

**PERMANENT HISTORIC DESIGNATION STUDY REPORT
SOUTH SUPERIOR STREET PUDDLERS' COTTAGES HISTORIC DISTRICT
MARCH 2021**

**THIS NOMINATION INCLUDES THE PROPERTY AT 2530 SOUTH SUPERIOR
FOR WHICH TEMPORARY HISTORIC DESIGNATION
WAS GRANTED ON FEBRUARY 24, 2021. THIS PUBLIC HEARING WILL SERVE AS THE
PUBLIC HEARING FOR THE PERMANENT DESIGNATION OF 2530 SOUTH SUPERIOR**

I. NAME

Historic:

Common Name: Puddler's Cottages

II. LOCATION

This district includes the properties on the east side of South Superior Street between East Russell Avenue and East Ontario Street excluding the property at 2538 South Superior which is not a puddler's cottage

LEGAL DESCRIPTION

2500 South Superior Tax Key No. 5100315000
Village of Bay View in NE ¼ SEC 9 & NW ¼ SEC 10-6-22
Block 3 N'LY 30' LOT 12

2506 South Superior Tax Key No. 5010314000
Village of Bay View in NE ¼ SEC 9 & NW ¼ SEC 10-6-22
Block 3 N'LY 10' LOT 11 & S'LY 20' LOT 12

2508 South Superior Tax Key No. 5010313000
Village of Bay View in NE ¼ SEC 9 & NW ¼ SEC 10-6-22
Block 3 S'LY 30' of N'LY 40' LOT 11

2512 South Superior Street Tax Key No. 5010312000
Village of Bay View in NE ¼ SEC 9 & NW ¼ SEC 10-6-22
Block 3 N'LY 20' LOT 10 & S'LY 10' LOT 11

2518 South Superior Street Tax Key No. 5010311000
Village of Bay View in NE ¼ SEC 9 & NW ¼ SEC 10-6-22
Block 3 S'LY 30' LOT 10

2522 South Superior Street Tax Key No. 5010310000
Village of Bay View in NE ¼ SEC 9 & NW ¼ SEC 10-6-22
Block 3 N'LY ½ LOT 9

2530 South Superior Street Tax Key No. 5010308100
Village of Bay View in NE ¼ SEC 9 & NW ¼ SEC 10-6-22
Block 3 LOT 8 & SLY ½ LOT 9

III.	CLASSIFICATION	District
IV.	OWNERS	<p>2500 South Superior Michael Jazwiecki and Karry Jo Jazwiecki 12395 West Morgan Oak Drive Greenfield, WI 53228</p> <p>2506 South Superior Joel Bohlen and Karen Bohlen 2506 South Superior Milwaukee, WI 53207</p> <p>2508 South Superior Leah M. Leja 2508 South Superior Milwaukee, WI 53207</p> <p>2512 South Superior James S. Schmitz and Jeanette C. Schmitz 2512 South Superior Milwaukee, WI 53207</p> <p>2518 South Superior John H. Piette 2518 South Superior Milwaukee, WI 53207</p> <p>2522 South Superior Edward T. Seaver IV 2522 South Superior Milwaukee, WI 53207</p> <p>2530 South Superior 2530 Superior LLC Justin Koneck, Registered Agent 10125 South 52nd Street Franklin, WI 53132</p>
	ALDERMAN	Ald. Marina Dimitrijevic 14 th Aldermanic District
	NOMINATOR	Joseph Paterick
V.	YEAR BUILT	C. 1868
	ARCHITECT:	Unknown, likely carpenter/contractor built

NOTE: These puddlers' cottages in the 2500 block of South Superior are part of a larger Bay View National Register Historic District, listed August 23, 1982. This nomination for local designation was the result of concern for the preservation of the scale and character and history of these earliest of workers' housing in the Bay View neighborhood.

VI. PHYSICAL DESCRIPTION

THE AREA

The area of Bay View around the nominated district is the oldest section of what was platted as the Village of Bay View in 1868 by the Milwaukee Iron Company, and is located about three and a quarter miles from Milwaukee's central business district. This company was established by Eber Brock Ward on March 8, 1867 as part of his vast empire of iron and steel mills, railroads, mines and lumber companies, headquartered in Detroit, Michigan. He also had mills in the Chicago area. The sprawling plant went into operation April 8, 1868. The first blast furnace went into service April 15, 1870. He selected this location just southeast of Milwaukee for its cheap land, access to water and rail transportation (ore and coal being important) and room to grow a community that would be near the plant and avoid city taxes. It was located in the Town of Lake, a mostly rural area. The land acquired by the Milwaukee Iron Company was originally part of the Worthington Farm (70 acres) and the McDougall Farm (44 acres) as well as Paul B. Place's 5.17 acres. The Town of Lake tax rolls in 1870 annotate that the company set aside about 85 acres for the plant and the remainder for residential building lots. By 1873 the tax rolls show Milwaukee Iron Company having a tract of 61.17 acres. The total acreage differs slightly in different accounts but the above numbers come from the Town of Lake Tax Rolls. The value of the company's holding rose from \$90,000 in 1868 to \$147,000 in 1870 to \$270,000 by 1884.

It is the Milwaukee Iron Company that changed the course of Milwaukee's history, launching its future as an industrial manufacturing city. Ward's mills initially rolled iron into railroad rails and were said to be "the first in the country to use the new Bessemer process on a large scale." The Bay View plant became the second largest rolling mill in the country and the largest employer in Milwaukee county. This resulted in a workforce numbering in the thousands. Workers who specialized in the iron and steel industry were imported from England and Ireland and Wales initially, only to be supplemented with other immigrant groups such as Poles and Italians. There is much already written about Bay View and it is not the intent of this report to chronicle the community's entire history. (John Gurda, Bay View, Wis., University of Wisconsin Board of Regents, 1979 pages 12,13; Bernhard C. Korn, The Story of Bay View. Milwaukee, Milwaukee County Historical Society, 1980 p 52, 53)

Was Bay View a "company town"? The answer is both yes and no. The company platted land for a community and initially built some housing for its workers. It offered lots for churches to be established. Deed restrictions forbade the use or manufacture or sale of alcoholic substances. Aside from that, workers were free to buy their own lots, construct their own houses or rent ones built by the company. The company did not own the properties in perpetuity nor did it control commercial activity. Workers were not forced to purchase goods from company-owned stores for example as happened in mining communities.

By the spring of 1868 it was reported by the Milwaukee Sentinel that a village had sprung up within a year. The paper continued that "25 buildings had been erected, including a store and large boarding house, and 10 more are contracted for. They are mostly small cottages, costing about \$500 each, but are exceedingly neat in appearance, and very comfortably

furnished...Within two months the village will contain 700 or 800 inhabitants, all of whom will derive their support from the rolling mill." (As quoted in Gurda, page 15)

The street grid in this portion of Bay View does not follow true north-south, east-west orientation as streets were aligned with the Lake Michigan shoreline. Original street names included the names of the Great Lakes such as Superior, St. Clair, Michigan, Erie and Ontario but some were later changed, sometimes as many two or three times. Superior, Ontario and St. Clair retain their original names. Other street names reflected the early families and prominent individuals of the area such as Pryor, and Wentworth.

