Fire Station was built in 1875 according to the designs of Milwaukee architect Thomas N. Philpot.<sup>63</sup> In 1946, according to building permits, the building was completely stripped of its historic architectural features during a drastic rebuilding, and the resulting modern style structure is therefore a noncontributing structure. The fire station was originally a High Victorian Italianate style building that featured a spindly, brick, seven-story corner watch tower capped with a pyramidal roof. The watch tower, which rivaled St. Hedwig's Church steeple across the street in visual prominence, was one of East Brady Street's major landmarks. The tower was probably removed during the 1920s or early 1930s. By that time, the city's fire alarm box system and telephones had eliminated the need for fire watch towers. The fire station was originally an outstanding example of the Italianate style and featured extensive ornamental brickwork and massive wooden brackets under the eaves of the hip roof. The fire station was originally named after one of Milwaukee's early mayors. Today the station is simply called "Number 6."

C 1703 North Franklin Place St. Hedwig's School 1889, 1919

St. Hedwig's Elementary School is located on the northwest corner of East Brady Street and North Franklin Place. The rectangular, three-story, brick, hip-roofed, High Victorian Gothic style school was designed by Milwaukee architect Henry Messmer, according to building permits. Messmer also designed the adjacent church building. The two principal elevations facing East Brady Street and North Franklin Place are trimmed with extensive ornamental brickwork. The most prominent feature of the East Brady Street elevation is a central, rectangular, four-story tower capped with a pyramidal roof. The

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school is fenestrated with its original, regularly-spaced, six-over-six double-hung windows set in openings trimmed with ornamental brickwork. A large, rectangular, three-story, flat-roofed addition was made to the north elevation in 1919 according to the designs of Milwaukee architect Erhard Breilmeier, as recorded on the building permit. The school is presently used as a day care center and for parish social activities.

C 1692 North Humboldt Avenue 1888<sup>64</sup>

Located on the southeast corner of East Brady Street and North Humboldt Avenue, this large, two-and-one-half-story, brick, rectangular, hip-roofed, Queen Anne style structure is one of the district's major commercial buildings. Built for dry goods merchant Felix Trzebiatowski according to the designs of a local architect named Schutz, the building is trimmed with extensive ornamental brickwork and dressed stone. R. Gehring was the builder. The building retains much of its historic character although significant alterations have been made over the years particularly to the street level storefronts.

The main elevation facing East Brady Street is divided into rectangular bays created by the intersection of the projecting brick pilasters and the chimney flue with the second-story limestone belt course and brick corbelling. The four principal bays of the first story are filled with a modern, corner storefront occupied by the Peter Sciortino Bakery. In addition there is a small central bay with a modern window, an entrance to the second floor flats, and a bricked-in storefront containing two small windows. The second floor features heavy brick corbelling at the eaves, and a mixture of original double-hung windows and modern casement windows.

The most significant surviving original features on the East Brady Street elevation are three dormers, each very different in character. The large central dormer features a Gothic-style corbelled brick gable capped with a limestone coping. Flanking the former is a smaller hip-roofed dormer to the east and a simple gabled dormer to the west that is divided in half by the massive corbelled brick chimney.

The elevation facing North Humboldt Avenue is composed of the modern street level storefront for the bakery, three double-hung sash windows on the second floor, and two small hip-roofed dormers. The remaining elevations facing south and east are architecturally simple with windows and doors of various sizes randomly placed to suit the needs of the interior. The building is in excellent condition, and the bakery that occupies the first floor is one of the district's best-known businesses.

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C 1693-95 North Humboldt Avenue 1882

This Italianate-style frame store building with upper flats is composed of a two-story, front-gabled block and a flat-roofed, two-story addition to the south elevation. Tax roll research indicates a construction date of 1882. The building date of the addition is not known, although visual evidence suggests it was built before the turn of the century.

The main elevation, which faces North Humboldt Avenue, features two simple, plate glass storefronts that are separated horizontally from the second story by a bracketed, wood and sheet metal box cornice. The storefronts retain much of their turn-of-the-century character. The second story is fenestrated with five bays of double-hung windows. An oculus is centered beneath the front gable, which is trimmed with an original ornamental wooden truss. The remaining elevations facing north, south, and west are simply composed of randomly placed windows and doors that respond to interior needs. The original clapboards have been covered with aluminum siding.

The building was constructed for Rudolph Wiese, a successful Milwaukee drug store owner, who used it as an income property. The earliest known business tenant was Joseph Satran, a pharmacist, who was listed at 1695 North Humboldt Avenue for the first time in 1883. Satran's business was replaced in 1885 with another pharmacy, Grieb & Wiese, operated by Frank Grieb, who lived in the upper flat and Rudolph Wiese's son, Charles H. The partnership had dissolved by 1891, and Frank Grieb continued the business alone. By 1900 Grieb moved to a new and larger building on the northwest corner of North Humboldt Avenue and East Brady Street (razed).

NC 1701 North Humboldt Avenue 1948

This flat-roofed, one-story, brick modern style building that stands on the northwest corner of North Humboldt Avenue and East Brady Street is a noncontributing structure built in 1948.<sup>65</sup> The building replaced a large, Queen Anne style frame store and apartment building that was razed in May of 1946 following a fire. The original two-story, flat roofed building had been built in 1890 as a store and livery stable at a cost of \$6,000 to the designs of architect Bernard Kolpacki. In 1895 the building was converted to a double store with flats above at a cost of \$3,000 and remained that way until it burned in 1946.<sup>66</sup>

C 1704 North Humboldt Avenue 1886

The largest and most prominent building in the district is St. Hedwig's Roman Catholic Church designed by local architect Henry Messmer and built in 1886 on the northeast corner of North Humboldt Avenue and East Brady Street.<sup>67</sup>

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The church is one of four buildings in the parish complex including the rectory built in 1903; the convent built in 1922; and the large school built in 1889 and enlarged in 1919. Stylistically, the church is predominantly Victorian Romanesque in style. The most outstanding feature of the large, cream brick, gabled church is the 162-foot-high tower capped with a copper-clad spire. The church rests on a rusticated limestone foundation and is trimmed with extensive ornamental brickwork and dressed sandstone.

The principal feature of the main elevation facing North Humboldt Avenue is the tall, three-stage, square tower surmounted by a tapered, eight-sided, German Renaissance style spire which is topped with a copper orb and cross. The tower is trimmed with brick corbelling and limestone belt courses. The main double-leaf entry doors, located at the base of the tower, are flanked by two smaller single doors. Flanking the tower at the gallery level are three round-arched stained glass windows. The eaves are trimmed with a bold, corbelled table frieze.

The elevation facing East Brady Street is composed of a series of seven, tall, round-arched stained glass windows separated by brick pilasters topped with floral motif sandstone capitals. The eaves are trimmed with a corbelled brick frieze. A round attic window is centered in a small transept gable. The north elevation is identical to the East Brady Street elevation with the exception of the addition of a brick vestibule which was built in 1951. The rear, gabled elevation which faces east is composed of a tall, semi-octagonal apse with a conical roof. A small, brick addition is attached to the apse. The exterior was recently chemically cleaned, returning the brick to a soft yellow color.

The well-preserved interior retains its original barrel vaulted plaster ceiling and stained glass windows. Originally the nave accommodated 1,150 people, and the gallery had seating for another 300. The interior has recently been sensitively redecorated.<sup>68</sup>

**C 1716 North Humboldt Avenue 1903**

St. Hedwig's Rectory is a two-and-one-half-story, brick, rectangular, side-gabled building of eclectic design built in 1903 at a total cost of about \$23,000 according to the designs of architect H. J. Esser.<sup>69</sup> The builder was Edmund Stormowski, who lived in the neighborhood.

The rectory is an impressive building composed of a tripartite main elevation featuring two, two-story bays framing the central, projecting, round-arched, one-story entry porch. The central part of the facade is topped with an English Renaissance style gable trimmed with ornamental brickwork,

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dressed limestone, and three carved limestone finials. An oculus is centered in the gable. The gable is flanked by two dormers each fenestrated with a pair of double-hung windows. The remaining elevations, trimmed with ornamental brickwork and dressed limestone, are composed of randomly-placed windows and doors that respond to interior needs. A flat-roofed, two-story bay projects from the south elevation. The rectory appears to be in original condition except for the minor alteration of enclosing the front porch with modern wooden sash windows and a storm door.

C 1724 North Humboldt Avenue 1922

The former St. Hedwig's Convent built in 1922 is a three-and-one-half-story, brick, rectangular, classically influenced hip-roofed building with dormers. It rests on a concrete foundation. The principal feature of the main elevation which faces North Humboldt Avenue, is a projecting, gabled entry pavilion trimmed with a limestone pediment and two Neoclassical limestone pilasters. The main double-leaf entry doors centered in the pavilion are set in a round arch that is trimmed at the top with a wrought iron fan light. The fenestration is simply composed of regularly spaced, double-hung windows on each story (one on the north half of the second story has been bricked-in). Two double-hung windows are centered in a large, hip roofed dormer. The remaining elevations facing north, south and east are simple in character and are composed of windows and doors of various sizes randomly-placed to respond to interior needs. The convent was converted to apartments in 1985 and a large, sensitively designed, three-story, brick, rear addition was constructed. The building appears to be in excellent condition.

C 1696-98 North Marshall Street 1906

This duplex is a well preserved example of German-Renaissance Revival style architecture located on the southeast corner of North Marshall and East Brady Streets behind a small lawn. The duplex is a brick, two-and-one-half-story, rectangular, hip-roofed structure with a shaped-gabled dormer and a large, circular, three-story, bell-roofed corner tower. The building, designed by the Milwaukee architectural firm of Wolf and Evans, is trimmed with ornamental sheet metal and dressed limestone. Anton Schmitt and Co. were the builders. Mrs. Lillian Young, the original owner according to the building permit, was probably the wife of the investor who built the duplex as an income property.

The most outstanding feature of the main elevation which faces North Marshall Street is a large, three-story corner tower trimmed with a festooned, pressed metal frieze beneath the overhang of the bell roof. The other major feature of the main elevation is a German Renaissance-style shaped gabled dormer trimmed with extensive sheet metal moldings. The masonry work on the

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building is of particularly good quality and consists of tan pressed brick laid in a common bond with very thin mortar joints. The remaining elevations are simple in composition and consist of windows and doors variously placed to respond to interior needs. The exterior appears to be little-altered with the exception of the replacement of the original front porch with a modern metal canopy and a new concrete stoop.

**C 1697-99 North Marshall Street 1875**

Tax roll research points to a construction date of 1875 for this well-preserved example of the district's early residential architecture. The rectangular, Italianate style, two-story, frame, doublehouse that is gabled on three sides was apparently built as an income property for Michael Foran or his son Michael Foran, Jr. The Foran family had lived about a block north at 1714 North Marshall Street since 1867, and they were probably among the first settlers<sup>72</sup> in the subdivision of small lots immediately north of East Brady Street.

The main elevation facing North Marshall Street is symmetrically-composed of two central entry doors sheltered by a small hip-roofed front porch flanked on each side by two bays of evenly-spaced, double-hung windows. The first-story windows are trimmed with simple, pedimented, Italianate style enframements. The second story features five evenly-spaced double-hung windows. An oculus is centered in the front gable. The other elevations are simple in character featuring randomly-placed windows and doors responding to interior needs. According to building permits, some interior partitions were moved in 1916.

**NC 1701-03 North Marshall Street ca. 1880**

Visual evidence suggests that this two-and-one-half story gabled ell house was built during the 1870s or early 1880s, but extensive remodelings have left the building with little of its historic character. An early twentieth century, one-story, flat-roofed porch, which stretches across the main elevation facing North Marshall Street, was enclosed with modern aluminum windows and siding. The second story is fenestrated with two regularly placed double-hung windows that flank a central door to the front porch roof deck. A peaked window is centered in the gable. The other elevations facing north, south, and west have randomly placed windows and doors that respond to interior needs. The original wood clapboards have been covered with aluminum siding.

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C 1690-94 North Van Buren Street

This two-and-one-half-story, frame, cross-gabled block with a limestone foundation anchors the west end of the East Brady Street commercial strip. The building appeared on the 1888 Milwaukee Fire Insurance map, but the exact construction date has not been determined. Built as a corner saloon or store with upper flat, the building is simply composed of a modern, brick, street-level storefront facing North Van Buren Street and randomly-placed windows and doors that respond to interior needs. The round-arched Italianate style double-hung window centered in each of the building's four gables comprise the building's most interesting original features.

According to building permits, in 1921 a one-story brick garage was built against the south elevation at 1690 North Van Buren Street. In 1937 the garage was converted to a dance hall and a passageway was constructed to connect it with the saloon. The addition is a non-contributing structure because it has no known architectural or historical significance. The original frame, clapboard-sided building has been covered with modern asphalt siding.

