

# MILWAUKEE HISTORIC PRESERVATION COMMISSION HISTORIC SITE DESIGNATION APPLICATION

An application fee of \$25 (cash or check) is required with this application

## 1. Name

Historic: \_\_\_\_\_ 32nd and Wisconsin Historic District \_\_\_\_\_

and/or Common: \_\_\_\_\_

## 2. Location

Street & number 3120, 3200, 3212, 3226 W Wisconsin Ave. \_\_\_\_\_

Aldersperson(s): Ald. Bauman \_\_\_\_\_

District Number(s): 4th \_\_\_\_\_

## 3. Classification

Category	Ownership	Present Use			
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> public	<input type="checkbox"/> agricultural	<input type="checkbox"/> park	<input type="checkbox"/> government	<input type="checkbox"/> transportation
<input type="checkbox"/> structure(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> cemetery	<input type="checkbox"/> industrial	<input type="checkbox"/> vacant
<input type="checkbox"/> object(s)	<input type="checkbox"/> both	<input type="checkbox"/> educational	<input type="checkbox"/> religious	<input type="checkbox"/> military	<input type="checkbox"/> other
<input checked="" type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> private residence	<input type="checkbox"/> museum	

## 4. Owner of Property

Name: \_See attached \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## 5. Representation in Existing Surveys

Inventory: \_Comprehensive Milwaukee Survey (1979); Westside Historic Survey (1983) \_\_\_\_\_

Date: \_1979, 1983\_\_\_  federal  state  county  local

Depository for survey records:

Organization \_City of Milwaukee \_\_\_\_\_

Street & number \_200 E Wells \_\_\_\_\_

City \_Milwaukee \_\_\_\_\_ State \_WI \_\_\_\_\_ Zip \_53202 \_\_\_\_\_

**Previous historic designation:**

National Register      Date \_\_\_\_\_ Historic Name \_\_\_\_\_  
 City of Milwaukee Landmark      Date \_\_\_\_\_ Historic Name \_\_\_\_\_  
 Other      Name of Program \_\_\_\_\_ Date designated \_\_\_\_\_

## 6. DESCRIPTION

**Condition:**

- excellent
- good
- fair
- deteriorated
- ruins

- altered
- unaltered

**Location:**

- original site
- moved, date: \_\_\_\_\_

**Building form:**

Number of stories \_\_\_\_\_

**Foundation**

- stone     brick     concrete block     concrete
- other \_\_\_\_\_

**Roof**

- gable ( flank;  end;  cross)
- gambrel ( flank;  end;  cross)
- hip     mansard     flat
- other \_\_\_\_\_

**Walls:**

- clapboard;  brick;  stucco;  stone;  wood shingle;  slate;  terra cotta;  asphalt siding;
- asbestos tile;  aluminum siding;  artificial stone;  other \_\_\_\_\_

**Written description:** (Continue on a separate sheet, if necessary)

Franklin Arms Apartment, 3120 W Wisconsin is a four-story, U-shaped apartment building. The building was designed by Rosman & Wierdsma in 1923 in the Art Deco style. It is clad in tan brick with limestone accents. The building has a crested parapet. There are two entrances in the courtyard with pointed arch limestone surrounds.

Hudson Flats Apartment Building is located at 3200 W. Wisconsin Avenue. The building was constructed in 1907 and designed by Leister and Holst. The apartment building is a three story symmetrical building with raised basement. The building is clad with a red brick. A large two-story entrance is supported by fluted columns. The porch has a flat roof with decorative fascia and dentil cornice. Brick quoins are found on the second and third levels of the building. The roof has a large brick parapet and overhanging cornice with modillions. The windows are one-over-one.

The S. Sanborn house, 3212 W. Wisconsin Ave., was designed by noted Milwaukee architecture firm Ferry and Clas in 1903. This is the only property in the proposed district that was designed as a single-family house, though it has been used as a rooming house for decades. The Arts & Crafts-style building is two-and-a-half stories tall and clad with dark red brick. The attic level is clad with half-timbered stucco. A smaller gable protrudes from the front façade and is clad in red brick. The upper levels on the side facades are clad with stucco. The windows are six-over-one with four-over-one windows in the attic level.