The area around the nominated district is mostly residential with a few commercial properties located on corners. To the north, at the northeast corner of South Superior and East Russell Avenue, is vacant land once occupied by the Milwaukee Iron Company, later the North Chicago Rolling Mill and then Illinois Steel. The housing stock is varied in character, mostly frame, with some cream brick and masonry structures. The scale of development is low rise with few buildings exceeding two and a half stories. Single family cottages and houses are common with some houses converted to multi-family use at a later date. Some as-built duplexes are also located here and only a handful of apartment buildings are visible. Newer development has added residences of larger scale and proportions that occupy most of their lots. One example is the tall Bay View Terrace Condominiums (1964) that towers over the neighborhood at over twenty stories. It is located directly east of the nominated district.

The nominated properties along the east side of the 2500 block of South Superior Street have been called, affectionately it seems, "puddlers cottages" so called due to their single story and occupancy by workers of the Milwaukee Iron Company. One of the jobs at the rolling mill was classified as "puddler" and city directories confirm there were puddlers occupying the cottages in the 2500 block of South Superior Street. Puddlers "used a long metal rod to stir (puddle) molten iron in the bottom of a long furnace....Puddlers earned more than five dollars a day." Other occupations at the rolling mill included rollers, roughers, beaters, hammermen, nobblers, picklers, and shearman." (Gurda p 14) The term "puddlers cottage" came to be associated with such modest cottages in the Bay View neighborhood as a nod to someone who worked in the mill and not just to the classification of "puddler."

Unlike the urban neighborhoods with consistent setbacks, more uniform lot sizes and consistency in form, this portion of Bay View retains its village-like character with residential properties of varying 19th and early 20th century styles. Although initially platted with 50-foot by 150-foot lots, some blocks featured lots reduced into smaller dimensions in order to place more buildings on them.

BUILDING DESCRIPTIONS

Some common characteristics are shared by this grouping of seven puddlers' cottages. They are all one to one-and-a-half story structures (one exception is described below), rectangular in shape with front gabled roofs. They are uniformly set back from South Superior Street. All have minimal landscaping, if any, at the front of the buildings. The rear yards feature mowed lawns and some form of garage with alley access. There are no curb cuts onto South Superior. Although originally built without front porches (with the exception of 2530 South Superior), all now have front porches, some open, some enclosed. The 1910 Sanborn Fire Insurance Map shows that originally, only the Disch / Rising / Morgan house at 2530 South Superior had a front porch. Most have some form of rear addition and a couple have rooftop dormers or additions. Although this block, Block 3 of the Village of Bay View, had twelve lots originally, each 50 feet wide by 150 feet deep, the properties north of 2530 South Superior (Lots 9, 10, 11, and 12) were constructed on lots that were split into narrower 25 or 30 foot parcels that is reflected in their legal descriptions today:

2500 South Superior has 30 feet of Lot 12
2506 South Superior has 20 feet of Lot 12 and 10 feet of Lot 11
2508 South Superior has 30 feet of Lot 11
2512 South Superior has 10 feet of Lot 11 and 20 feet of Lot 10
2518 South Superior has 30 feet of Lot 10
2522 South Superior has 25 feet of Lot 9
2524 South Superior had 25 feet of Lot 9 (this was demolished and the property purchased by 2530 South Superior)
2530 South Superior has the original 50 feet of Lot 8 and now includes 25 feet of Lot 9

Permit records at the City of Milwaukee document changes to these properties but not all changes that are visible today are documented meaning that work was done without permits or the permits went missing before being microfilmed in the 1970s.

All of the cottages have had modifications over the years and the National Register nomination acknowledges these changes as part of the nature of this working class community.

2500 SOUTH SUPERIOR STREET

This front gable cottage is one-and-a-half stories tall with asphalt shingle roof, and a full-length front porch that has its own gabled roof. The house rests on a concrete block foundation that features two-paned basement windows. The house is at the northernmost portion of the historic district and is bordered by East Russell Avenue at the north and South Superior Street to the west. There is a lawn but otherwise minimal landscaping. The Milwaukee Iron Company / Rolling Mill would have been across the street to the north and a historic marker commemorates the site and there is also a boulder with a plaque indicating seven flowering pear trees were planted to commemorate the seven people killed here in the struggle for the 8-hour day.

The front porch is enclosed by 14 windows with three-over-one sash and there is a single one-over-one sash in the gable end. Wood siding applied vertically clads the front gable end and vinyl siding clads the remainder of the cottage.

The north elevation facing East Russell Avenue today has three large windows, with large panes of glass, either fixed or possibly casement, with no muntins. These replaced a large picture window and paired sash sometime after the 1990 survey. An exit door opening onto East Russell is located toward the rear of this north elevation and has a concrete stop and iron railing.

The rear or east elevation features one window and a smaller three-over-one sash in the gable end.

The south elevation has several windows and a modest dormer with shallow hip roof toward the east end of the elevation.

A hip roofed garage is located at the rear along the alley, built in 1927. It is clad in vinyl siding and has one large garage door fronting the alley and a pedestrian door on the west elevation. There is an adjacent concrete pad to the north of the garage.

Permit records show the house was underpinned with block in 1912 and that new plumbing fixtures were installed in 1924 to coincide with sewer work.

Permit records also show that a number of changes were made to the house in 1927 by the Felix Giombi family. These included the above-mentioned garage, a rear 20-foot by 12-foot addition, and a front porch. The 1910 Sanborn Fire Insurance Map shows the house originally

had no porch and that of this group of puddlers' cottages, only today's 2530 South Superior (Disch / Rising / Morgan house) had a porch. Plumbing was upgraded again in 1927.

2506 SOUTH SUPERIOR STREET

This front gable cottage is one-and-a-half stories tall and rests on a concrete block foundation whose windows have glass block. The roof is clad with asphalt shingles and has a modest red brick chimney set into the ridge of the roof. It's set back from Superior Street is consistent with the other cottages. There are a few modest foundation plantings. The rear yard has vinyl fencing.

The front elevation features a full length porch, enclosed with large-paned slider windows. It has concrete steps and iron railings. Substitute siding is applied vertically in the gable end and horizontally at the base of the porch. The rest of the house has vinyl cladding. Porch skirting consists of vertical pickets within a frame.

The south elevation feature three windows. There is just enough room for a planting bed that separates it from the next cottage south.

The north elevation features one slider / casement window and a small addition in which is located an entry with concrete stoop and steps and metal railings.

The rear or east elevation has a small addition with gabled roof lower than the main cottage. What appears to have been an open side porch is now enclosed.

The rear garage has a gable roof, vinyl siding and no windows, with a garage door facing the alley. Permit records show it was built in 1996 and replaced an earlier one from 1924.

Permit records show the cottage underpinned with concrete block in 1912. A front porch was constructed in 1929 by Robert Schnacke along with triple windows being replaced in a side wall. A surveyor's survey photo shows the porch was open and had tapered bungalow style piers. This condition was still present when Historic Preservation staff surveyed Bay View in 1990.