Building Inventory

<u>Address</u>	<u>Name/Original Owner</u>	<u>Const. Date</u>
1701 N. Arlington Pl.	J. Polczynski, Saloon	ca. 1870 C
1709 N. Arlington Pl.	Zawatski Garage	1922 C
1696 N. Astor St.	Astor Theater	1914 NC
1699 N. Astor St.	Schlitz Brewing Co. Saloon	1903 C
706-08 E. Brady St.	Duplex	1890 C
709 E. Brady St.	House	Ca. 1885 NC
712-14 E. Brady St.	A. Baldoni Building	1971 NC
713 E. Brady St.	House	Ca. 1885 C
719 E. Brady St.	House	Ca. 1885 NC

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723 E. Brady St.	House	Ca. 1875	C
728 E. Brady St.	Restaurant	1956	NC
800 E. Brady St.	House	Ca. 1888	NC
804 E. Brady St.	House	Ca. 1885	NC
807-11 E. Brady St.	Badger Stores/Apartments	1925	C
808 E. Brady St.	House	Ca. 1870	C
812-14 E. Brady St.	Duplex	1910	C
815-21 E. Brady St.	Retail/Apartments Tom Mason income property	1927	C
816 E. Brady St.	Store	Ca. 1885	C
818-20 E. Brady St.	Duplex	1909	C
822-24 E. Brady St.	Duplex	Ca. 1909	C
826 E. Brady St.	Cottage	Ca. 1875	C
827-29 E. Brady St.	P. J. Toran House	1911/1931	C
830 E. Brady St.	Cottage	Ca. 1885	C
900 E. Brady St.	Cottage	Ca. 1875	C
911-15 E. Brady St.	Store/Flat	Ca. 1885	C
914 E. Brady St.	House	Ca. 1885	NC
916-18 E. Brady St.	Store/Flat	Ca. 1885	C
919 E. Brady St.	House	Ca. 1880	C
928-32 E. Brady St.	Store/Flat	Ca. 1885	C
1006 E. Brady St.	Pabst Brewing Co. Saloon	1890	C

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1014 E. Brady St.	Restaurant	1961	NC
1016 E. Brady St.	Store/Apartment	1927	C
1017-19 E. Brady St.	House with Store	Ca. 1885/ 1940	C
1021-23 E. Brady St.	House with Store	Ca. 1885	C
1024-28 E. Brady St.	Retail/Apt.	1910	C
1027-29 E. Brady St.	Store/Flat	Ca. 1885	C
1030 E. Brady St.	Cottage	Ca. 1880	NC
1115-17 E. Brady St.	Store/Flats	Ca. 1888	C
1200-04 E. Brady St.	Sikorski Saloon	1875	C
1201-05 E. Brady St.	People's Building & Loan	1931	C
1209-13 E. Brady St.	Store/Flats	1923	C
1208-12 E. Brady St.	Schlitz Hall	Ca. 1890	C
1214-16 E. Brady St.	Store/Flat	Ca. 1885	C
1217-19 E. Brady St.	Duplex	1891	C
1218-20 E. Brady St.	Suminski Funeral Home	1916	C
1221-23 E. Brady St.	Store/Flat	Ca. 1885	C
1224 E. Brady St.	Store/Flat	Ca. 1885	C
1224B E. Brady St.	Cottage	Ca. 1885	NC
1225-27 E. Brady St.	Lorenz Knitter House	1888/ 1899/ 1925	C
1228-32 E. Brady St.	Store/Flat	1916	C

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1229-31 E. Brady St.	Jacob Lerner Store/Flat	1929	C
1233 E. Brady St.	Jacob Lerner Store	1935	NC
1234-38 E. Brady St.	Charles Ross Hardware Bldg.	1897	C
1235-37 E. Brady St.	Duplex	Ca. 1885	C
1239-41 E. Brady St.	Sonnenberg Grocery Store	Ca. 1885	C
1240 E. Brady St.	Store/Flat	Ca. 1885	C
1301-07 E. Brady St.	Stores/Flats R. Wiese income property	1882	C
1309-11 E. Brady St.	Store/Flat	Ca. 1885	C
1315-17 E. Brady St.	Store/Flat	Ca. 1885	C
1316 E. Brady St.	Store/Flat	Ca. 1885	C
1318 E. Brady St.	East Side Fur Shop	1929	C
1319 E. Brady St.	House	Ca. 1880	C
1327 E. Brady St.	Store/Flat	Ca. 1885	C
1329 E. Brady St.	Store/Flat	Ca. 1885/ 1894	NC
1332 E. Brady St. a.k.a. 1716 N. Arlington Pl., 1719 N. Warren St.	Huebsch Laundry	1887/ 1908	C
1338-40 E. Brady St.	Adam Kolinski Store/Flat	1904	C
1333-39 E. Brady St.	Saloon/Boarding House	Ca. 1885	NC
1344 E. Brady St.	Huebsch Garage	1913	C
1348 E. Brady St.	Store/Flat	Ca. 1890	C

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1401-03 E. Brady St.	Saloon/Flat	Ca. 1890	C
1407 E. Brady St.	Artistic Drycleaners Bldg.	1959	NC
1413 E. Brady St.	Lakeside Dye Works	1910	C
1415-17 E. Brady St.	J. Grabowski Duplex	1892	C
1419 E. Brady St.	Peter Ehr House	1892	C
1693-95 N. Cass St.	Double House Isaac Black income property	1883	C
1669 N. Farwell Ave.	Wm. F. Mueller Garage	1908	C
1673-77 N. Farwell Ave.	J. Kunitzky Block	1880	C
1687-89 N. Franklin Pl.	McLaughlin Bldg.	1883	C
1688-90 N. Franklin Pl.	Anton Steidl Bakery	1881	C
1689A N. Franklin Pl.	House	Ca. 1885	C
1693 N. Franklin Pl.	Butler Fire Station	1875/ 1946	NC
1703 N. Franklin Pl.	St. Hedwig Elementary School	1889/ 1919	C
1692 N. Humboldt	Store	1888	C
1693-95 N. Humboldt Ave.	Store/Flats Rudolph Wiese income property	1882	C
1701 N. Humboldt Ave.	Retail building	1946	NC
1704 N. Humboldt Ave.	St. Hedwig Roman Catholic Church	1886	C
1716 N. Humboldt Ave.	St. Hedwig Rectory	1903	C
1724 N. Humboldt Ave.	St. Hedwig Convent	1922	C
1696-98 N. Marshall St.	Duplex	1906	C

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1701 N. Marshall St.	House	Ca. 1880	NC
1697-99 N. Marshall St.	Doublehouse	1875	C
1690- <del>94</del> N. Van Buren St.	Store	Ca. 1888	C

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FOOTNOTES

- <sup>1</sup>City of Milwaukee Tax Rolls.
- <sup>2</sup>Ibid.
- <sup>3</sup>Ibid.
- <sup>4</sup>Building permit, 1016 E. Brady St.
- <sup>5</sup>St. Hedwig Parish Diamond Jubilee, 1946, p. 17.
- <sup>6</sup>Building permit, 1696 N. Marshall St.
- <sup>7</sup>History of Milwaukee. Chicago: Western Historical Publishing Co., 1881, p. 910.
- <sup>8</sup>St. Hedwig Parish Diamond Jubilee, 1946, p. 15.
- <sup>9</sup>Building permit, 1701-1703 N. Arlington Place.
- <sup>10</sup>Building permit, 1709 N. Arlington Place.
- <sup>11</sup>Building permit, 1696 N. Astor St.
- <sup>12</sup>Building permit, 1699 N. Astor St.
- <sup>13</sup>Building permit, 706-708 E. Brady St.
- <sup>14</sup>Building permit, 712-714 E. Brady St.
- <sup>15</sup>Building permit, 728 E. Brady St.
- <sup>16</sup>Building permit, 807-811 E. Brady St.
- <sup>17</sup>Ibid.
- <sup>18</sup>Building permit, 808 E. Brady St.
- <sup>19</sup>Building permit, 812 E. Brady St.

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- 20 Building permit, 815 E. Brady St.
- 21 Building permit, 816 E. Brady St.
- 22 Building permit, 818-820 E. Brady St.
- 23 Building permit, 827-829 E. Brady St.
- 24 Building permit, 1006 E. Brady St.
- 25 Building permit, 1010 E. Brady St.
- 26 Building permit, 1016 E. Brady St.
- 27 Building permit, 1017 E. Brady St.
- 28 Milwaukee City Directories.
- 29 Building permit, 1024 E. Brady St.
- 30 Milwaukee City Directories.
- 31 Building permit, 1030 E. Brady St.
- 32 Milwaukee City Directory, 1890.
- 33 City of Milwaukee Tax Rolls, 1874-1876.
- 34 Building permit, 1201-1205 E. Brady St.
- 35 Milwaukee City Directory, 1931.
- 36 Building permit, 1209-1213 E. Brady St.
- 37 Milwaukee City Directory, 1923.
- 38 Building permit, 1217-1219 E. Brady St.
- 39 Building permit, 1218 E. Brady St.
- 40 Building permit, 1221-1223 E. Brady St.
- 41 Building permit, 1228-1230 E. Brady St.

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- 42 Building permit, 1229-1231 E. Brady St.
- 43 Building permit, 1233 E. Brady St.
- 44 Building permit, 1234-1238 E. Brady St.
- 45 Milwaukee City Directory, 1898.
- 46 Building permit, 1239 E. Brady St.
- 47 Building permit, 1318 E. Brady St.
- 48 Milwaukee City Directory, 1930.
- 49 Building permit, 1319 E. Brady St.
- 50 Sanborn's 1889 Insurance Map of Milwaukee.
- 51 Building Permit, 1328-32 E. Brady St.
- 52 Building permit, 1338-1340 E. Brady St.
- 53 Building permit, 1344 E. Brady St.
- 54 Milwaukee City Directory, 1895.
- 55 Building permit, 1407 E. Brady St.
- 56 Building permit, 1413 E. Brady St.
- 57 Building permit, 1415-17 E. Brady St.
- 58 Milwaukee City Directory, 1893.
- 59 Building permit, 1419 E. Brady St.
- 60 Tax roll research; 1693-95 N. Cass St.
- 61 Building permit, 1669 N. Farwell Ave.
- 62 Building permit, 1688-1690 N. Franklin Place.
- 63 History of Milwaukee, p. 393.

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<sup>64</sup> Building permit, 1101 E. Brady St./1692 N. Humboldt Ave.

<sup>65</sup> Building permit, 1701 N. Humboldt Ave.

<sup>66</sup> Ibid.

<sup>67</sup> St. Hedwig Parish Diamond Jubilee, p. 17.

<sup>68</sup> Ibid., pp. 22-23.

<sup>69</sup> Building permit, 1716 N. Humboldt Ave.

<sup>70</sup> St. Hedwig Parish Diamond Jubilee, p. 30.

<sup>71</sup> Building permit, 1696-1698 N. Marshall St.

<sup>72</sup> Milwaukee City Directories.

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### I. Historical Background

The East Brady Street Historic District is one of the city's best-known surviving ethnic commercial strips. The street originally served as the "main street" for the working-class Polish immigrant community that lived in the surrounding neighborhood. East Brady Street has the character of a small town business district and includes a major church complex at its center, around which is arrayed a mixture of cottages, duplexes, and small commercial buildings.

East Brady Street was named after James Jopham Brady, a nationally-known New York City attorney who championed the cause of states' rights before the Civil War. His name became well known to the public as a result of his frequent contributions to the Knickerbocker magazine, a popular nineteenth century publication. Brady never lived in Milwaukee, but because of his popularity, some<sup>3</sup> of his friends in the city honored him by having the street named after him. A proposal was made in 189<sup>2</sup> to change the name of East Brady Street to Cleveland Avenue, but it failed.<sup>4</sup>

The date of the naming is not known, but Brady Street is among the city's oldest thoroughfares and was already in existence when Milwaukee's first directory was issued in 1847-48, a year after Milwaukee was formally incorporated as a city. Very little building activity took place on East Brady Street before the Civil War, although most of the land along it had been subdivided by 1854. The land on the north side of East Brady Street between North Humboldt and North Farwell<sup>5</sup> Avenues was held in an undeveloped tract and not subdivided until the 1870s.

Brady Street's primary period of growth occurred during the 1880s and the 1890s during which time the street became firmly established as one of the city's major ethnic commercial strips. In the late 1890s, Brady Street reached the zenith of its commercial importance when it included bakeries, groceries, dry goods stores, livery stables, saloons, a bowling alley, and, at its center, a towering Polish Roman Catholic church with its impressive complex of rectory, convent, and school clustered around it. Business was most often conducted in the Polish language.

Although the architectural development of the district spans the years from 1875 to 1931, the vast majority of the buildings were erected between 1880 and 1915. The district includes a broad range of styles and building types. The earliest buildings in the district are generally the simplest. As the street grew in commercial and cultural importance, its buildings increased in size and degree of architectural pretension. The development of the

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district was essentially complete by the time of World War I. A few scattered sites were developed during the 1920s when the ethnicity of the neighborhood was changing from Polish to Italian. Nearly all new construction activity in the district was halted when the effects of the Great Depression began to be felt in Milwaukee about 1931.

Most of the original building stock still remains on East Brady Street although the neighborhood has undergone significant changes. During the 1960s Brady Street became a haven for members of Milwaukee's countercultural youth movement, the so-called "hippies." Today East Brady Street is both a neighborhood shopping strip serving a diverse ethnic population, and an entertainment district whose Italian ethnic restaurants and delicatessens attract patrons from throughout the Milwaukee metropolitan area. In recent years, as the area has again become attractive for new commercial development, a few of the district's older buildings have been destroyed by fire or razed and replaced with modern non-contributing structures or parking lots.

ETHNIC HERITAGE -- POLES

The history of East Brady Street is intimately tied to the growth and development of the Polish-American ethnic community in Milwaukee. During the late nineteenth century, waves of immigrant Poles transformed the Brady Street area from a swampy no man's land at the edge of the city into a thriving microcosm of Polish-American life that incorporated a full range of commercial, residential, and institutional functions. The district is of local significance for its associations with this particular ethnic group.

Poles came to America in three principal waves of immigration. The first tide of immigration, which lasted roughly from 1608 to 1776, was the period of "gentlemen adventurers." The several Polish craftsmen who arrived at Jamestown, Virginia, in 1608 were typical of this epoch. The second wave, which lasted from 1776 to 1865, was the period of "political emigrants" and included Thaddeus Kosciuszko, who fought against the British in America's Revolutionary War. The third wave, which began approximately in 1865 and lasted into the 1920s, has been called the period of "economic emigrants." <sup>6</sup>

It was during this last period of immigration that most Poles came to Milwaukee. Although the city census recorded the city's first identifiable Polish family living near the Central Business District as early as 1844, Poles didn't begin to arrive in significant numbers until the late 1860s. The third wave of immigration partly resulted from the failed Polish revolt of 1863 against the Prussians, Austrians and Russians who jointly occupied Poland

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at that time. Most of Milwaukee's early Polish settlers came from the Prussian<sup>7</sup> sector of Poland where living conditions were reportedly the poorest.

Although most Poles settled on the city's South Side south of Greenfield Avenue, a sizable group of Polish families settled on the East Side along the east bank of the Milwaukee River north of East Brady Street where many found employment in the riverfront factories and tanneries. The early Polish immigrants had little money and often eked out only a subsistence existence. Nevertheless, a remarkable numbers of Poles managed to buy small lots and build their own small cottages. Most settled on the undesirable, swampy land that extended north from Brady Street to the Milwaukee River. Although it was not choice real estate, the Poles quickly developed their own Lower East Side community there.