The A. M. Loftus House is located at 3226 W. Wisconsin Ave. The building was built in 1923 in the Arts and Crafts style. The building is three stories in height and clad with red brick, aside from a gable that protrudes from the third story that is clad with stucco. The front façade is eight bays side, with six of the bays set in a protruding bay. The windows are six-over-one, except for one-over-one replacement windows in the gable on the third story. Metal railing balconies are located on the outer window bays on the upper two floors. The front half of the side facades is

clad with red brick, while the back half is painted brick. Protruding entry bays clad with stucco are located halfway back on the side facades.

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## 7. SIGNIFICANCE

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**Areas of significance:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> law                 | <input type="checkbox"/> science             |
| <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input type="checkbox"/> literature          | <input type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> military            | <input type="checkbox"/> theater             |
| <input type="checkbox"/> commerce                | <input type="checkbox"/> engineering            | <input type="checkbox"/> music               | <input type="checkbox"/> transportation      |
| <input type="checkbox"/> communications          | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy          | <input type="checkbox"/> other (specify):    |
| <input type="checkbox"/> community planning      | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government | <a href="#">Click here to enter text.</a>    |
| <input type="checkbox"/> conservation            | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion            |  |

**Date built or altered:** 1903-1923 \_\_\_\_\_

**Builder/architect:**

**Written statement of significance:** (continue on a separate sheet, if necessary)

The 32<sup>nd</sup> & Wisconsin Avenue Historic District is an intact group of four buildings dating from 1903 to 1923. The district is representative of large apartment construction common along Grand Avenue in the late nineteenth century and early twentieth century. The district has high integrity examples of Arts & Crafts, Neoclassical, and Art Deco style buildings designed by some of Milwaukee's most well-known architects/firms such as Ferry and Clas, Leister and Holt, and Rosman and Weirdsma.

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## 8. Major Bibliographical References

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Wisconsin Architecture and History Inventory File # 113790, 113792, 30295, 111510

National Register of Historic Places Inventory-Nomination Form: Historic Resources of the West Side Area, Milwaukee, Wisconsin – Partial inventory: architectural and historical properties

West Side Neighborhood Historic Resources Survey

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## 9. Property Description

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Acreage: \_\_\_\_\_ Obtain from <http://assessments.milwaukee.gov/>

**Legal property description:**

ASSESSMENT SUBD NO 50 ETC IN NE 1/4 SEC 25-7-21 VOL 26 PG 46 BLOCK 1 LOTS 10-11-12 & 13 BID #10

DOUSMAN'S SUBD IN NE 1/4 SEC 25-7-21 THAT PART OF LOT 7 COM INTER N LI W WISCONSIN AVE & W LI N 32ND ST-TH N 186'-TH W 80'-TH S 186'-TH E 80' TO BEG SUBJ TO EAS'MT BID #10

DOUSMAN'S SUBD IN NE 1/4 SEC 25-7-21 THAT PART OF LOT 7 COM N LI W WISCONSIN AVE & 80' W OF W LI N 32ND ST-TH N 186'-TH W 60'-TH S 186'-TH E 60' TO BEG SUBJ TO EAS'MT BID #10

DOUSMAN'S SUBD IN NE 1/4 SEC 25-7-21 THAT PART LOT 7 COM N LI W WISCONSIN AVE 140' W OF W LI N 32ND ST-TH W 70'-TH N 186'-TH E 57.70'-TH S 10'-TH E 12.30' TH S 176' TO BEG SUBJ TO ROW OVER N 10' THEREOF BID #10

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## 10. Form Prepared By

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Name/Title: Laura Sue Mosier \_\_\_\_\_

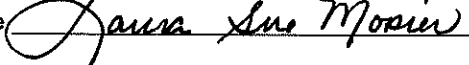
Organization: \_\_\_\_\_

Street: 3209 W Wells St \_\_\_\_\_

City: Milwaukee \_\_\_\_\_ State: WI \_\_\_\_\_ Zip: 53208

Telephone (days) 414-902-3030 \_\_\_\_\_ (evenings) \_\_\_\_\_ Date: 6/4/2024

Email welcome@schustermansion.com

Signature 

Return to: Historic Preservation  
Common Council/City Clerk  
200 East Wells Street Room B-4  
Milwaukee, WI 53202  
(414-286-5722)  
HPC@milwaukee.gov