In 1959, the Schnacke's built a 14-foot by 20-foot rear addition to replace an existing 10-foot by 12-foot addition and the next year the kitchen was converted into a bedroom and enlarged and other room sizes were altered. In 1960 a pantry was converted into a bathroom. In 1960 as well permit records show another addition or perhaps a change from the prior permit, to construct a 3.5-foot by 12-foot addition.

In 1997 owner David Schwork enclosed the rear addition porch and installed a new rear entry door at a cost of \$4,000.

2508 SOUTH SUPERIOR

This one-and-a-half story front gabled cottage rests on a concrete block foundation and is set back from the sidewalk in line with the others on this block. It has some minimal foundation plantings. Basement window openings are filled in with glass block. There is an asphalt shingle roof and a modest, parged chimney at the apex of the roof. The cottage is clad in aluminum siding.

The cottage features a full width front porch with hip roof. The porch is now enclosed with 9 windows featuring one-over-one sash and is clad with the same aluminum siding as the remainder of the house. The tapered posts indicate it was once an open porch. A slider sash is located in the front gable end.

The north elevation features two sets of paired windows and a triple window.

The south elevation features two sets of paired windows and a single window.

The east or rear elevation feature a one story addition with a combination gable and shed roof. Below a pergola at the south side of this rear addition is an exit door.

A gable roof garage is located along the alley.

Permit records show the house was underpinned with concrete block in 1912. The front porch was constructed in 1929 by Joe Vargo. The ceiling was lowered in the living and dining rooms in 1957 by Anton Lenz and he installed a chain link fence in 1964. Aluminum siding was added by widow Lenz in 1974. On August 1, 2018 a permit was issued to owner Leah Leja to construct a 20-foot by 24-foot garage based on plans from Menards.

2512 SOUTH SUPERIOR

This one-and-a-half story front gabled cottage rests on a concrete block foundation, has an asphalt shingle roof, and is clad with aluminum siding. At least some of the basement window openings are filled in with glass block. A short red brick utilitarian chimney rises from the apex of the roof. It is set back from the street in line with adjacent puddlers' cottages and has some foundation plantings. The front façade features a full length canopy above the entrance and front windows and an open wood deck extends across the façade, today featuring railings with turned balusters. There is a single one-over-one sash in the gable end, a one-over-one sash at the first story and a modern bay window next to the entrance that is located at the north end of the façade. The windows appear to be vinyl.

The north elevation features three windows but otherwise lacks details.

The south elevation features a variety of window sizes, some in pairs and some single.

The rear or east elevation features an addition that is shorter than the original cottage and offset to the north.

A concrete block, gable-roofed garage is at the alley and the gable ends are clad in substitute siding. The west wall of the garage, facing the yard, has a mural painted on it.

Permit records show the cottage was underpinned with concrete block in 1912. Plumbing work was undertaken in 1924 as new hookups to the sewer were made. Edward J. Canning had the rear 24-foot by 8-foot addition built in 1952. At the same time the bathroom was remodeled, a stairwell to the basement was provided at the rear, and non-bearing walls were removed between the living and dining rooms. These alterations totaled \$5,000. Canning also had a 22-foot by 25-foot concrete block garage constructed in 1963 at a cost of \$700. The Canning's later replaced one or more windows on the front façade in 1980, added a new door and repaired the front canopy for \$700. Aluminum siding was installed on the house and gable ends in 1985 by the Canning's for \$3,000.

2518 SOUTH SUPERIOR

This cottage rests on a concrete block foundation and is set back from the street in line with the other puddlers' cottages on the block and features minimal landscaping with the exception of a large evergreen at the front that obscures much of the façade. Brick pavers are used for the front and north side walkways. This one-and-a-half story cottage has a second story addition, set back from the front façade. Asphalt shingles clad the second story while barrel shaped

metal tiles clad the front portion of the original roof and porch roof. A bare metal contemporary chimney extends from the roof near the front of the house. The building is clad with horizontal substitute siding that varies in width depending on the location on the house. The front façade features a full length front porch with gable roof that is supported by wood posts resting on concrete block piers. The porch deck is wood and has railings only at the north and south sides. The railings on the front of the porch were removed sometime after 1990. A bay window is located to the south of the entry door and a tall three-part contemporary window is located to the north of the entry door. The front gable end features a contemporary three-part window. Skylights are located along the south slope of the roof both on the original section and the addition.

Windows of different sizes are located along the north elevation.

The south elevation is obscured by its close proximity to the house to the south.

The rear elevation has contemporary fenestration with groups of tall vertical windows and triangular windows in the gable end.

A gable-roofed garage is at the rear of the property, clad in aluminum siding.

Permit records show the house was underpinned with a concrete block foundation in 1912. Plumbing fixtures were connected to a new tap in 1924. The Premetz family added the front porch in 1925 at a cost of \$150. The Premetz family also changed the interior in 1929 at a cost of \$3,000 and permit records refer to the cottage as a "bungalow." Asbestos siding was added in 1943 and a new window installed at a cost of \$500 by John Edwards and Erna Danforth. In 1980 rotting porch members were replaced by the Wissing family. Michael Schwork built a 10-foot by 10-foot dormer addition in 1989. The 22-foot by 26-foot garage was later built in 1997 and inspector's notes indicate that the north wall appeared to be encroaching on the adjacent property. John H. Piette took out a permit for a residential addition on November 17, 2009 that represents the second story we see today. It is not clear if this project included or replaced the 1989 dormer addition.

2522 SOUTH SUPERIOR

The one-and-a-half story front gabled cottage rests on what appears to be a concrete foundation. Basement window openings are barely visible. The cottage is set back from the street in line with the other adjacent cottages. There is minimal landscaping with one very large bush at the north end of the front lawn. It has a concrete front and side walkway. The roof is clad with asphalt shingles and features a simple short red brick chimney at the apex of the roof near the middle of the house. The entire house is clad with aluminum siding. The front façade features a full length front porch with gable roof. The porch roof is supported by turned wood posts and there are wood railings with turned balusters. The porch deck and steps are wood. The entry door is at the south end of the façade and flanked to the north by a three-part window. There is a vent but no window in the façade's gable end.

The south elevation features two short windows.

The north elevation is too close to the property next door to see any details.

Permit records show that the Lenz family built the front porch in 1925 at a cost of \$150. Aluminum siding was added in 1953 by R. Wobszal and again in 1960 by Robert Clark. A 21-foot by 26-foot garage was constructed in 1963 by Robert Clark for \$500.

2524 SOUTH SUPERIOR (NO LONGER EXTANT)

The description of this now-gone puddler's cottage is included to show that the block face had consistency in scale, massing and form. This one-story front gable cottage resembled in style the others along the street and was setback in line with the others. The front façade featured an entry door at the south and triple windows to the north as well as a small window in the gable end. The house remained clad in its original wood siding but had no porch. It was demolished in 1996.

2530 SOUTH SUPERIOR THE DISCH / RISING / MORGAN COTTAGE

The cottage sits on Lot 8 Block 3 of the Village of Bay View plat and also now incorporates twenty-five feet of Lot 9 to the north where the cottage addressed as 2524 South Superior was once located. As a result, the parcel is the largest on the east side of 2500 block of South Superior Street.