Although Polish immigration did not become significant until after the Civil War, some Poles were living in the East Side area as early as 1854. On July 28, 1854, a family of five Polish immigrants perished when their 12-foot by 12-foot shanty caught fire in an area that was then on the northern fringe of the city in the old First Ward (probably somewhere between East Brady Street and the Milwaukee River). The fire department did not immediately respond to the fire because they initially thought the blaze was outside the city limits.<sup>8</sup>

Religion was central to the lives of the Polish immigrants. The Polish parish church in America served as both a religious and a community center. Priests were highly regarded, and they sought to preserve the Polish culture and language in America.<sup>9</sup> Not surprisingly, the church established by the Poles became the architectural focal point of the principal street of their neighborhood. In the spring of 1871, about 40 East Side Polish families who had been attending St. Stanislaus Church on the South Side decided to establish the city's second Polish parish, St. Hedwig's, on the northwest corner of East Brady Street and North Franklin Place. Up to this time, East Side Poles had to travel about four miles south to St. Stanislaus Church, the City's first Polish Roman Catholic parish founded in 1866, then located at South Fifth and West Mineral Streets, to worship in their native tongue.

The first St. Hedwig's church was a large, brick veneered, German Renaissance style building with a central tower capped with a helmet-shaped spire. It was 44 feet by 83 feet in plan, and the spire was 86 feet in height. The cost was reported to be about \$11,000, and most of the construction was done by parishioners. The first Mass was held in the church on October 17, 1871. The parish also constructed a small clapboard-sided

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rectory directly to the north of the church facing North Franklin Place. It was later moved to the rear of the church where it faced East Brady Street. When the first brick rectory was constructed in 1884 at 1716 North Humboldt Avenue, the old frame rectory was sold and moved about two blocks north to 1148 East Hamilton Street where it survives today in excellent condition as a private residence. The present rectory at 1716 North Humboldt Avenue is a large, Neo-Classical, two and one-half story brick structure built in 1903 to replace the 1884 rectory. The 1884 rectory was an elaborate, High Victorian Italianate, two and one-half story brick structure. In 1908 it was moved to 1900 North Warren Street, about four blocks to the northeast, where it still stands. It is now used as a private residence, and the original exterior is nearly intact.

The present church building on the northeast corner of East Brady Street and North Humboldt Avenue was built in 1886 on a lot directly west of the first church. By that time, the parish had grown to about 500 families. In August of 1886, builder Francis Niezorawski, who was also a parishioner and a city alderman, began work on the foundation. The cornerstone was laid on September 5th of that year, and one year later the church was finished. The Romanesque style church was designed by Henry Messmer, a prominent Milwaukee architect. The most outstanding feature of the large, cream brick, gabled building is a 162-foot-high tower capped with a copper-clad spire. The nave originally accommodated 1,150 people, and the gallery had seating for another 300. Three massive bronze bells were christened in a special altar ceremony before being hoisted into the tower. The bells were named Maria, Klemens (after Father Klemens Rogozinski, the pastor at that time), and Hedwig. The exterior of the church is nearly in its original state except for a large vestibule that was added to the rear in 1951. The interior has undergone several remodelings. The most extensive took place in the late 1950s when the elaborate, carved, wooden main altar that adorned the apse and the two flanking side altars were removed and replaced with simple, modern liturgical furniture. The original oak pews were also replaced. The original stained glass windows, plaster barrel vaulting, and other ornamental plasterwork throughout the church remain intact. A large 39-rank pipe organ built by the Kimball Company of Chicago in 1900 fills most of the gallery.

St. Hedwig's established an elementary school in 1872, but, according to a newspaper writer at that time, initially only a small percentage of the children in the parish actually attended. Apparently many Polish children quit school at an early age and worked to help bolster the immigrant families' meager incomes. Polish parents also were often reluctant to send their children to a church school, and perhaps a language barrier discouraged them from using the English-language public school system. According to an 1874

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newspaper estimate, "probably not 50 Polish children attend public schools even though there are about 1,000 Polish families in the city." The article confirms the reluctance of early Polish settlers to use the public school system.<sup>12</sup>

The first school building was a small, red, frame structure that was moved to church property directly north of the rectory on North Franklin Place. The original date of construction is not known. The first teachers were lay people, but soon an order of nuns belonging to the School Sisters of Notre Dame assumed teaching responsibilities. They lived in a modest frame house built next to the school. In 1879 the decision was made to replace the school building, which had become too small for the growing parish. Rather than demolish the old school, the parish used it as a raffle prize in order to raise money for the new school. The price of a raffle ticket was one dollar, and the parish raised \$400. The building was won by Mr. Francis Miszewski who subsequently sold it to Mr. Joseph Polczynski for fifty dollars. Polczynski moved the school to the northwest corner of East Brady Street and North Arlington Place, encased it in brick veneer, and built a rear addition. The building still stands at 1701 North Arlington and is used as a saloon.

The second St. Hedwig's School was a two-story brick structure with a basement hall. It was built on the site of the old school about 75 feet north of the northwest corner of East Brady Street and North Franklin Place. The second school was soon outgrown by the still-expanding parish.

In 1890 the old church on the northwest corner of North Franklin and East Brady Street was demolished and replaced with the parish's third school building. The present three-story, cream brick, Gothic Revival school was designed by prominent Milwaukee architect Henry Messmer. The third story contained a large meeting hall that was used for many parish activities.

The second school built in 1880 was remodeled into a convent, and the original clapboard-sided convent, which had been owned by the School Sisters of Notre Dame, was purchased by the parish and moved to 1731A North Franklin Place where it is still located today. It is now a private residence and retains most of its original exterior detailing including elaborate, round-arched, Italianate window casings. In 1922 the old remodeled convent on North Franklin was demolished, and a new convent was built at 1724 North Humboldt Avenue to accommodate the 21 nuns who served the elementary school. The three story, Neo-Classical, brick, hip-roofed building contained a third floor chapel with a Gothic-arched plaster ceiling, stained glass windows, and a choir loft.

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Attendance at the school peaked in 1919 when 1,129 pupils were registered. After that there was a steady decline in enrollment. By 1928 the enrollment had dropped to 914 pupils, who were taught by nineteen School Sisters of Notre Dame. The pastor at that time, Monsignor Wenta, planned to establish a high school in the parish, and for that purpose a three-story brick addition was added to the old school building in 1919 at a cost of \$32,000. The temporary face brick on the north side of the addition indicates that future expansion was contemplated but never materialized. The school continued to serve only the elementary grades.

St. Hedwig's parish was divided in 1893, and a new Polish church, St. Casimir's, was founded about one and one-half miles to the north on the northeast corner of North Bremen and East Clarke Streets. All families living west of the Milwaukee River who had been attending St. Hedwig's were requested to join the new parish. St. Casimir's grew rapidly, and two years after it opened it surpassed St. Hedwig's in membership.

St. Hedwig's played an important role in the social life of the East Side Polish community. One of the more interesting organizations was the St. Adalbert Society, which was a fraternal benefit group established by parishioners on February 1, 1874. The society was financed by an initiation fee of five dollars. This amount was increased to 10, 12, and 15 dollars depending upon the age of the new member. Besides this fee, there was a monthly membership fee of 25 cents. A sick benefit of four dollars per week was paid by the society to eligible members. In case of death, burial expenses were paid by the organization and 200 dollars was given to the family of the deceased. The society disbanded around 1910 when commercial insurance companies began to offer better sickness and death benefits for working-class Americans.

The first English language services at St. Hedwig's began in 1933, signaling a change in the parish. Many parishioners were third generation Americans by that time, and the Polish language was not as central to their lives as it was to previous generations. In addition, the neighborhood was becoming ethnically diverse, spurred by the influx of a sizable Italian community.

Presently about 500 members belong to St. Hedwig's, and most of them are of Polish descent. The elementary school closed in 1981 due to declining enrollment. The parish contributes to the support of the Catholic East Elementary School at 2461 North Murray Avenue, which was formed by the merger of the parish schools of St. Hedwig's, St. Rita's, Saints Peter and Paul, and Holy Rosary. Part of St. Hedwig's school building is leased to Seton

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Children's School, a day care center operated by St. Mary's Hospital. After the school closed in 1981 the School Sisters of Notre Dame vacated the convent. Several different Catholic Orders used the convent for living quarters until it was converted to apartments for senior citizens in 1985.<sup>13</sup>

The Polish neighborhood north of East Brady Street has a unique character. The narrow, winding residential streets lined with small, closely-spaced cottages and duplexes imbue the area with the atmosphere of a small village in contrast to the wide, straight swath of Brady Street, the main street of the area. In the residential quarter, two and sometimes three houses are squeezed onto a single city lot. Usually this was done to accommodate relatives rather than for rental income. Frequently, the one-story cottages that were initially built on cedar post foundations were enlarged by underpinning them with tall brick basements to create a two-family dwelling that has come to be known in Milwaukee as the "Polish flat". Less common was the case of a one-story cottage that was raised and a complete new wooden first story and brick basement built underneath. An example<sup>14</sup> is the house at 916-916A East Hamilton Street, which was remodeled in 1892. Many of the wooden houses in the neighborhood were moved there from older neighborhoods in the central business district. The Queen Anne-style house now at 1772-1774 North Astor Street, for example, was moved there from its original site near North Broadway and East Juneau Avenue in 1894, according to City of Milwaukee Building Permits. According to an 1880 newspaper account, about 30 Polish houses were moved from a ravine near the Humboldt Avenue bridge to East Brady Street because their leases on the land had expired.<sup>15</sup> Not only does the article confirm the frequency of house-moving during the nineteenth century, but it also reveals that some Poles might have resorted to leasing land in order to be able to afford to build a small house or cottage.

Although many of the streets had been platted and named before the Poles moved to the area, a few streets east of North Humboldt Avenue have in the past had names that reflected the influence of the Polish community. Between 1857 and 1926 the present North Arlington Place was named Sobieski Street, presumably after the Polish king who stopped the Turkish invasion of Poland in 1683.<sup>16</sup> North Pulaski Street was named in 1875 after Casimir Pulaski, a Polish general who gallantly fought for American independence during the Revolutionary War.

The area surrounding Brady Street remained heavily Polish into the 1940s. In 1940, according to the Federal Census, the lower East Side included about 500 residents who had actually been born in Poland. More than half lived in the original Polish neighborhood between East Brady Street and the Milwaukee River. The remainder were scattered throughout the surrounding

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area. At that time the Poles were the third largest foreign-born ethnic group living on the lower East Side behind the first-place Italians and the second-place Germans. By 1970, the Brady Street Polish neighborhood was experiencing a decrease in the number of Polish residents. Post-World War II immigration probably contributed some new residents to the area, but the Polish community's period of growth was essentially over.

Many of the descendents of the Polish immigrants apparently moved out of the area to the suburbs and newer sections of the city in the 1960s and 1970s. In 1970 the Brady Street Polish neighborhood still had about 150 Polish-born residents and about an equal number of Italian and German natives. Many of these foreign-born residents have lived in the same homes for decades. The membership of St. Hedwig's Church, once the focus of the Brady Street Polish neighborhood, now stands at about 500, although it once must have numbered in the thousands. Many of St. Hedwig's parishioners are still of Polish descent, although the church discontinued all of its Polish-language services long ago.

The Poles had the greatest influence on the historical development of East Brady Street. St. Hedwig's Roman Catholic Church, the landmark building that is most clearly identified with East Brady Street, is the symbolic as well as geographic center of the district. East Brady Street developed around it along the lines of a full service small town business district because it functioned as the commercial heart of a self-contained Polish immigrant community that, for a time, remained somewhat separate from the larger commercial life of Milwaukee.

ETHNIC HISTORY -- ITALIANS

The ethnic character of East Brady Street changed from Polish to Italian during the third and fourth decades of the twentieth century as Poles began moving out of the area to newer neighborhoods in the city. The self-contained, small town atmosphere of East Brady Street suited the Italian immigrants who, like the Poles, were initially isolated from mainstream life in Milwaukee by language and cultural barriers. The Italians transformed the commercial flavor of the district, but made few physical changes in the building stock they had inherited from the Poles.

In contrast to the Poles who began arriving in Milwaukee soon after the Civil War, it was not until the first decade of the twentieth century that large numbers of Italian immigrants transformed the city's small existing Italian community into its third largest ethnic group. During the 1920s, Italian merchants set up businesses on East Brady Street to serve the Italian immigrants who were moving into the surrounding working-class neighborhood.

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Although city directories list a few men with Italian sounding surnames dating back to the late 1840's, the city's first Italian immigrant of record is believed to have been Michael Biagi, who arrived in Milwaukee in 1860 aboard the steamship Lady Elgin. He later became the proprietor of Milwaukee's St. Paul Hotel (razed). By 1886 an estimated 400 Italians had settled in the city. Most Italians lived in the city's lower Third Ward, south of the Central Business District. The area was bounded by Lake Michigan, North Broadway, the Milwaukee River, and East Michigan Street. Originally the Third Ward was the nucleus of the city's Irish community. As the Irish were dislocated from that neighborhood after the devastating Third Ward Fire of October 28, 1892, Italian immigrants moved in to the Third Ward. In other American cities, historians have found that the Italians also often moved into older, traditionally Irish neighborhoods, although no clear explanation for this pattern has been offered.<sup>17</sup>

As late as 1900 only about 700 Italians lived in Milwaukee, although total Italian immigration to the United States by the turn of the century was reportedly about five million.<sup>18</sup> Milwaukee's Italian population was swelled by an unprecedented wave of immigration between 1900 and 1910 when 10 million Italians settled in America. Perhaps 90 percent of Milwaukee's turn-of-the-century Italian immigrants were from the south of Italy and of these 98 percent were believed to have come from Sicily. Among these Sicilians were three distinct groups. The first group, which was the first to arrive and numerically the largest, was formed by natives of the province of Palermo. Many came from the coastal villages between the cities of Palermo and Termini. Another large group came from the Province of Messina, and a third group originally made their homes in the province of Trapani and on the island of Marettimo. The Italians from the southern and central part of the Italian mainland came from the Puglie, Abbruzzi, and Campania regions. A smaller group of northern<sup>19</sup> Italians immigrated from an area between the cities of Florence and Pisa.