The cottage is a one-story, front gable structure that sits on a brick foundation with an asphalt shingled roof. Basement window openings are filled in with glass block. A small utilitarian cream brick chimney rises from the apex of the roof toward the rear. A small gabled el extends north from the rear of the house. There is a generous side yard to the north and there is a side yard separating 2530 South Superior from 2538 South Superior. The setback from the sidewalk is in line with the other puddlers' cottages to the north. Landscaping is minimal with a large evergreen at Superior Street on the north side lot and a flower bed along the south side of the house. To the rear is a carriage barn that is in part one-and-a-half story and one story.

A small gabled el extends north from the rear of the house. The front façade features a center entrance with enclosed front porch that has a hip roof. Sanborn Fire Insurance maps from 1894 and 1910 show that this was the only cottage having a porch that pre-dated the twentieth century. The porch today rests on a concrete foundation. The entry door /storm door appears to be aluminum. On either side of the enclosed porch is a small slider window set high in the wall. To either side of the entry porch is a one-over-one sash window.

The south elevation lacks architectural details but features two one-over-one sash.

The north elevation features two one-over-one sash on the main body of the house and two on the extended el. An entry is located where the rear el extends from the house and features a metal storm door. It opens to a concrete stoop and is sheltered by a metal awning and features a metal post and railing.

The rear or east elevation is simple in design. Its major feature is a flat roofed 16-foot by 24-foot addition that was constructed in 1964. The addition is located at the northeast corner of the house and extends north beyond the rear gabled el. Small horizontal slider windows are located high in the wall on each elevation.

In contrast to the utilitarian twentieth century garages built behind the rest of the puddlers' cottages, the carriage barn behind 2530 South Superior is unique and an important part of the property. It is a sizable one-and-a-half story and one-story in height and rectangular in footprint with a gabled roof above the one-and-a-half story portion and a shed roof above the one-story portion. A window is located in the east elevation gable end and there are two garage doors that open to the alley. On the west facade facing the house is an entry door and two windows in the gable end. The north and south elevations have no windows.

Permit records document changes to the cottage over time. Owner J. Kramer applied asbestos siding over the house in 1950/1951 at a cost of \$500. He also did interior bathroom remodeling (1951) and electrical upgrades (1956).

Long term owner Alan French constructed the 16-foot by 24-foot rear addition for two rooms and a bath in 1964 at a cost of \$2500. Kitchen remodeling followed in 1967.

French also enclosed the front porch in 1977. Sometime after the Historic Preservation survey of 1990, the house and carriage barn were re-sided with vinyl.

PROPERTY HISTORY

Historically, most of Bay View fell into Section 9, town 6 north, range 22 east and Section 10, town 6 north, range 22 east, the area bounded by today's Lincoln Avenue to the North, Oklahoma to the south, the Kinnickinnic River valley to the west, and Lake Michigan to the east. Most of Section 10, however, lies in Lake Michigan.

The properties in this nomination fall in Block 3 of the Village of Bay View. The lots along the South Superior side of the block are numbered Lots 7 through 12. This block first appears in the 1868 Town of Lake Tax Rolls. In that year Lot 8, today's 2530 South Superior, is the only property shown with an individual owner, William Disch. The following year, 1869, Disch shows again as owner of Lot 8 (and he would be owner through 1874) while Lot 7 to the south at the corner and not part of this nomination, is owned by Evan Evans. In 1870 Fred Lebske is shown as owning Lot 9, to the north of today's 2530 South Superior. In 1871 Myron Disch, possibly related to William Disch, becomes owner of all of Lot 9.

Lots 10, 11 and 12 are not shown with individual owners but, following the temporary closure of the Milwaukee Iron Company and during its reorganization, a group of Trustees is shown as owning these lots along with other scattered lots in the various blocks that made up the plat of the village. Without having deeds to consult, it appears that the Milwaukee Iron Company kept ownership of these lots and was gradually selling them off. The trustees consisted of Samuel P. Burk, John H. Tweedy and Matthew Keenan. They would retain their oversight of these lots through the year that Bay View was annexed by the city, 1887. More details about the ownership after 1887 would be contained in City of Milwaukee tax rolls, located at Milwaukee Central Library which is currently closed due to the pandemic.

It appears that the Milwaukee Iron Company built small worker cottages on Lots 10, 11 and 12 and leased them out to its workers. A row of cottages appears along Superior Street in an undated lithographic birds eye view of the Milwaukee Iron Company and its village. Per the image, this is the only such grouping of small cottages depicted in this portion of Bay View. Likewise, the city directories describe one of the owners as living on the east side of Superior "6 south of Russell" so that also gives us another clue the row of cottages was extant by 1881.

Census records in Ancestry.com are somewhat helpful especially with the stable ownerships on this block as reference points. The 1880 Census lists names but there are no addresses and a cross check into city directories merely shows that names, in sequence with Horace Rising at 2530 South Superior, are on Superior Street. One year later in 1881 many of these individual are living at other locations, or sometimes on the west, not east side of Superior. In 1900 addresses are shown in the Census but the occupants listed are shown as renters not owners. By the 1910 Census some of the cottages are occupied by Italian immigrants and one cottage had seven boarders and one had six boarders.

Ownership of the puddler's cottages as a group might have continued after the properties left the hands of the Rolling Mill. Milwaukee permit records show a W. J. Sutton as owning 2500, 2506, 2508, 2512, and 2518 South Superior in 1912, the year he had these cottages underpinned with concrete block foundations. Again, deeds would shed light on the cottages' connection with Sutton. Sutton lived on the city's east side, was a county supervisor and owned a coal and wood business. Is it unknown at this time if he purchased properties like these in Bay View as real estate investments. None of the newspaper articles about him reference investment real estate.

This group of puddlers' cottages enables us to view the population transitions in Bay View over time as evidenced in the city directories and census records. While written about by John Gurda and Bernhard Korn and others, seeing the transitions manifested in these particular cottages makes them more tangible somehow. In 1920 all but the Morgan family at 2530 South Superior were renters. In that year the Morgan's were the sole family that retained ties to English heritage through the father, a condition that had been common back in the nineteenth century. In 1920 Italian families and Croatian families has settled into the cottages. By 1930 the ethnicity of the block was more diverse and all of the properties were owner-occupied. The youngest head of household in 1930 was age 33 (2512 South Superior Fred Glasenapp) and the oldest was age 65 (2530 South Superior John W. Morgan).

This transition to individual ownership can be seen with the flurry of porch construction that occurred in the later 1920s as updates emulated the popular bungalow form: No. 2500 (1927), No. 2506 (1929), No. 2508 (1929), and No. 2518 (1925). Documentation is non-extant about the earliest changes to fenestration from individual windows to groupings of two or three and even the inclusion of piano windows, all of which, again, emulated bungalows. Later permit records document that some of these early modifications have since been changed once more to include bay windows, picture windows and groupings of windows in contemporary shapes. Garages are another sign of owner-occupant investment. They range from the 1894 carriage barn at 2530 South Superior to the newest built in 2018 at 2508 South Superior.

While ownership appears to have been relatively stable from the later 1920s through the late 1960s more changeover has occurred in recent years as seen in City Assessor records. Some long time owners aged in place while others moved to different accommodations in their later years. Short term owners followed.

A summation of the history of the individual cottages follows.

2500 SOUTH SUPERIOR

This cottage sits on the north 30 feet of Lot 12 in Block 3. It is one of the cottages that was overseen by the Trustees of the Rolling Mill starting in 1878. The 1880 Census does not provide house addresses and the city directory does not give house addresses to cross check from the census. The 1880 census does show Evan Evans, Horace Rising and Myron Disch in a row, and working back on the list, it is possible that Evan Davis lived at today's 2500 South Superior. City directories simply show him on "Superior Street". He worked as a roller at the Rolling Mill. By 1881 he is living on Erie Street.

In the 1900 Census William Phillips (33) was renting the premises and he worked as a hooker in the Rolling Mill. His family consisted of wife Rita/Rika (36), children Minnie (11), Lottie (9), Willie (7) and Sarah (3). A servant Annie Richards was on the premises as well.

This address does not appear in the 1910 Census and the 1920 Census although the other houses were recorded.

The 1921 directory shows laborer John Evrney on the premises with his wife Sophia.

By 1925 the family of Felix Giombi was at the cottage and an owner occupant. Felix worked as a laborer at Milwaukee-Western Fuel Company. With him was his wife Zena and son Beno, a winder. It was under the Giombi ownership that a front porch was constructed, the kitchen remodeled and a rear 20-foot by 12-foot addition was constructed to add a bedroom in 1927 at a cost of \$650. Permit records show Giombi constructed an 18-foot by 20-foot frame garage also in 1927.

The next family was that of Walter S. Jazwiecki starting after World War II. He worked as a meat cutter with Plankinton Packing. With him was his wife Marie and daughter Rita and son

Eugene. Eugene was a noted musician in small local supper clubs and later ran Crown Music at 2637 South Kinnickinnic Avenue. (Milwaukee Journal 1954 December 27 page 35 and 1978 October 17page 106) Members of the Jazwiecki family still own the property although they live elsewhere.

Since the 1990 Bay View survey conducted by the Milwaukee Historic Preservation staff, three large modern windows were added to the north side of the house. Permit records do not reflect this alteration nor do they reflect when the south side dormer was added.

2506 SOUTH SUPERIOR

This cottage sits on the south 20 feet of Lot 12 and the north 10 feet of Lot 11 in Block 3. It was one of the tenant occupied cottages during the 19th century. The 1880 Census suggests that a William Girdwood (36) was the occupant at that time. He is listed in the directories as puddler. The following year he is listed on the west side of Superior Street.

In the 1900 Census Charles Price (33) was occupant and he worked as a day laborer. He shared the premise with a servant Lula Robinson and two boarders

The 1910 Census is very difficult to read and the name may be Vingemio Marcanelli. He was an Italian immigrant and had 7 boarders on the premises.

In 1921 Paul Reghi and his wife Harriett were at the cottage. Reghi worked as a fireman.

By 1925 the family of Robert C. Schnacke had moved in. He lived here with his wife Edna and later wife Irene, and worked as a driver and then salesman, then helper at Thurner Heat Treating. The cottage is listed as vacant or "no return" in the 1960, 1964/1965, 1966/1967 city directories.

David Ceranowski is listed at this address in 1970 followed by Mrs. Anita C. Beach in 1975, 1980, 1985 and 1990. The assessors records show David M. Schwork purchasing the property from the Laufenberg Trust Et Al in October 15, 1996. Joel Bohlen has been the owner since May 28, 2004.

Permit records show that Robert C. Schnacke constructed the front porch and that triple windows were to be replaced in the side wall. The cost for the project was \$275. In 1959 permit show a John W. Kershak removing an existing 10-foot by 12-foot rear addition and replacing it with a 14-foot by 20-foot addition. In 1960 an I. Schnacke converted the kitchen to a bedroom and altered room sizes and added a bathroom to where an existing pantry had been. In 1960 Ernest Stank took out a permit to alter room sizes and construct a 3.5 –foot by 12-foot addition at a cost of \$1500. A two car, 22-foot by 25.5-foot garage was added in 1996 by David M. Schwork for \$5,000. David Schwork then filled in a porch area at the northeast corner of the house and add a rear entry door for \$4,000.

2508 SOUTH SUPERIOR

This cottage sits on the southerly 30 feet of the northerly 40 feet of Lot 3 in Block 3 and is 30 feet wide. It was one of the tenant occupied cottages during the 19th century. The 1880 Census suggests that William Barr may have been the occupant at the time. He worked as a puddler and later moved to a house on South Shore Drive.

The 1900 Census shows John Hollenbeck (37) renting here with his wife Mary (31), and children Eunice (11), Charles (8), Elizabeth (6) and Lenore (1). Hollenbeck worked as "steam" at the Rolling Mill.

The 1910 Census shows Antonius Abragia (spelling difficult to read) (34) renting here with his wife Santina (36), daughter Lucia (2) and son Paulino (10 months) along with six male boarders, all Italian immigrants. All the men worked for the Rolling Mill.

The 1920 Census shows Peter Ambrogio (42) here with his wife Sarafin (36) their four children and Peter's brother Maurigio (39). Peter worked a laborer in the Rolling Mill.

By 1921 Joseph Amelotti was living here with his wife Louise and Emil, possibly a son. Joseph worked as a laborer.

Joseph Vargo and Esther followed in 1925 and they had a son Nick. Esther died on January 27, 1929 at the age of 32 (number not fully legible). (Milwaukee Journal 1929 January 28 page 23)

Fred W. Glasenapp (33) and his wife Marie (41) were the next occupants showing up in the in 1930 Census and in the 1935 directory. Their house was valued at \$4,000 in the 1930 Census. Glasenapp was a Wisconsin native.

John W. Lenz appears by 1940 and directories show him as owner. He worked as an engineer. Along with him were his wife Hildegard and son Clayton J, a salesman. An Anton Lenz and his wife Helen F. followed in the house by the mid-1940s. Anton Lenz was a brush maker with Schaefer Brush co. Anton (Tony) Lenz died on September 13, 1973 leaving behind his widow Helen (Lisiecki) and daughter Joyce (William Gehrke, second husband). His widow Helen lived on the premises into the 1980s. The house is shown vacant in 1985. (Milwaukee City Directory; Milwaukee Journal 1973 September 14 page 12 Death Notice)

Michael D. Sova was owner from 1986 through 1991 followed by Brian J. Dunn.

Dunn et al sold to Patricia L. Davila in 1996. She died on March 19, 1917 and her estate sold to Leah M. Leja, the current owner. (Milwaukee Assessor records)

Joseph Vargo added the front porch in 1929 at a cost of \$200.

Anton Lenz lowered the ceilings in the living and dining rooms for \$250 in 1957. He also installed a chain link fence around the property in 1964. Helen Lenz added aluminum siding in 1979. Leah Leja constructed a rear 20-foot by 24-foot vinyl clad garage in 2018.