The new Sicilian immigrants were overwhelming single males, and most had originally been farmers. Unlike earlier immigrants groups who came to America to find political or religious freedom, the Italians were drawn to America primarily for economic reasons. As a result, some went back to Italy after accumulating enough money to return to their villages and buy farms or businesses. After the financial panic of 1907, more than 1,200 Italians returned to their homeland from Milwaukee. As a result of the ensuing economic recession in America, only 50 Italians came to Milwaukee in 1908.<sup>20</sup> Many of the Italians had to be content with low-paying, hard labor jobs in the city's smokestack industries. Living conditions in the Third Ward were crowded and often substandard.

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Like the Poles, religion was an integral part of the lives of the city's Italians. Milwaukee's Italian community did not have a church of its own until the late 1890s when the Sacred Heart Mission was opened in a former saloon at the intersection of East Clybourn and North Jefferson Streets. The mission increased in size, and in 1899 a small chapel was built in the 600 block of East Clybourn Street (razed). The chapel was quickly outgrown. In 1904 a brick church was built at 427 North Jackson Street (razed) and named Our Lady of Pompeii. About 120 families were on the membership roster at that time.

The church was vitally important to the Italian community, and many elaborate street festivals honoring Italian saints were sponsored by the parish. Third Ward streets were closed, and colorfully costumed men marched through the streets carrying religious statues recalling the similar festivals that had been held in their villages<sup>21</sup> in Italy. Food vendors sold their Italian specialties on the sidewalks. Although most Italians tended to follow Roman Catholicism, a Protestant Italian mission church was founded in 1907 in the Third Ward called the Italian Evangelical Church. The congregation built its first permanent brick church in 1911 at 535 North Van Buren Street (razed, 1957).

By the late 1930s the city's Italian population had grown to about 30,000 according to one estimate, but that number probably included many American-born Italians.<sup>22</sup> As the Italian immigrant community grew in size and prosperity, it sought better housing outside the dilapidated Third Ward, particularly in the First Ward on the lower East Side south of East Brady Street. The new Italian neighborhood was bounded approximately by the Milwaukee River, East Ogden Avenue, North Farwell Avenue, and East Brady Street.

The Italian churches that were founded in the Third Ward followed the migrating Italian community north to the First Ward near Brady Street. St. Rita's Roman Catholic Church was originally founded in the 1920s as a mission of the old Third Ward church, Our Lady of Pompeii, since the Italians did not feel comfortable worshipping at St. Hedwig's. In 1939 St. Rita's became an independent parish and built a new, Neo-Gothic style church and school building at 1601 North Cass Street four blocks south of East Brady Street. The Protestant Italian Evangelical Church opened a mission in an old store building on the 1500 block of North Astor Street (razed), and in 1929 the congregation built a large, Tudor Revival church building at 1527 North Astor Street. The congregation was subsequently renamed Giuliani Memorial Evangelical Church after its former pastor, who died a few days before the

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building was completed. The growing Italian community founded two additional Protestant churches in their new First Ward neighborhood as well.

By 1940, according to the Federal Census, about 1,500 Italian immigrants lived on the city's lower East Side in the vicinity of East Brady Street, as well as many more second generation Italian-Americans.

By that time, the Italians represented the largest foreign-born ethnic group in the entire survey area, outnumbering the Polish- and German-born population. The Italians continued their exodus out of the old Third Ward to the lower East Side throughout the 1940s, 1950s, and 1960s until the remaining residential portion of the old Third Ward neighborhood was finally demolished in the late 1960s for freeway construction. The Italian community near Brady Street reached its zenith in the 1950s, after which the Italians increasingly dispersed throughout the city. By this time the Italians had made Brady Street their own, almost totally replacing the Polish merchants that had dominated the street up into 1920s. It retains much of its Italian commercial character today with many Italian restaurants, groceries, and bakeries still in business there.

COMMERCE

East Brady Street is historically significant as the commercial and cultural focus of one of the city's major early Polish settlements. In its development, it illustrates the evolution of a distinct Polish merchant class that gradually replaced the German merchants who originally dominated the Polish community's commercial life. The history of early commerce in the district is difficult to trace. Records of the numerous small businesses that originally comprised the district are scarce and not all Polish businesses appeared in city directories. Early Polish banks, for example, usually were not recorded by the city directories because they were informally organized concerns that often occupied a corner of a grocery store, saloon, real estate office, or some other small business. The so-called Polish immigrant banks operated very simply and were vastly different from other financial institutions in the city at that time.<sup>23</sup>

There were few merchants among the earliest Polish immigrants who lived in the East Brady Street area, since many of the early immigrants came from farming or laboring backgrounds. The first Polish settlers shopped mostly in stores that were owned by Germans. The Poles, however, eventually established their own merchant class. By 1900, according to the U.S. census, Wisconsin had 346 Polish merchants, ranking seventh in the United States, although that number does not include Poles who operated saloons or hotels.

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Little is known about many of the early Polish-owned stores in the district. Most of the immigrant stores were "mom and pop" establishments. Typically the owners lived in a flat above the store and every member of the family at one time or another worked in the business. The Polish merchants catered almost exclusively to the Polish immigrant population, and business was usually conducted in the Polish language. Stores commonly used Polish language signage, which gave the neighborhood a distinctive ethnic character.

Many of the early East Brady Street merchants are known only by an entry in the city directory. In 1905 for example, C. Zdrojewski and Son operated a shoe store at 1224 East Brady Street. Adam Kolinski also sold shoes at 1338 East Brady Street. Mary Zawatski was a dry goods merchant located at 1316 East Brady Street. Anton Orchoiski was perhaps the most important dry goods merchant in the district, and his business occupied the twin buildings at 1301-07 East Brady Street. All of the buildings these merchants used are still standing.

Some of the oldest commercial buildings in the district are saloons, which played an important role of early Polish community life. Beyond the opportunity to socialize in their native tongue, saloons frequently offered immigrant men a variety of services including sleeping rooms and the notarizing of legal documents. It is believed that some of the saloons even offered simple banking services for their customers. Boleslaw Jazdzewski, for example, who operated a saloon in the district at the turn of the century, later became a prominent Milwaukee executive and was the vice-president of a local savings and loan.

Business Leaders

The following section is a brief summary of a few of the district's better-known business leaders and their businesses.

Charles Sikorski, a.k.a., Casimir Shepkopsky. One of the first Brady Street area businessmen to appear in the city directory was Charles Sikorski, a Pole. He was first listed in the 1873-74 edition as a grocer and saloon keeper on North Franklin Place just north of East Brady Street. The brick store he built in 1875 at 1200-04 East Brady Street is believed to be the oldest extant brick building in the district. Many early shop keepers in the district, such as Sikorski, operated a combination of businesses in the same store. Later as the district grew, stores became specialized. A few years after building his store, Sikorski discontinued his grocery business and

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operated a saloon only. In 1885, according to the tax rolls, Sikorski sold his saloon to a local brewery to be operated as part of its chain of saloons. His name disappeared from city directories after that.

**John Kunitzky** The John Kunitzky building, located at 1673-77 North Farwell Avenue, is one of the district's early, major commercial buildings. The original owner, John Carl Kunitzky, was born in 1830 in Prussia, which is part of present-day East Germany. He came to Milwaukee in September of 1858 and by 1860 was working as a tailor and living in the vicinity of North Ninth and West Wells Streets. Kunitzky changed occupation around 1870 when he and a partner, Charles Koch, operated a saloon in the city's central business district called "John Kunitzky & Co." in the 100 block of West Wells Street (razed). In 1872 he relocated his saloon to the 800 block of North Jefferson Street (razed). Kunitzky's business prospered, and in 1880 he built the existing large Italianate style brick block which incorporated a third floor meeting hall on the southwest corner of East Brady Street and North Farwell Avenue. The first floor was a saloon, and the second floor contained shopkeepers' flats, one of which was Kunitzky's home. The meeting hall was undoubtedly the gathering place of some of the many fraternal organizations that flourished in the area and the scene of important social and cultural events. Kunitzky was a charter member of the International Order of Oddfellows, Aurora Lodge No. 145 which was founded in Milwaukee on April 1, 1868. Kunitzky had apparently retired from business by 1890 when city directories list him as living on the city's west side. He died on April 2, 1905 at the age of 75.<sup>24</sup>

**John P. McLaughlin** One of the early English-speaking merchants to influence the development of the district was John P. McLaughlin who was born in Milwaukee on August 15, 1848. He was the original owner of the large, Queen Anne style saloon built in 1883 in the district at 1687-89 North Franklin Place.

McLaughlin grew up and attended school in Milwaukee before he enlisted in the Sixteenth U.S. Army Infantry for three years. After his discharge, he joined the Milwaukee Fire Department on May 1, 1872. McLaughlin rose rapidly through the ranks and on February 1, 1877 he was appointed Captain of Engine Company No. 6 located at the southwest corner of East Brady Street and North Franklin Place.

The saloon located at 1687-89 North Franklin Place was built by Captain McLaughlin in 1883 on a vacant lot that he had bought in the early 1880s next door to the fire station. In 1884 McLaughlin retired from his job with the Fire Department, sold the North Franklin Place saloon to Theodore Wnuk, a

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Polish immigrant, and opened another saloon in the district on the southwest corner of North Astor and East Brady Streets (razed).<sup>25</sup>

**Rudolph Weise** Rudolph Weise was a successful Milwaukee pharmacist who built three early commercial buildings for investment purposes in the district. Weise was one of several German businessmen who influenced the architectural development of the district. In 1882 he built the Italianate style store located at 1693 North Humboldt Avenue, and in 1883 he built the pair of vernacular gabled blocks at 1301-07 East Brady Street. Pharmacist John Grieb later bought the Humboldt Avenue building for his business. Weise was born in Schanshenlanke, Posen, Germany on April 4, 1830. His father was a woolen goods manufacturer. Weise was educated in Germany and worked there as a pharmacist for ten years before coming to Milwaukee in 1854. He operated a successful drug store on North Water Street in the central business district for many years until his death on August 5, 1905. Weise had fourteen children, two of whom were also pharmacists: Rudolph Jr. and Charles.<sup>26</sup>

**Ignatz Trzebiatowski** Ignatz Trzebiatowski was a successful businessman who built two Queen Anne style brick commercial buildings in the historic district. One was built in 1888 on the southeast corner of East Brady Street and North Humboldt Avenue (addressed at 1692 North Humboldt Avenue). The other is a three-story structure located next door at 1115-1117 East Brady Street which was built in 1889. Trzebiatowski operated a dry goods business in the Humboldt Avenue store and a saloon in the adjacent Brady Street building, where he lived in one of the upper flats.

Trzebiatowski, who was born in 1843, came to America in 1867 from Germany (probably the area of Poland controlled by Germany at that time) and entered the country through Canada at Niagara Falls, New York. Perhaps because of the complexity of his last name, Trzebiatowski sometimes used the name "Felix Smith" for business purposes early in his career. Later he briefly used the name Felix Trzebiatowski before switching back solely to the name Ignatz Trzebiatowski in 1892 when he became a U.S. citizen.<sup>27</sup>

Using the name Felix Smith, he first appeared in the 1872-1873 Milwaukee city directory as a grocer in the 1700 block of North Franklin Place. Like most nineteenth century shopkeepers, he lived in a flat above his store. In the 1873-1874 edition of the directory, he again appeared as a grocer, using the name Felix Smith, at the same address, but he also expanded his business in the same building to include a saloon that was listed under his given name, Ignatz Trzebiatowski.

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In 1880 he moved his combined grocery store and saloon to 1200-04 East Brady Street, a structure which is still standing in the East Brady Street Historic district. Throughout the 1880s he generally operated his grocery and saloon under the name Felix Smith or Felix Schmidt. In 1889 he moved his saloon and residence to his new building at 1115-1117 East Brady Street. In addition to his saloon, Trzebiatowski was listed in the city directory as a dry goods merchant at 1692 North Humboldt Avenue in a newly constructed building next door to his saloon. Trzebiatowski had apparently retired from business by 1905.

Charles Trzebiatowski, probably Ignatz's son, opened a real estate, loan and insurance business in the store at 1692 North Humboldt Avenue around the turn of the century. Charles was also a deputy clerk of courts in Milwaukee and coincidentally signed his father's naturalization papers in 1892.

John I. Suminski John I. Suminski, who founded the Suminski Funeral Home which is still in business at 1218-1220 East Brady Street, was the son of Polish immigrants who came to Milwaukee in 1873. Suminski was born on October 28, 1878. His father was a city employee and later a liquor store owner. Suminski grew up in the East Brady Street area and attended St. Hedwig's grade school. In 1905 he became a funeral director (then called an undertaker). Like many others in his occupation at that time, he offered his services in connection with a livery business. The livery building which he moved into in 1905, after a brief stay in a building on North Humboldt Avenue, still stands at 1729-1731 North Pulaski Street, one block north of the district. In 1916 Suminski built the present Tudor style funeral home located at 1218-1220 East Brady Street. The Suminski Funeral Home, now run by the founder's descendents, is believed to be the oldest extant business in the East Brady Street Historic District. <sup>28</sup>

Boleslaw Jazdzewski/People's Building and Loan The Mission Revival influenced building located at 1201-1203 East Brady Street was built in 1931 for the People's Building and Loan Association, which was founded by several Polish businessmen. The president was funeral director John I. Suminski who lived and worked at 1220 East Brady Street. Vincent Pacholski was the vice-president, and Theodore Jankowski was the treasurer. The secretary was Boleslaw Jazdzewski, who was born in Poland on April 1, 1870 and came to Milwaukee in 1889. Jazdzewski apparently attended business school in Poland, but his first job in Milwaukee was as a waiter. In 1897 he became an appraiser for a South Side financial institution. From 1912 to 1923 he was the vice-president of National Savings and Loan, located in a predominantly Polish South Side neighborhood. He started his own real estate, insurance and loan business in 1906 at 1200-04 East Brady Street. In 1905 in the same

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building, Jazdzewski had operated a saloon. In 1928 Jazdzewski and his partners founded the People's Building and Loan Association at 1208 East Brady Street. They moved the business across the street in 1931 to a new building at 1201 East Brady Street.<sup>29</sup>

Building and loan associations were the predecessors of today's savings and loan institutions. A building and loan was a locally-owned, privately managed thrift and home financing institution. Building and loans invested savings deposits from individuals and other sources in monthly-payment, amortized loans for the construction, purchase or remodeling of homes. The Great Depression brought about changes in America's financial institutions, and in 1933 Federal legislation merged building and loans into the present organization of savings and loan associations.