2512 SOUTH SUPERIOR

This cottage sits on the northerly 20 feet of Lot 10 and the southerly 10 feet of Lot 11 for a total frontage of 30 feet. The 1880 Census suggests that William Alexander (36) may have lived here at this time. He was a blacksmith and his family consisted of wife Mary (36), son Walter (8), daughter Agnes (7), son William (4) and son Archie (1).

The 1900 Census shows Evan Davis (56) on the premises. He lived here with his son William (22) and servant Elizabeth Priest (54). He worked as a catcher in the Rolling Mill.

The 1910 Census shows a John Forneris (47) at the cottage. He was a laborer who did street work. With him was his wife Antonet (47), daughters Marie (20), Harriet (47) Margarita (11) and a boarder, Alfred Bonci who worked as a laborer. John, his wife and Alfred Bonci were from Italy.

The 1930 Census shows Peter P. Bosynak and his wife Stell (aka Bess) on the premises. They were owners of the property. Peter was from Yugoslavia. He worked as a laborer, sometimes chipper at Vilter Manufacturing. Their children were Mary (a city worker) and Walter

(assembler). They lived here into the 1940s. In 1930 the value of their home was shown as \$3,000 in the Census.

The 1950 City Directory shows Alfred Longly living here. He was a city fire fighter.

The Edward F. Canning family followed by the mid-1950s and they were owner occupants. Canning worked as a city policeman. Canning's wife Katherine was a Bosynak, possibly related to the prior owners. Canning was elected president of the Red Arrow Club, an organization made up of military men who served I Wisconsin's 32nd Red Arrow Division. ("Red Arrow Club", Milwaukee Journal 1975 May 13, page 32)

Canning died at the age of 86 on March 2, 2005 by which time Bridget E. Baumeister was owner. There was an open house for the sale of the property advertised on April 11, 2003. The house was listed as having three bedrooms, 1.5 baths, and a two car garage with an asking price of \$144,000. Baumeister sold the property to the current owner James S. Schmitz in 2003. (Milwaukee Journal 1975 May 13 page 32; 2003 April 11 page 92; City Assessor's page)

Peter Bosynak did a number of plumbing upgrades in 1941 including adding a basement shower. In 1952 Edward Canning added a 24-foot by 8-foot rear addition for a bedroom and kitchen. The remodeling included remodeling the bathroom, providing a rear stair to the basement and moving non-bearing walls in the living and dining area. That project cost \$5,000. Canning also constructed a 22-foot by 25-foot garage, with block wall, at a cost of \$700 in 1963. He replaced a window in the living room and repaired the canopy over the west window and door at a cost of \$700 in 1980. Canning installed aluminum siding on the house and gable ends in 1985 at a cost of \$3,000.

2518 SOUTH SUPERIOR

This cottage occupies the southerly 30 feet of Lot 10. The 1880 Census suggests that Gotlob (writing is not distinct) Koch (24) was on the premises at this time and worked as a clerk in a store. His family included wife Mary (25) and daughter Mary (1).

The 1900 Census shows David Davis (30) living here with his wife (name not legible) (30), his daughter Isabell (4) and son John H. (1) as well as his mother Margaret (62). He is shown as a boiler worker and had come to the US in 1881.

The 1910 Census does not show the address of 320 Superior, the old number for 2518 South Superior.

The 1920 Census shows George Premetz and his wife Agnes living here and they were owners. George was a welder. Also at the house was son George Jr, (laborer) and John. The 1940 city directory shows all together there were eight persons living here. In 1930 the house was valued at \$6,600 in the Census.

In the 1944/1945 directory John E. Danforth and his wife Erna were here and were owners. John is listed as a factory worker.

Later owners/occupants included John F. and Mary G. Wissing from about 1950 through the early 1970s. Wissing was a filer at Louis Allis Company. Mary is listed alone in the 1975 through 1985 directories. The directories list Mike Schwork as a new listing in 1990. Schwork sold to Brett S. Grasse in 2000, Grasse sold to Carol A. Mondry in 2003 and Mondry sold to the current owner John H. Piette in 2005.

George Premetz added the front porch in 1925 and constructed a 20-foot by 20-foot addition as well as altered the interior in 1929 at a cost of \$3,000. John and Erna Danforth resided the

house in asbestos in 1943 at a cost of \$500 as well as added a window. The Wissings repaired the porch in 1980, replacing porch members that had rotted. Michael Schwork built a 10-foot by 10-foot dormer addition in 1989 for a bedroom in 1959. Schwork also constructed a 22-foot by 26-foot garage in 1997 at a cost of \$4,500. Inspectors noted the north wall appeared to be encroaching [on the neighbors]. In November 2009 a permit was issued for residential construction to build a second story on the cottage, set back from the front of the building. This is the only cottage in our proposed district to have undergone this much alteration.

2522 SOUTH SUPERIOR

This cottage occupies the north half of Lot 9 and is 25-feet wide. Lot 9 was one of three parcels on the block that were in private ownership in the nineteenth century and it was owned by Myron Disch for quite a number of years beginning around 1871 per the Town of Lake Tax rolls. Up until the latter part of the 20th century, there had been two cottages on Lot 9. This Lot 9 was immediately north of Lot 8 (today's 2530 South Superior) owned by William Disch. Myron's relationship to William Disch next door is not known at this time.

Myron first shows up in the 1872-1873 directory and is listed as working as a laborer then teamster. In those early years directories merely indicated "Bay View" and street names and house numbers came later. Myron subsequently is shown as living on Superior in 1879. The 1881 city directories list Myron as on Superior "6 south of Russell" which would be Lot 9, then on Superior between Russell and Ontario in 1883. This established a couple of things. First that Myron Disch lived on the premises and second that the row of puddlers' cottages to the north were already in existence.

The 1880 Census shows that Myron (43) had a large family. With him at this time was his wife Elizabeth (36), son H. John (17), daughter Anna (15), daughter Elizabeth (13), son Henry (11), son Frederick (8) and daughter Mary (3). His son H. John also worked as a teamster.

In 1885 Myron moved his residence to a larger house at 366 Superior, today's 2580-2582 South Superior, right next door to the Beulah Brinton house. Tax rolls indicate he continued to own Lot 9 through the time Bay View was annexed to Milwaukee in 1887 and possibly later. It served him as rental property for some years.

Upon his death c. 1908 Myron's will left the homestead at 366 Superior (today's 2580-2582 South Superior) to his widow Elizabeth and the remainder of his estate was divided among his children John (45, then living in Fairview Montana), Annie Doepke (42), Henry E. (39), Lizzy Edwards (42), Frederick M. (35), Mammie Mathews (31), Charles (28), William F (28). His widow also had a parcel, separately owned, from which she received rents. Interestingly, on one of the probate forms, no one is listed as a brother or sister to Myron. The cottage at 2522 South Superior was no longer owned by Myron at the time of his death.

Sanborn Fire Insurance maps from 1894 and 1910 show that two cottages occupied Lot 9, one addressed at 322 Superior (today's 2522 South Superior) and the other addressed at 324 Superior (later 2524 South Superior, no longer extant). Interestingly, tax rolls for the Town of Lake for Lot 9 do not indicate a value higher than for Lot 8 the Disch/Rising/Morgan property that had just a single house. Values show \$250 (1870), \$300 (1871-1872), \$350 (1873-1879), \$450 (1880), \$425 (1881-1882), \$400 (1883), \$450 (1884-1886). In which of the two houses did Myron Disch live? In one of the city directories he was described as being on the east side of Superior 6 south of Russell (1881). In another he is at the 7 south of Russell (1884) The following year, 1885, Myron moves to 266 Superior, today's 2582 South Superior.

It is not known who occupied the cottage immediately after Myron moved. We do know from city directories that John W. Morgan and his bride Bertha Eva Rising lived at 2522 South Superior from 1891 through 1894 after her father Horace Rising's death before moving into the

Rising homestead next door at today's 2530 South Superior where they would live for several decades.

The 1900 Census shows both cottages on the Lot 9 to be occupied by renters. James Boyle (31) is on the premises (322 Superior-now 2522 South Superior) and worked as a day laborer. With him was his wife Mary (24) and daughter Mary (2). The same census shows a Richard Smallman (39) (spelling is difficult to make out) at 324 Superior-later 2524 South Superior no longer extant). He worked as a rougher at the Rolling Mill. With him was his wife Mary (38), son Thomas R. (7), son William (3) and son Benjamin (1), stepson Isaac Ketcher (17) and stepdaughter Amelia Ketcher (12).

The 1910 Census does not log in 322 Superior, only 324 Superior. At 324 Superior George Sims (48) lived with his wife Florence (43) son George A (19) and daughter (12) (name is not decipherable). Sims worked as an electrician for the Rolling Mill.

The 1920 Census shows tenant Peter Boskni, a laborer in a brick yard, on the premises. He was from Croatia.

In 1921 Julius Lenz and his wife Martha were living here. The Lenz's previously lived on Jones Island and Julius was a fisherman. After moving to Bay View he worked as a watchman for a dredging company. His family consisted of the following members in 1920: Julius (46), Martha (45), son John (23), son August (22), son Anton (19) and daughter Rose 15). Rose worked as an assembler, and Anthony and August were laborers. Julius passed away between 1930 and 1935 and his widow Martha Lenz continued in the house into the mid-1930s. In 1930 their house was valued at \$3,000 per the Census.

Later owners (1940) included August Koss and his wife Martha, Lenz's widow. Koss was a fisherman who has also lived previously on Jones Island. Koss was referenced in Ruth Kriehn's The Fisherfolk of Jones Island. With other family members August Koss owned five fishing tugs. (Kriehn, pages 19, 32, photo of August in the book) Martha Lenz Koss died October 11, 1942 at the age of 68. (Milwaukee Journal 1942 October 13, page 28)

In the 1944/1945 directory Rev. Bennie Morris and his wife were here. They were shown as owners. He was the pastor of Bay View Gospel Center.

In 1950 Jane O. Janke lived here. She worked as a comptometer operator for the Robert A. Johnston Company.

Ronald H. Wobczal and his wife Lois were here in 1955. He worked as a packer.

Robert J. Clark and his wife Adeline were here from around 1960 through the 1980s.

Robin A. Smith and his wife Jane became the next owners in 1990. In 2014 Robin A. Smith sold to the current owner Edward T. Seaver in 2014.

The Lenz family built the front porch in 1925. The Wobczal's added aluminum siding to the front in 1953 at a cost of \$425. Robert Clark then added aluminum siding to the rest of the house in 1960 at a cost of \$1,540. He also constructed the 21-foot by 22-foot garage at the rear in 1963.

2530 SOUTH SUPERIOR

This lot occupies all of the original Lot 8 (50-feet by 150-feet) as well as the south 25 feet of Lot 9, this latter acquired in 1996.

Lot 8 first appears in the Town of Lake Tax Rolls in 1868, shortly following the creation of the plat called the Village of Bay View, laid out by the Milwaukee Iron Company to provide lots and cottages for its workforce. It is the only lot in Block 3 shown with an individual owner in that year; the remainder of the lots that were not listed are assumed to be held by the Milwaukee Iron Company. The owner of Lot 8 was William Disch and his 50-foot by 150-foot lot was valued at \$300, indicating a house was on the lot. Unlike Milwaukee, the Town of Lake tax rolls do not separate out the value of the real estate from the value of improvements, such as houses, on the property. The valuation of the parcel changed very little in the ensuing years, rising to \$350 in 1873 then down to \$325 in 1880. (Town of Lake Tax Rolls, Milwaukee City Records Center 1868-1886)

WILLIAM DISCH 1868 – 1874 THE FIRST OWNER

Only a little is known about William Disch at the present time. He first appears in the city directories in 1868, working as a laborer then teamster for the Milwaukee Iron Company. Coincidentally, 1868 is the year his name is associated with Lot 8 in Block 3 of the Milwaukee Iron Company's subdivision called the Village of Bay View in the Town of Lake tax rolls. Bay View did not have house addresses in these early years and most listings in the city directories simply indicate "Bay View" as the location for a residence. The only time William is shown living specifically on Superior Street is in the 1874-1875 directory. The census enumeration for the Town of Lake in 1875 shows a William Disch as head of a household consisting of four males and two females with no details or other names given and no specific street location. (Town of Lake Tax Rolls; Milwaukee City Directory; Ancestry.com Census Enumeration 1875)

William's disappearance from the directories starting around 1877 (some years of the city directory are not in the Municipal Reference Library's collection) coincides with the period of upheaval at the Milwaukee Iron Company. A national financial panic slowed down orders for rails in 1873. Company founder Eber Brock Ward died on January 2, 1875 and the company went into bankruptcy and closed in October, 1876. The plant reopened in January of 1877 under a receivership but no William Disch appears in the directories thereafter for some time. In January 1878 the Milwaukee Iron Company was purchased by the North Chicago Rolling Mills, a Ward-owned mill that had been reorganized. (Gurda pages 18-19)

That William Disch is the first purchaser of a lot in this block of Bay View is significant. During the nineteenth century only three lots in the entire block are known to have had owner occupants per information gleaned from tax rolls and census records. With the Register of Deeds office at Milwaukee County Courthouse currently closed due to the pandemic, we have to rely on such other sources as tax rolls and city directories and census information to establish ownership and occupancy.

We will not be able to determine conclusively if William Disch built the house standing today at 2530 South Superior or if he purchased the house and lot from the Milwaukee Iron Company as it is known they constructed a number of dwellings for their workers to rent or purchase. We do know William Disch was living on Superior Street.

We do have a marriage registration for a William Disch marrying a Margaret Collar on January 1, 1866. This William's parents were Anna and John Disch and he was born in Glarus Switzerland. Margaret's parents were Margaret and John Collar. At this time it is not known if this was the same William associated with our Lot 8.

A William Disch reappears in the directories in 1891 (no occupation) at today's 2714 South Superior (old number 446 Superior), along with a Henry G. Disch (bookkeeper) and a John W. Disch (bookkeeper). Permit records for this address show that it was built in 1890 by Henry Disch.