Huebsch Brothers/Huebsch Laundry At the turn of the century, many Polish women found employment in commercial laundering establishments such as the Huebsch Laundry Co., which probably was located in the East Brady Street Historic District at 1328-32 East Brady Street to take advantage of the labor supply. In 1900 laundresses held first place among domestic occupations of Polish women in Milwaukee.<sup>30</sup> Businesses like the Huebsch Laundry played an important role in the economic life of Polish immigrant communities by providing employment for women outside the home to subsidize the family's income. The Huebsch Co., a major commercial laundry service, occupied the block-long, two-story brick building between 1914 and 1962. The company was founded in Wausau, Wisconsin in 1891 by brothers William and Joseph Huebsch who eventually established several more plants across the nation including one in Milwaukee in 1904. The Huebsch brothers and their descendents invented much of the production equipment they used in their business, including the forerunner of the modern home clothes dryer. In 1908 the brothers organized the Huebsch Manufacturing Co. in Milwaukee to build and sell their machinery to the laundry trade.

William Huebsch (1876-1944) and his brother, Joseph (1869-1945), were from a family of eleven children and were raised in Buffalo, Wisconsin, which is a small town (1980 pop. 642) on the Mississippi River about 40 miles northwest of La Crosse. Their father, Franz, was a shoemaker who came directly to the little settlement from Germany in 1850 at the age of 21. Their mother, Eva, was born in Indiana, in 1842. She came to Buffalo about 1850 with her parents and married Franz in 1861.

The two Huebsch brothers left their hometown to establish their first laundry in 1891 in Wausau. At that time laundering was done mostly by hand. The Huebsch brothers developed industrial machines that made the task faster

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and easier. Their business rapidly expanded, and additional laundry plants were established in Eau Claire (Wisconsin), Winona (Minnesota), Milwaukee, Oakland and San Francisco (California), and many other states. Two other Huebsch brothers, Franz, who died in 1944, and John, managed the California and Eau Claire laundries, respectively.

In 1904 William and Joseph, along with their youngest brother, Edward (1884-?), moved to Milwaukee and established a laundry on the east side of the 600 block of North Jefferson Street (razed) in the Central Business District. A few years later the firm moved to 920 North Jackson Street (razed). Joseph Huebsch invented much of the equipment that the firm used, and in 1908 he organized the Huebsch Manufacturing Co. to build and market commercial laundry machinery. The splinter firm was initially located in the same building as the laundry at 920 North Jackson Street, but within a few years moved to a new downtown location at 104 East Mason Street in the still extant Manufacturer's Home Building.

In 1914 the Huebsch Laundry Co. acquired the Model Laundry Co. which had built most of the factory building that is standing today at 1328-32 East Brady Street in the historic district. The Model Laundry Co. was founded in 1880 by C. E. Gaube. Originally the Model Laundry Company's office was located in the Central Business District in a building that is still standing at 756 North Milwaukee Street. The laundering facility was located in a two-story brick factory building that is still standing at 1719 North Warren Avenue (a.k.a. 1328-32 East Brady Street). In 1908 a large three-story, commercial vernacular style addition was built at 1716 North Arlington Place that tripled the size of the plant. The reinforced concrete, brick clad addition cost \$20,000.

Milwaukee apparently became the corporate headquarters of the Huebsch Laundry Co. By 1918 the Milwaukee plant maintained a fleet of 22 trucks for its pick-up and delivery service. The company also owned two small buildings on North Arlington Place just south of the main factory building (both razed). One was used as a garage for its fleet, and another was used for its dry cleaning operation.

The Huebsch Manufacturing Co. developed a world-wide market for its laundry equipment. Seeking larger quarters, the company moved from its downtown location in 1918 to the North Warren Avenue side of the large laundry building at 1716 North Arlington Place. In 1932 the manufacturer relocated again to 631 East Center Street, and in 1950 moved to 3726 North Booth Street. Joseph's son, Monte (1896-1980), was the inventor of the open-end clothes dryer that was the forerunner of dryers now used in homes, coin laundries and

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institutions. In 1950 the Huebsch Manufacturing Co. was sold to American Laundry Machinery Co. of Cincinnati. Monte Huebsch became the vice-president of that firm and general manager of its Huebsch Division. In 1960 American Laundry Machinery became a division of McGraw Edison Co. Huebsch continued as a divisional vice-president until 1965 and was a consultant to the division until 1973 when it closed its Milwaukee plants and moved to Cincinnati.

The Huebsch Laundry Co. in Milwaukee was sold in the late 1940s, a few years after the founders, Joseph and William, died. At the time of the sale, Edward Huebsch was the president of the laundry. In the late 1940s two satellite Huebsch laundries were operating in Milwaukee's Central Business District at 914 North Jackson Street and 1001 North Van Buren Street. The new owners closed the business in 1962, and the factory on North Arlington Place stood vacant until the mid-1970s when the first floor was converted into a restaurant. Currently the building is vacant.

## II. Architecture

The East Brady Street Historic District is architecturally significant as an intact, nineteenth century ethnic neighborhood commercial strip illustrating a wide range of building types and architectural styles. Spatially organized along the lines of a European village with a towering church in the center and commercial buildings mixed with houses fanning out around it, East Brady Street functioned as the commercial heart of the Polish village that first became established in this area during the 1860s. The buildings in the district reflect the architectural styles popular for commercial and residential structures between 1870 and 1931.

Brady Street has the character of a small town, in part because the district developed as the commercial and social heart of a Polish immigrant community that was initially somewhat isolated from the larger life of the city by language and cultural barriers. The district's ethnicity is principally reflected in the intentional juxtaposition of commercial and residential structures throughout its period of development. The persistent mixing of freestanding houses, some quite large and imposing, with commercial buildings reflects a different attitude toward urban development than was prevalent in many of the city's German and Anglo-American commercial areas at the time, which tended to be exclusively commercial with residential uses limited to flats above the stores. The Poles developed Brady Street after the model of the small European towns or villages they had known where there was little prejudice against randomly mixing houses with commercial buildings. The buildings themselves, other than St. Hedwig's Church, reflect the

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architectural styles popular in Milwaukee at the time and do not display any particular ethnic stylistic influences. The somewhat mainstream Victorian appearance of the buildings is probably a reflection of the Poles' desire to outwardly fit into their adopted homeland and the scarcity of Polish-trained architects or master builders in the community, which consequently had to rely on the services of Milwaukee's large and well established corps of German architects and builders during the greatest part of the district's period of development.

#### COMMERCIAL BUILDINGS

The commercial structures in the district are primarily representative of the styles and building types popular in Wisconsin between 1870 and 1915, with a few later structures illustrating the styles of the 1920s. There was never a large department store in the district. At its commercial peak around the turn of the century, East Brady Street was a flourishing strip of small stores. Retail space invariably is located at the street level, and the upper floors of the commercial buildings contain the shopkeeper's flats or rental apartments. There was little demand for office space, since the Polish professional community was relatively small, and many professionals, including most doctors, operated out of their homes.

The oldest commercial structure in the district is the Italianate-style Charles Sikorski building, built in 1875 at 1200-04 East Brady Street, across from the original St. Hedwig's Church, in what was at that time the nucleus of commercial and social activity in the neighborhood. The remarkably well-preserved Sikorski store with its simple gabled form and modest Italianate style detailing is one of the few surviving buildings of its type in the city.

The John Kunitzky block located at 1673-77 East Brady Street where it intersects with North Farwell Avenue is the major surviving Victorian building at the eastern boundary of the East Brady Street commercial strip. Built in 1880 in the Italianate style, most of the first floor was originally a saloon, the second floor was the shopkeeper's flat, and the third story was a meeting hall that could be rented for social functions and meetings. The building is a fine example of a Victorian Italianate style commercial block and because of its size and the way it addresses its corner site, it is one of the focal points of the district. When it was built, it was the largest brick commercial block in the district.

The former Anton Steidl Bakery located at 1688-90 North Franklin Place was built in 1881 and is a well-preserved example of an early Queen Anne style

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brick commercial building with a second story shopkeeper's flat. Compared with the Sikorski building built six years earlier, the larger Steidl building featured a much more ambitious design which perhaps reflected the rapid economic growth of the district and the confidence that local businessmen had in the commercial future of the neighborhood. The main elevation of the Steidl building, which faces North Franklin Place, features much more detailing than the Sikorski building including the brick quoins that frame the first story and the corner pilasters trimmed with ornamental brick on the second story. Illustrating the influence of the emerging Queen Anne style, the second story features a large oriel window fenestrated with double hung windows, and the facade is crowned with a pedimented gable trimmed with fish-scale wood shingles.

Two remarkably well-preserved examples of the district's early 1880s vernacular frame commercial architecture are the unusual pair of two-story front-gabled blocks built in 1882 at 1301-07 East Brady Street. The architecturally simple exteriors are believed to be nearly original, and they contribute to the small town character of the district. The nearly identical pair of buildings is believed to be the only surviving complex of its type in the city. A small, one-story, infill building was constructed in the narrow space between the two stores before the turn of the century.

The Felix Trzebiatowski building, a three-story, brick block located at 1115-17 East Brady Street, is well-known to many Brady Street area patrons and residents because of the large cast iron gargoyle perched atop the apex of the front gable. The Queen Anne style building, built in 1889, was a saloon in its early years, and the owner lived in one of the upper flats. On the main elevation facing East Brady Street the building features extensive ornamental brickwork and stained glass transoms above the windows.

East Brady Street is believed to be the only ethnic commercial strip in the city to retain two turn-of-the-century brick saloons built by local breweries. The saloon located at 1006 East Brady Street built in 1890 was designed by prominent Milwaukee architect Otto Strack for the Pabst Brewing Company. Across the street from the Pabst saloon, the Joseph Schlitz Brewing Co. built a saloon in 1903 at 1699 North Astor Street according to the designs of Milwaukee architects Kirchoff and Rose. Both architectural firms were among the most prominent of their day. The two saloons are noteworthy for their quality construction and ornamental brickwork and stonework.

The Schlitz saloon reflects the preference for classical design during the early twentieth century. The most outstanding feature of the saloon is the street level arcading of round-arched window and door openings trimmed

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with unusual ornamental brickwork. An original mosaic of the Schlitz Brewery logo incorporated into the East Brady Street elevation is the only one of its kind known to survive in the city.

The older Pabst saloon is an excellent example of the eclectic architecture of the 1890s, featuring massive rusticated limestone lintels above the second floor windows and rusticated voisoirs in the first story arched window and door openings. The basement originally contained East Brady Street's first bowling alley, but it has since been removed. Both buildings reflect the zenith of the city's brewing industry. With the exception of the prohibition years, the Pabst saloon has apparently been in continual use as a saloon since it opened, although it was sold by the brewery long ago. The former Schlitz saloon has recently been converted to office use. The exteriors of both buildings are well preserved.

The Charles Ross hardware store and apartment building located at 1234-38 East Brady Street is an excellent example of the Classical Revival style. Two houses were demolished to make way for the building when it was constructed in 1897. The Classical Revival style was only occasionally used for small commercial buildings in Milwaukee, and the Charles Ross building is one of the city's few surviving examples and probably one of the most decorative. The building features extensive ornamental pressed sheet metal embellishment, more than any other building in the district. The original storefront also appears to be virtually intact including the original double leaf entry doors. The Charles Ross building is the largest nineteenth century store with flats building in the district.

When East Brady Street was approaching its zenith as a commercial area at the turn of the century, some older store buildings were extensively enlarged and remodeled to bring them up to date. The former Felix Zinda store located at 1315-17 East Brady Street is an excellent example of a small frame building that was completely transformed between 1902 and 1903 into a much larger brick veneered, commercial style building. In 1902 the building was underpinned with brick foundations, and the following year it was encased with brick veneer and a large addition was added to the rear and side. The exterior apparently has been virtually unaltered since 1906 when the original small paned display windows were replaced with large sheets of plate glass. The wooden storefront, which was probably retained intact from the original building, is remarkably well-preserved.

The former Hellmann Butcher shop, a German Renaissance Revival style building built in 1910 at 1024 East Brady Street, is an excellent reminder of the district's German merchants and the links between the German and Polish

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communities. Although in Europe Poles had objected to German attempts to undermine Polish culture and national identity, many Poles spoke German, and German acquaintances were useful in guiding Polish immigrants to destinations in America. Nearly all Poles came to America from the north German ports of Bremen and Hamburg. Such links partially explain why Polish communities often developed in the same cities where Germans had large settlements such as in Milwaukee.<sup>32</sup> The Hellmann building is noteworthy for its elaborate sheetmetal coping on the shaped gable and finely detailed leaded glass top sash in the second story windows.

Architecturally, Milwaukee's funeral homes reached their zenith between the World Wars, and the Suminski Funeral Home located at 1218 East Brady Street is an excellent example of the period. The eclectic Arts and Crafts style building, built in 1916 to the designs of architect Hugo Miller, appears to be completely unaltered on the exterior. The pressed metal tile roof, formed to look like clay tile, is the only one of its kind in the district. The Suminski Funeral Home is believed to be the oldest business in the district and is still operated by descendants of the original owner. Many of the city's early twentieth century funeral homes like the Suminski Funeral Home, were designed in period revival styles.

In summary, the commercial buildings on Brady Street as a grouping are architecturally significant for the range of building types and architectural styles represented. Some of the individual buildings are among the city's most outstanding examples of the periods and styles they represent. They are arrayed against a backdrop of less architecturally ambitious structures that illustrate the more modest types and styles of buildings that filled out Milwaukee's commercial districts in the late nineteenth and early twentieth centuries.

#### ECCLESIASTICAL BUILDINGS

St. Hedwig's Roman Catholic Church complex was the central institution of the community and was placed on a hill at the midpoint of Brady Street, the neighborhood's most important street. The Poles built their homes and businesses around the church, as was common in the European towns and cities they had come from. The church was central to the lives of the Poles who were settling in the area as the focus of their religious, social and educational activities. The parish expanded as immigrants poured into the neighborhood, and today the church complex is a fine example of a late nineteenth century neighborhood ethnic parish.

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The church building, located at 1704 East Brady Street where it intersects with North Humboldt Avenue, is the most architecturally outstanding structure in the whole Brady Street district. Sited on a high elevation, its 162-foot-tall steeple towers over the surrounding neighborhood of modest wooden cottages and two- and three-story commercial buildings. The church dominates the neighborhood the way that a European village church dominates its village. Designed by local architect Henry Messmer, the church was built in 1886 to replace an earlier, smaller building. The Romanesque-influenced building incorporates Gothic and eighteenth century motifs. The copper-clad spire that tops the central brick tower is particularly unusual and is similar in design to eighteenth and nineteenth century church spires built in eastern Europe. The three massive bronze tower bells have an exceptionally clear timbre, and when pealed they can be heard clearly throughout the lower East Side. On the interior, the large barrel vaulted nave retains its original plasterwork and stained glass windows. The interior has recently been sensitively redecorated and the entire church building shows pride of ownership.

St. Hedwig's parochial school, a large, three-story, High Victorian Gothic building constructed in 1890, stands on the site of the original church which was built in 1871 at 1703 East Brady Street at North Franklin Place. The well-preserved grade school, designed by Henry Messmer, is one of the largest buildings in the district and features extensive ornamental brickwork. The building is a reminder of the parish's commitment to parochial education.

The rectory, which was built in 1903 and stands next to the church at 1716 North Humboldt Avenue, is a fine example of early twentieth century English-influenced design. The imposing residence reflects the high regard that the parish had for its priests. Designed by builder E. Stormowski, the building is noteworthy for the exceptional craftsmanship of its masonry.

Standing next to the rectory at 1724 North Humboldt Avenue is a large, brick, Neo-Classically influenced convent built in 1922. According to the Wisconsin Cultural Resource Management Plan, convents are worthy of research because they are closely associated with the rapidly declining Catholic clergy population.<sup>3</sup> The St. Hedwig's convent is particularly well-preserved on the exterior although the interior has been converted to apartments for the elderly. The most outstanding feature of the building is the projecting entry pavilion with its extensive dressed limestone trim and a wrought iron lunette above the door.

St. Hedwig's church complex is the architectural centerpiece of the district. The church building is the landmark most closely identified with

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East Brady Street. Its siting and design allude to the Eastern European ethnic origins of its congregation.

RESIDENTIAL BUILDINGS

East Brady Street is one of the city's most unusual nineteenth century commercial strips in that it has always contained a surprisingly large number of detached houses mixed with its commercial buildings. Research has not revealed when the first house was built on East Brady Street, but most of the district's earliest surviving houses are modest in character and built at the edge of the sidewalk or set back behind very small patches of grass lawn. Although some parts of Brady Street are predominantly residential, such as the blocks between North Marshall and North Van Buren Streets, many other houses are mixed in with the store buildings in the most densely commercial part of the district. Many of these houses were built after their surroundings were already densely-developed retail areas. An example is the large Queen Anne style middle class duplex located at 1227 East Brady Street, which was built in 1891 when that part of the district was already bustling with commercial activity.

As business activity grew in the district some houses on East Brady Street were remodeled into stores and storefront additions were made to others. A typical example is the duplex, located at 1021-23 East Brady Street atop an earthen berm, has a small brick storefront attached to the front of the house extending from the basement to the street. The addition appears to date from the early twentieth century. Nearly all of the house is visible behind the addition. For more than sixty years the storefront has been an office for a succession of plumbing contractors. The house is a well-preserved example of a Victorian residence with modest stick-style detailing. This building represents an interesting accommodation of the need for more commercial space in the district and a desire to retain a residential presence on Brady Street. As a result, relatively few houses in the district were converted to purely commercial use. An example of a house that was is the vernacular, one-and one-half story building at 1327 East Brady Street, originally a small cottage that was converted to a store in 1903 by widening the building by eight feet and extending the front with an addition about six feet. The building contrasts greatly with the more substantial brick commercial blocks nearby that were built before and after it.

The large, German Renaissance style brick duplex located at 1696-98 North Marshall Street is an excellent example of the district's later residential architecture built when East Brady Street was at the zenith of its

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commercial and cultural importance. Designed in 1906 by Milwaukee architects Wolfe and Evans, the house features a shaped brick gable facing North Marshall Street and a large, circular, three-story corner tower trimmed with pressed metal and topped with a bellcast roof. The sienna-colored pressed brick laid with exceptionally thin mortar joints, exhibits particularly fine craftsmanship.

By the 1920s when the ethnicity of the street began to change to Italian, only a few undeveloped lots remained on East Brady Street. In 1927, local investor Tom Mason built a large three-story store and apartment building at 815-821 East Brady Street adding to the district's architectural diversity. The Mediterranean-style building stands in contrast to the earlier Victorian commercial buildings and small working class cottages surrounding it.

The district's residential buildings, both high-style and vernacular, are an integral part of Brady Street's small town character and architectural diversity. Although a number of the cottages have been altered, they are still important parts of the streetscape and fulfill a valuable function in maintaining the district's historic character as a mixed-use urban commercial strip.

### ARCHITECTS

An interesting variety of architects contributed to the design of the buildings in the district. The district's most outstanding buildings, such as St. Hedwig's Church and the Pabst and Schlitz Brewery saloons, were designed by leading Milwaukee architectural firms. A number of lesser-known architects also worked in the district including a few Polish designers such as Wiskocil, Leopold and Bernard Kolpacki.

Many of the small, earlier buildings (particularly the working-class cottages) were probably designed by builders or were builders' modifications of published plans. One builder, Edmund Stormowski, displayed considerable skill in his design of St. Hedwig's rectory. Following are the biographies of some of the district's designers.

Otto Strack Otto Strack (1857-1935), who designed the former Pabst Saloon located at 1006 East Brady Street, was one of Milwaukee's outstanding nineteenth century architects. Some examples of Strack's work include the Pabst Theater (1895) located at 144 East Wells Street, the Kalvelage Mansion (1895-96) located at 2432 West Kilbourn Avenue, and the William Goodrich

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residence (1894) located at 2232 North Terrace Avenue (all listed in the National Register of Historic Places).

Strack was born in Roebel in northern Germany where he received his early education in the public schools. His father was a fifth or sixth generation forester, and his mother was the daughter of a prominent musician. Strack moved with his family to Wiemar, Germany where he attended high school. After graduation he became a carpenter. Strack later learned the blacksmith and mason trades before enrolling in the building school in Hamburg, Germany. After graduating, he enrolled at the polytechnical schools of Berlin and Vienna, and graduated in the building arts in 1879. Two years later he went to Chicago and began a career as an architect and civil engineer with a large bridge and iron construction contractor.

In 1886 he opened his own architectural office in Chicago but moved to Milwaukee in 1888 to accept a position as supervising architect of the Pabst Brewing Company. Strack designed and supervised the construction of the brewery's buildings built in Milwaukee and around the country, including many "corner saloons" such as the one on East Brady Street. Strack left his job with Pabst in 1892 to open his own practice in Milwaukee. In 1895 he designed the National Register listed Pabst Theater located at 144 East Wells Street in the city's central business district. The theater's cantilevered balcony was claimed to be one of the first that was self-supporting, thus eliminating the need for view obstructing supporting posts.

In the late 1890s Strack left Milwaukee to work for the George A. Fuller Construction Company in New York City where he helped to design and build many large office buildings. Later in life Strack acknowledged that Milwaukee's Pabst Theater was his greatest achievement. Strack worked for the construction company until he became ill about a year before he died at the age of 78 on Friday, October 11, 1935.<sup>34</sup>

Henry Messmer Henry Messmer, who designed St. Hedwig's Roman Catholic Church (1886) located at 1704 North Humboldt Avenue and the parish's parochial school (1890), was born in Switzerland and studied with architects in Europe before coming to Milwaukee in 1867. He was employed as a draftsman for several years before starting his own architectural office. Some fine examples of Messmer's work include: St. Hyacinth Roman Catholic Church (1882) located at 1414 West Beecher Street; St. Casimir's Roman Catholic Church rectory (1894) located at 2618 North Bremen Street; and SS. Peter and Paul Roman Catholic Church (1889) located at 2491 North Murray Avenue. Before the turn of the century, Messmer took his son as a partner and changed the name of the firm to Henry Messmer & Son. Together they designed many commercial

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buildings and middle-class homes still standing on Milwaukee's near North and East sides. Messmer's own brick, Italianate style house still stands at 2302 North Booth Street about a mile and a half northwest of the East Brady Street Historic District. Messmer died on February 20, 1899 at the age of 59. His sons, Robert and Henry, continued the architectural firm for many years after their father's death and retained the name Henry Messmer and Son until about 1910.<sup>35</sup>

**Kirchoff and Rose** The well-known architectural firm of Charles Kirchoff and T. Leslie Rose designed the former Schlitz Brewery Co. saloon located at 1699 North Astor Street. Kirchoff was born in Milwaukee, and his father was a carpenter. Kirchoff worked for local architect Henry Messmer before opening his own practice during the early 1880s. In 1887 Kirchoff formed a partnership with T. Leslie Rose. One of their first major commissions was the Schlitz Palm Garden built in 1888 at 730 North Third Street (razed). Kirchoff and Rose designed many other buildings for the owners of the Schlitz Brewery, the Uihlein family, including saloons at 1531 East Park Place (1900); 2414 South St. Clair Avenue (1897); and 733 East Clarke Street (1904), and such fine residential and commercial buildings as the former Second Ward Savings Bank (1912) at 910 North Third Street; the Erwin Uihlein Residence (1913) at 3319 North Lake Drive; the Conrad Trimborn Residence (1920) at 2647 North Wahl Avenue; the Majestic Building (1908) at 231 West Wisconsin Avenue; the Empire Building (1927) at 710 North Plankinton Avenue; and the Home Bank Building (1930) at 2300 North Dr. Martin Luther King Jr. Drive.<sup>36</sup>

**Hugh Guthrie** Hugh Guthrie, who designed the duplex located at 706-708 East Brady Street, is best known for his association with the architectural firm of Leenhouts and Guthrie formed in 1900. The Brady Street duplex built in 1890, is one of Guthrie's earliest known works. The architectural firm of Cornelius Leenhouts and Hugh Guthrie worked mainly in the period revival styles popular in the early twentieth century. The firm designed many fine residences, churches and apartment buildings including: the Herman Reel Residence (1906) at 2520 North Terrace Avenue; the G. H. Norris Residence (1914) at 2933 North Lake Drive; and the Kenwood Methodist Church (1923) at 2319 East Kenwood Boulevard. The firm was active into the mid-1920s. Guthrie was born in Ayrshire, Scotland. His father was a manufacturer of agricultural implements in Scotland.<sup>37</sup>

**George Zagel** George Zagel was an early twentieth century Milwaukee architect whose busiest years were during the booming 1920s. His firm designed many commercial and apartment buildings and residences in the city including the store/flat building built in 1927 at 1016-1020 East Brady Street. Zagel was adept at handling the Mediterranean and period revival

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styles popular at that time. Other examples of his firm's work include the Leo Goldman apartment building (1924) at 3407 North Oakland Avenue; the Gary Rice apartment building (1927) at 2631 North Cramer<sup>38</sup> Street; and the Rory Gotfredson store (1928) at 1531 North Farwell Avenue.

**Bernard Kolpacki** Bernard Kolpacki was a Polish-born architect who designed the duplex located at 1415-1417 East Brady Street. Kolpacki, who was born in 1853, came to America at the age of 17. Nothing is known about his education, but he apparently entered his profession by working under the tutelage of an established architect for several years before starting his own practice. Kolpacki lived in Milwaukee's large South Side Polish community, and his most important work is concentrated there. Two outstanding examples of his design work include SS. Cyril and Methodius Roman Catholic Church (1893) located at 2433 South Fifteenth Street and St. Vincent DePaul Roman Catholic Church (1900) located at 2114 West Mitchell Street. Kolpacki also designed the Daniel Giworsky store (1891) located near the East Brady Street Historic District at 1728 North Franklin Place. Kolpacki was only 47 when he died unexpectedly at his South Side home on West Becher Street on December<sup>39</sup> 27, 1900. He is buried in St. Adalbert's Cemetery on the city's South Side.

**Edmund Stormowski** Edmund Stormowski was a mason contractor and built the St. Hedwig's rectory at 1716 North Humboldt Avenue in 1903. Little is known about Stormowski, but he appears to have been a talented individual whose career rapidly progressed from tradesman to contractor to city official. Stormowski, who would have been about 29 when the rectory was built, was appointed Milwaukee's Superintendent of Sewers in 1912. He held that job with the city until he died on February 26, 1916 at the age of 42.<sup>40</sup>

**SUMMARY**

In summary, the Brady Street Historic District is architecturally significant for its wide range of building types illustrating a variety of architectural styles popular between 1870 and 1930. It is interesting as an unusual example of a neighborhood commercial center that exhibits its ethnic origins principally in its integration of commercial and residential land uses spatially arrayed around a massive church complex that serves as the focal point of the district.

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Preservation Activity

Recent preservation activities include the exterior restoration of the former Schlitz Brewing Co. saloon located at 1697-99 North Astor Street. The interior has been remodeled for offices. St. Hedwig's church complex shows continued pride in ownership, and the interior of the church was recently sensitively redecorated. The adaptive reuse of the former St. Hedwig's convent for senior citizen apartments seems to assure the continued preservation of the building's exterior. The character of East Brady Street has been preserved because the majority of buildings in the district have not been significantly altered in many years. There is no concerted effort to restore buildings on Brady Street, although the commercial viability of the street has tended to encourage the retention of the existing building stock. On the other hand, a recent trend to consolidate small adjacent parcels under single ownerships may presage a move to demolish existing buildings and construct small strip shopping centers, such as has already occurred at the eastern edge of the district at the corner of Brady Street and Cambridge Avenue. This would irreparably damage the historic character of the district.

Archeological Activity

There are no known archeological sites in the district.

Criteria Consideration A - St. Hedwig's Complex.

St. Hedwig's Roman Catholic Church complex is an integral part of the district and is being included in the nomination as an exception to the National Register Criteria under Criteria Consideration A as a religious property that derives its primary significance from its outstanding architectural qualities.

Criteria Consideration B - 1701-03 N. Arlington Pl. and 808 E. Brady St.

The Joseph Polczynski Saloon located at 1701 North Arlington Place and the house at 808 East Brady Street have both been moved from their original locations, but because of their significant architectural value to the district, and the fact that they were moved during the district's period of significance, they are included in this nomination under Criteria Consideration B.

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FOOTNOTES

<sup>1</sup>Tax roll research indicates that the oldest standing building in the district was constructed in 1875. According to building permits, the last building of historic significance was constructed in 1931.

<sup>2</sup>Cultural Resource Management in Wisconsin, Vol. 1. Madison: State Historical Society, 1986, Settlement Chapter, p. 7-1.

<sup>3</sup>Milwaukee Journal, May 20, 1922; Wisconsin News, 1937. Newspaper clippings from City of Milwaukee Legislative Reference Bureau city street file.

<sup>4</sup>Milwaukee Common Council Proceedings, 1892-1893, pp. 357, 713.

<sup>5</sup>Milwaukee City Directory, 1847-1848, p. 73; Lapham's 1854 Map of Milwaukee.

<sup>6</sup>Robert G. Carroon, "Foundations of Milwaukee's Polish Community." Historical Messenger of the Milwaukee County Historical Society, Sept., 1970, pp. 88-96.

<sup>7</sup>Milwaukee Sentinel, 1888 Dec. 23, 16/2,3; Milwaukee Sentinel, 1874 Nov. 30, 1/2; Joseph Wyrwal, Behold! The Polish-Americans (Detroit: Endurance Press, 1977), pp. 25-26.

<sup>8</sup>History of Milwaukee, Wisconsin, (Chicago: The Western Historical Company, 1881), p. 361.

<sup>9</sup>Wyrwal, 1977, pp. 108, 114-115.

<sup>10</sup>St. Hedwig's Diamond Jubilee Booklet, 1946, pp. 11-12, 16, 22.

<sup>11</sup>Building permit, 1701 N. Humboldt Ave.

<sup>12</sup>Milwaukee Sentinel, 1874, Nov. 30, 2/1, 2.

<sup>13</sup>St. Hedwig Parish Diamond Jubilee, 1946; St. Hedwig Parish Directory, pamphlet published by the congregation; Milwaukee Sentinel, 1879, July 2, July 4, Aug. 3, Aug. 4, and Nov. 1. The 1928 Catholic Church Directory of the Archdiocese of Milwaukee. (Milwaukee: Wisconsin Catholic Publishing Co., 1928); Thaddeus Borun (ed.), We, The Milwaukee Poles (Milwaukee: Nowiny Publishing Co., 1946), pp. 8-10, 48; History of Milwaukee, 1881, p. 910.

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<sup>14</sup>Building permit.

<sup>15</sup>Milwaukee Sentinel, 1880 Dec. 12, 8/3

<sup>16</sup>Wytrwal, 1977, p. 1

<sup>17</sup>Alberto C. Meloni, "Italy Invades the Bloody Third: The Early History of Milwaukee's Italians." Historical Messenger of the Milwaukee County Historical Society, March, 1969, p. 34.

<sup>18</sup>Meloni, p. 35; Mario Carini, Milwaukee's Italians (Milwaukee: The Italian Community Center, n.d.) p. 3

<sup>19</sup>G. La Piana, The Italians in Milwaukee, (no publisher, 1915), pp. 5-6.

<sup>20</sup>Bayrd Still, Milwaukee: The History of a City (Madison, Wis., State Historical Society, 1948), p. 27.

<sup>21</sup>H. Russell Austin, "The Milwaukee Story," (Milwaukee: The Milwaukee Journal, 1946), p. 153.

<sup>22</sup>Souvenir Program Solemn Dedication of St. Rita's Church and School, July 11, 1939 (Milwaukee: St. Rita parish, 1939).

<sup>23</sup>Frank Mocha, Poles in America, (Stevens Point: H. Worzalla Publishing Co., 1978), p. 344.

<sup>24</sup>History of Milwaukee, 1881, p. 969; Petition for Naturalization, John C. Kunitzky, #4426, vol. 15; Milwaukee City Directories.

<sup>25</sup>History of Milwaukee, 1881, p. 393; Tax Rolls; City Directories

<sup>26</sup>Jerome D. Watrous, ed., Memoirs of Milwaukee County, Vol. 2, (Madison: Western Historical Assn., 1909), pp. 967-968.

<sup>27</sup>Ignatz Trzebiatowski, Petition for Naturalization, #7207, Vol. 18.

<sup>28</sup>Watrous, Vol. 2, pp. 468-469.

<sup>29</sup>Men of Milwaukee, Vol. 1, Milwaukee: Associated Compilers, 1930, p. 116; Milwaukee City Directory.

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<sup>30</sup> Frank Mocha, Poles in America, (Stevens Point: H. Worzalla Publishing Co., 1978), p. 333.

<sup>31</sup> Fred T. Holmes (ed.), 1946, Wisconsin: Stability, Progress, Beauty, Vol. 3, (Chicago: Lewis Publishing Co., 1946), pp. 99-101; Milwaukee City Directories; City of Milwaukee Building Permits; Milwaukee Journal, 1 (local)/1, Sept. 16, 1944; Wisconsin Necrology, Vol. 52, pp. 7-8; Huebsch Family File at the MPL Local History Room.

<sup>32</sup> James Paul Allen and Eugene James Turner, We the People, (New York: MacMillan Publishing Co., 1988), p. 99.

<sup>33</sup> Wisconsin Cultural Resource Management Plan, Vol. III, Religion, pp. 3-20.

<sup>34</sup> Andrew J. Aikens and Lewis A. Proctor, Men of Progress (Milwaukee: The Evening Wisconsin Co., 1897), pp. 532-533; Wisconsin Necrology, Vol. 36, p. 71.

<sup>35</sup> Milwaukee's Leading Industries (New York: Historical Publishing Co., 1886), p. 140; Milwaukee City Directories 1868-1899; History of Milwaukee, p. 1501.

<sup>36</sup> John G. Gregory, History of Milwaukee, Wisconsin, Vol. IV (Chicago, S. J. Clarke Publishing Co., 1931), pp. 233-234 and 501-502; Milwaukee's Leading Industries, p. 124.

<sup>37</sup> William G. Bruce, History of Milwaukee, Vol. III (Chicago, S. J. Clarke Publishing Co., 1922), pp. 79-80.

<sup>38</sup> Building Permit research.

<sup>39</sup> Old Settlers' Book, Vol. I, p. 47. Milwaukee County Historical Society Reference Library Collection.

<sup>40</sup> Building Permit research; Milwaukee City Directories.

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Boundary Description

The boundaries of the East Brady Street Historic District are described as follows: Beginning at the intersection of the south curb line of East Brady Street and the east curb line of North Van Buren Street; then south to the south property line of 1690 North Van Buren Street; then east to the east curb line of North Cass Street; then south to the south property line of 807-09 East Brady Street; then east to the west property line of 827-29 East Brady Street; then south to the south property line of the same; then east to the east property line of the same; then north to the south property line of the same; then east to the east curb line of North Marshall Street; then north to the south property line of 1696 North Marshall Street; then east to the west property line of 911-15 East Brady Street; then south to the south property line of the same; then east to the west property line of 919 East Brady Street; then south to the south property line of the same; then east to the east property line of the same; then north to the south property line of 1699 North Astor Street; then east to the east curb line of North Astor Street; then south to the south property line of 1696 North Astor Street; then east to the west right-of-way line of the alley; then south to the south property line of 1017-19 East Brady Street; then east to the east right-of-way line of the alley; then north to the south property line of 1027 East Brady Street; then east to the east curb line of North Humboldt Avenue; then south to the south property line of 1692 North Humboldt Avenue; then east to the west property line of 1687-89 North Franklin Place; then south to the south property line of the same; then east to the east curb line of North Franklin Place; then north to the south property line of 1688-90 North Franklin Place; then east to the east curb line of North Arlington Place; then north to the south property line of 1301 East Brady Street; then east to the west property line of 1319 East Brady Street; then south to the south property line of the same; then east to the east curb line of North Warren Avenue; then northeast to the south property line of 1401-03 East Brady Street; then southeast to the east property line of 1419 East Brady Street; then northeast to the south property line of the same; then southeast to the east property line of the same; then north to the south property line of 1669 North Farwell Avenue; then southeast to the east property line of the same; then northeast to the south curb line of East Brady Street; then north to the north curb line of East Brady Street; then west to the west curb line of North Warren Avenue; then north to the north property line of 1332 East Brady Street; then west to the west property lines of the same; then south to the intersection of a line extended from the north property line of 1709 North Arlington Place, then west to the east property line of 1228 East Brady (see 10-2)

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Street; then north to the north property line of the same; then west to the east property line of 1218-20 East Brady Street; then north to the north property line of the same; then west to the west property line of the same; then south to the north property line of the same; then west to the west property line of the same; then south to the north property line of 1214-16 East Brady Street; then west to the west property line of the same; then south to the north property line of 1208-12 East Brady Street; then west to the west curb line of North Franklin Place; then north to the north property line of 1724 North Humboldt Avenue; then west along that line to the east curblines of North Humboldt Avenue, then south to an extension of the north property line of 1701 North Humboldt Avenue; then west to the west curb

line of North Astor Street; then south to the north property line of 928-32 East Brady Street; then west to the east property line of 922-24 East Brady Street; then north to the north property line of the same; then west to the west property line of 908-10 East Brady Street; then south to the north property line of 900 East Brady Street; then west to the west curb line of North Marshall Street; then north to the north property line of 1701 North Marshall Street; then west to the east property line of 830 East Brady Street; then north to the north property line of the same; then west to the west property line of 812-14 East Brady Street; then south to the north property line of 808 East Brady Street; then west to the west property line of 728 East Brady Street; then north to the north property line of the same; then west to the west property line of 706-08 East Brady Street; then south to the south curb line of East Brady Street; then west to the point of beginning in the City of Milwaukee, Milwaukee County, Wisconsin.

**Boundary Justification**

The district is distinguished from its surroundings by the visual cohesiveness of its continuous streetscape of late nineteenth and early twentieth century commercial and residential structures. The adjacent neighborhoods to the north and south are composed of irregular blocks of wooden, nineteenth century, single family houses and duplexes set back from the street behind small grass lawns. The east and west ends of the district represent changes in land use. The western boundary of the district is at Van Buren Street near the point where Brady Street terminates at North Water Street, an industrial corridor lined with tanneries. At Van Buren Street a steep hill sloping sharply down to Water Street topographically demarcates the end of the district. At its east end, the district ends at North Farwell Avenue, a wide thoroughfare linking the upper East Side with the central business district. Beyond Farwell Avenue, the land use on Brady Street

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abruptly changes from a commercial district to an upperclass residential area of substantial nineteenth century masonry residences mixed with twentieth century apartment buildings.

**BRADY ST.  
HISTORIC DISTRICT  
MILWAUKEE, WISC.**

N. VAN BUREN ST.

**P. 4**

N. MARSHALL ST.

**P. 3**

N. HUMBOLDT AVE.

**P. 2**

N. ARLINGTON PL.

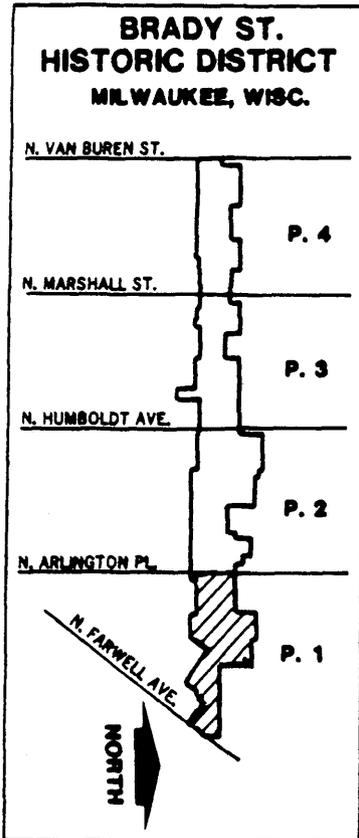
**P. 1**

N. FARWELL AVE.

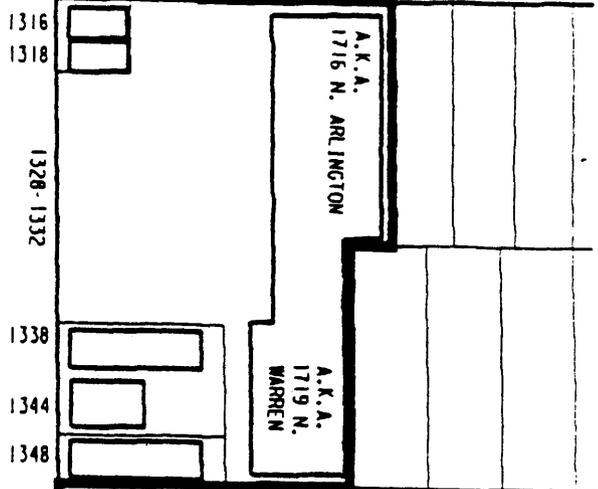
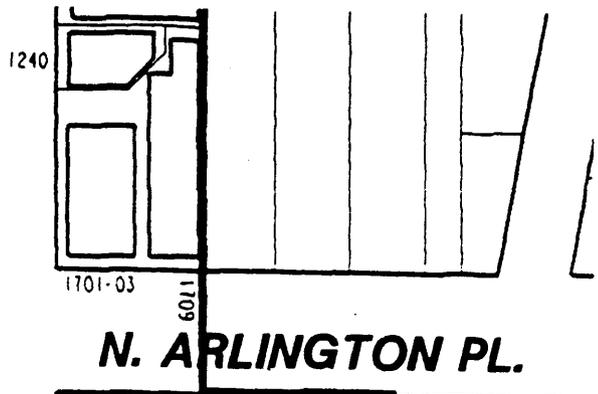
**NORTH**



**N. ARLINGTON PL.**



**NON-CONTRIBUTING**



**N. WARREN AVE.**

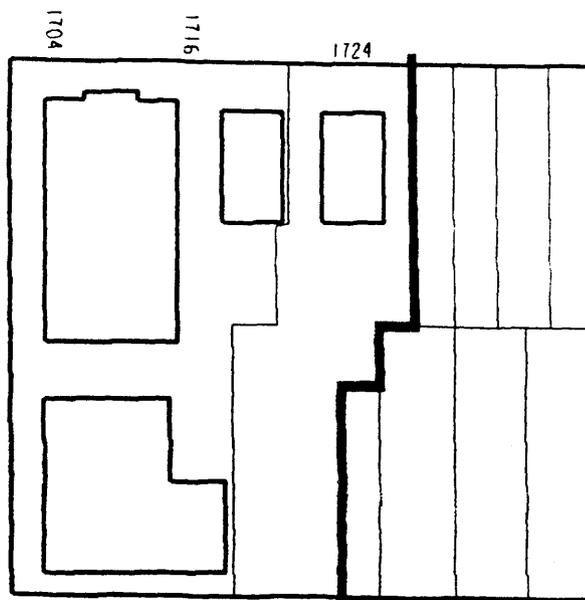
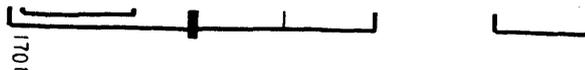
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**N. FARWELL AVE.**

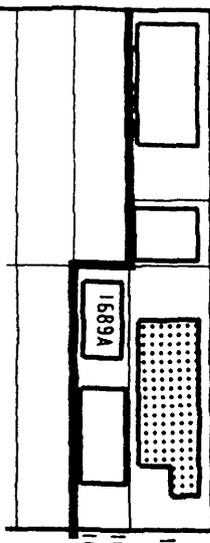
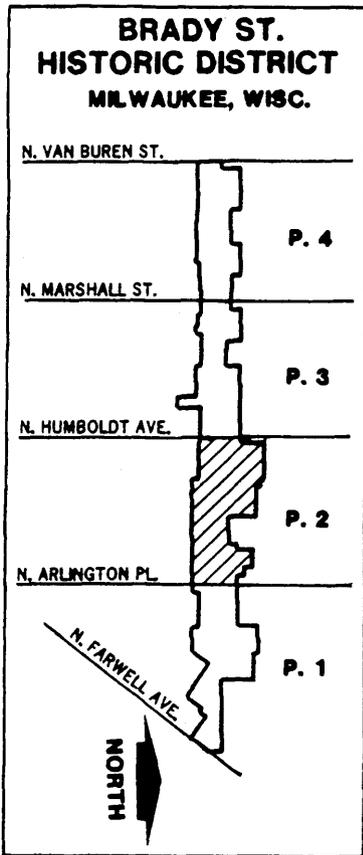
1669 1673 1677

**N. CAMBRIDGE AVE.**

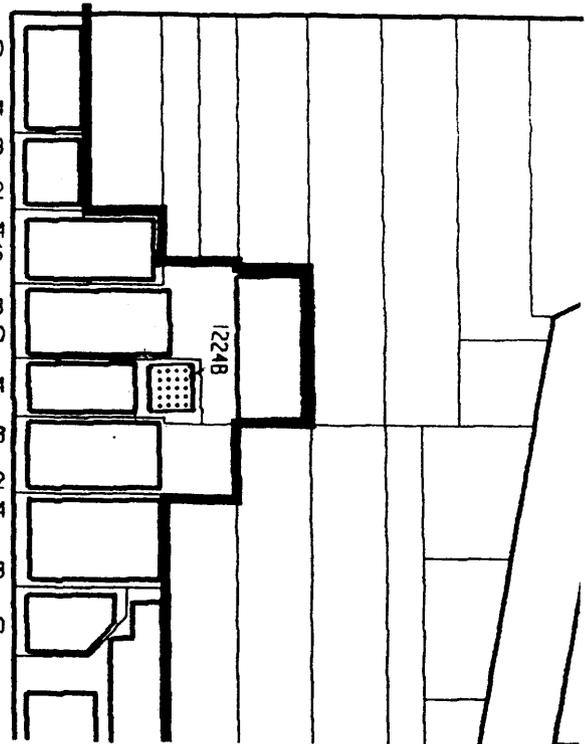
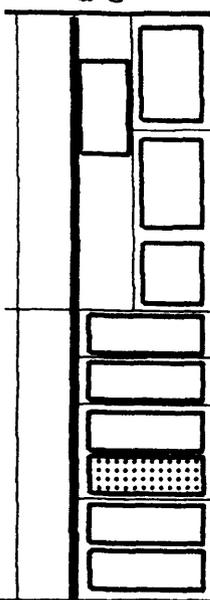
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**E. BRADY ST.**

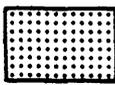


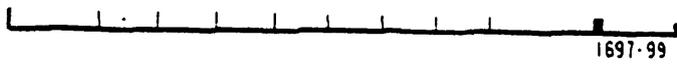
**N. FRANKLIN PL.**



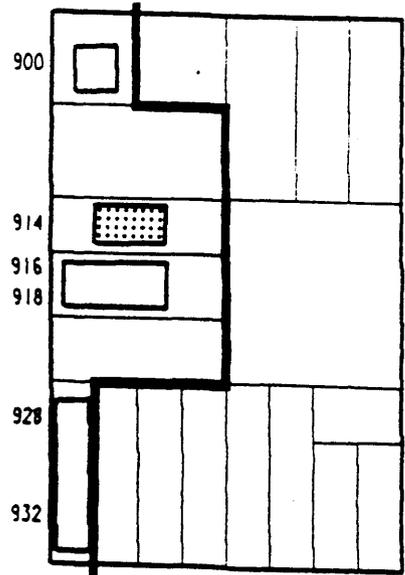
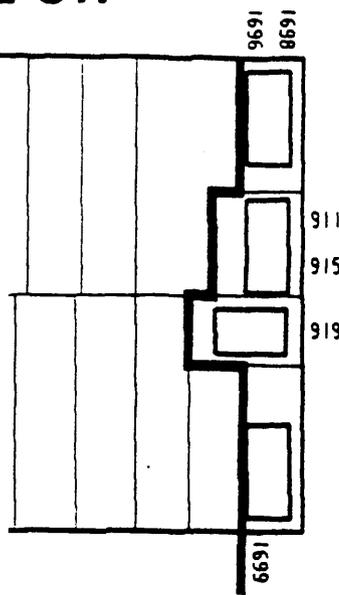
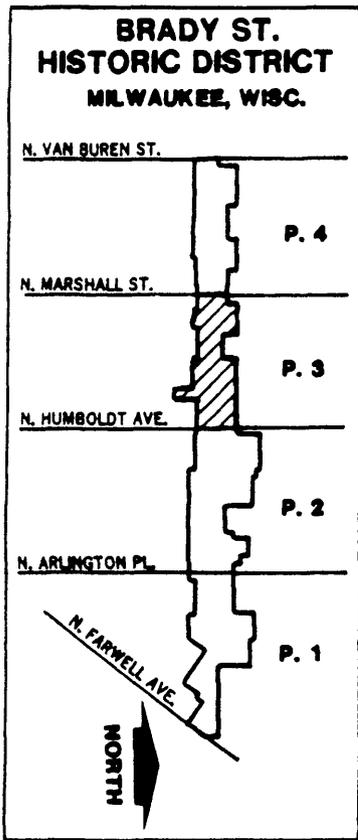
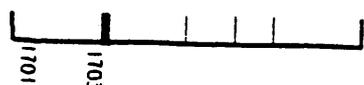
**N. ARLINGTON PL.**



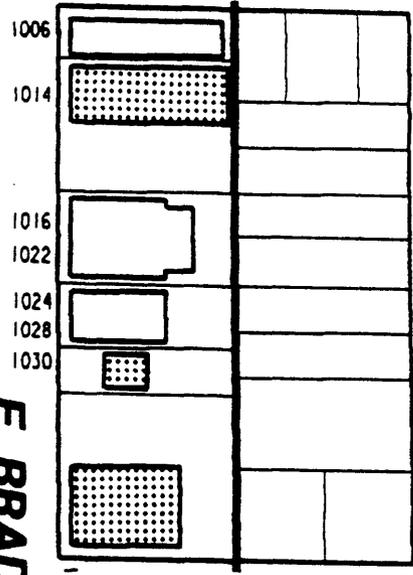
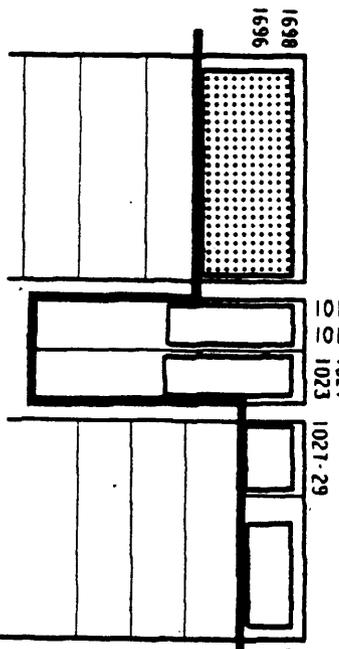
 **NON-CONTRIBUTING**



**N. MARSHALL ST.**



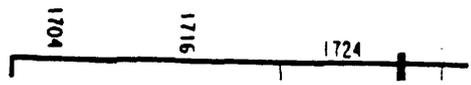
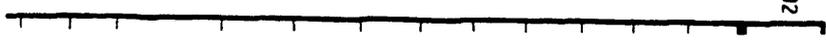
**N. ASTOR ST.**



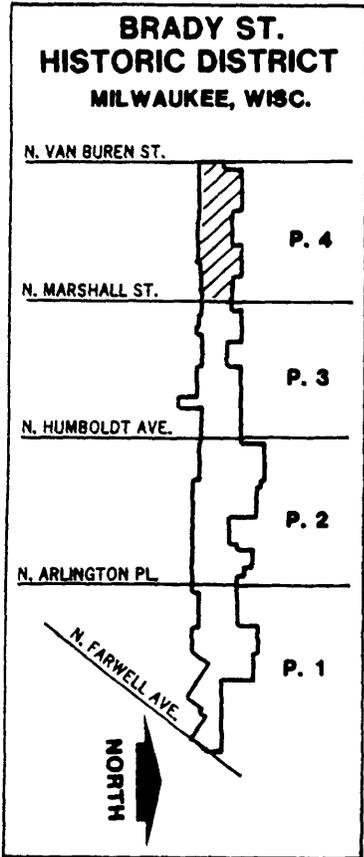
**E. BRADY ST.**

**NON-CONTRIBUTING**

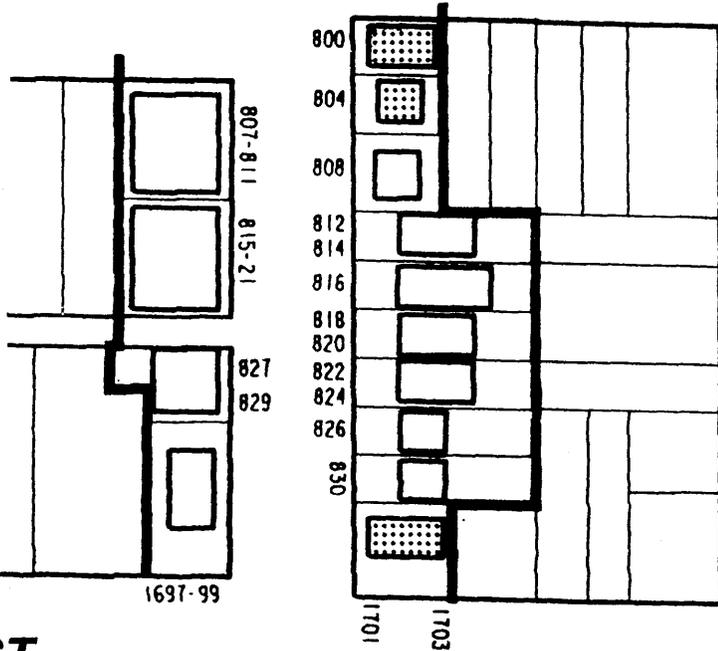
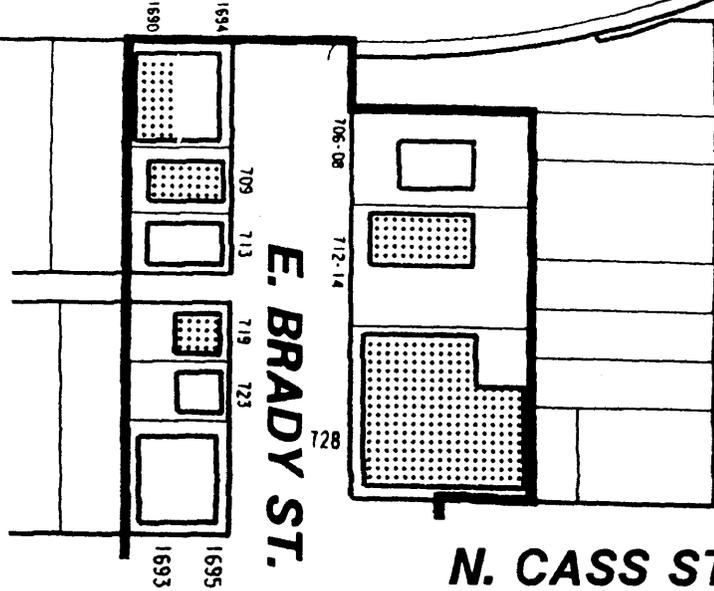
**N. HUMBOLDT AVE.**



N. VAN BUREN ST.



NON-CONTRIBUTING



N. MARSHALL ST.

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