Various Disch family members including a William moved to today's 610 East Otjen in 1892 (old number 30 Otjen), a towered house built in 1891 and designed by Andrew Elleson. At this address lived Henry G., Jerry W., and John W. as well as a William described as "farmer" (1892, 1895) and then without an occupation, presumably indicating retirement. It is not known if this was the William connected to 2530 South Superior. Sadly, this household does not appear in the 1900 census. If this is the same William perhaps he owned land elsewhere and it would explain why he is absent from the Milwaukee directories for periods of time. A search of maps from the 1876 Historical Atlas of Milwaukee County does show a W. Disch as owning 16.96 acres in the NE ¼ of Section 23 in the Town of Lake along the lakeshore. Without the ability to check deeds, we can only speculate at this point. This could explain the city directory listing William as a farmer. (Illustrated Historical Atlas Of Milwaukee County, Wisconsin, Chicago: H. Belden & Co., 1876, Map of Town of Lake)

The Disch family grew to at least thirteen listings in the city directories and the family relationships are not clear. The same names were used among different generations and the city directories did not always list middle initials that distinguished them from one another.

Over the years of Disch ownership the value of Lot 8 shifted slightly from year to year. In 1869 the value went up from \$250 to \$300 then remained stable until 1872 when it rose to \$350. It would remain steady at \$350 through 1879, then drop to \$325 from 1880 through 1883, then climb again to \$450 in 1884, then fall to \$400 thereafter. These changes in valuation were commensurate with such valuation changes in adjacent lots. In 1887 Bay View was annexed by the City of Milwaukee and the city tax rolls, housed at Milwaukee Central Library, are not accessible at the present time.

Per tax rolls, a new owner of Lot 8 appears in 1875 by the name of Horace C. Rising.

HORACE C. RISING 1875 – 1891 THE SECOND OWNER

Horace Rising shows up as a 28-year old in the 1870 census, working for the Bay View pioneer Elijah Stone Estes as a farm laborer. Horace had been born in Ticonderoga, New York on March 4, 1840. It is not known at this time why he relocated to Wisconsin. He married Elijah's daughter Mary Susan Estes in Dunkirk, Wisconsin on April 15, 1868 and the couple had two children Bertha Eva and Pearl. Bertha was born in Dunkirk on August 15, 1869 while Pearl was born on April, 1873 in Milwaukee. Bertha and Pearl were both remembered in the wills of Elijah and Zebiah Estes in the late 1880s and were the only grandchildren referred to in documents. Bertha and Pearl's inherited money but their interest in the real estate inheritance was sold to the Estes children, (Ancestry.com, information on the Rising and Estes families)

In 1875 Horace Rising acquired Lot 8, our nominated property, from William Disch. Mary Susan Estes Rising died on April 19, 1876. He remarried to a woman named Margaret Leigh about whom further research needs to be conducted. They eventually had two children of their own, Harvey J. and Helen R.

Rising worked for the rolling mill at a laborer, helper and heater. He also served as a constable for the Town of Lake. Horace collapsed at work and died of apoplexy on March 10, 1890 at his residence. His obituary indicated he was a "tall, powerfully built man...Several of the departments of the rolling mills closed down to permit the men to attend [the funeral] in a body." (Information provided by Anna Passante via e-mail on March 2, 2021)

His probate documents indicate that his real estate was valued at \$3,500 and that he left one buggy (appraised at \$50) one 1 road cart and one sulky (appraised at \$35) and one single harness (appraised at \$15). The household goods were not itemized and no mention was made of a horse although having a buggy and sulky indicated that was likely. The barn that is behind the house today, but reconstructed, was likely built by Horace Rising given the information in

probate records or else built by William Disch and already on the property when Horace Rising purchased Lot 8.

Widow Margaret ("Maggie") C. Rising continued to live in the house through 1891.

On June 9, 1890 her stepdaughter Bertha Eva Rising married John William Morgan who was also living in Bay View at 2502 South Shore Drive (old number 308 Beulah). From 1891 through 1893 Bertha and John made their residence at 2522 South Superior (old number 322 Superior) on property that had been owned by Myron Disch, likely related to the William Disch of the nominated property. The Morgan's then moved into 2530 South Superior in 1894. It is not known who occupied 2530 South Superior in 1892 and 1893. Margaret Rising is not shown in the Milwaukee city directories after 1891. In John W. Morgan's obituary it lists his mother-in-law as Mrs. Marguerite Murray of Chicago so she apparently remarried.

JOHN W. AND BERTHA RISING MORGAN 1894 -1933 THE THIRD OWNER

John W. Morgan was born in England June, 1865 and came to this country in 1873. There were a number of John Morgan's appearing in the Milwaukee city directories starting around 1882 and other Morgan's who worked as puddlers and nail feeders, helpers and boilers presumably at the rolling mills and all living in Bay View. John W. Morgan first appears in the 1888 city directory as a clerk working in the Chamber of Commerce building (today's Mackie Building). He was living at 2502 South Shore Drive (old number 308 Beulah) with David Morgan (puddler) and Lizzie Morgan (teacher) and began working for Illinois Steel as a clerk in 1890. He married Horace Rising's daughter Bertha on June 9, 1890 two months after her father's death. The two lived at 2522 South Superior (old number 322 Superior) until 1894 when they moved into Bertha's old home at 2530 South Superior.

By the 1900 census the Morgan's had two sons, Horace C. (named after his grandfather) born June, 1891 and Bradley J. born October 1896. In addition, Bertha's divorced sister Pearl Rising Humphrey was also living with them.

John W. Morgan was shown in the census records as freight agent (1900), railroad (1910) and traffic manager at the steel mill (1920). In 1920 his sons likewise worked at the steel mill, Horace as a fireman and Bradley as an office clerk. In the 1930 census John W. Morgan was listed as transportation superintendent at the steel mill.

In 1930 per the census, the Morgan home at 2530 South Superior was valued at \$5,000 with some houses on the block valued higher and some lower.

John W. Morgan died on Tuesday March 10 1931 at the age of 65. Services were held at Niemann & Sons funeral home at 2486 South Kinnickinnic Avenue on March 14th. Rev. Hulen and Rev. Williams gave the service and Lake Lodge No. 189 F. and A. M., escorted by Wisconsin Commandery No. 1 K. T. accompanied the body. The entombment was at Niemann's mortuary. (Milwaukee Journal, 1931 March 11, page 23) Bertha died shortly thereafter in 1933.

It was under the ownership of the Morgan's that the rear barn was rebuilt per permit records dated October 24, 1894. The wood frame building with 10 x 10 timbers measured 22-feet x 26-feet. The foundation was post and sill. It was referred to as a "barn" in the permits and the project cost \$100. This confirms that there had been a barn at the rear of the property under the ownership of the Rising family if not with the Disch family and that Morgan likely had a horse and carriage.

Bertha Rising Morgan lived in the house for a year after her husband's death. The house sat vacant in 1933 and Bertha died in 1933.

The rear carriage barn is an important part of the property at 2530 South Superior and worthy of preservation. Carriage barns are typically associated with the larger houses of more prosperous families but in this instance a carriage barn behind a puddler's cottage is highly unusual. The 1910 Sanborn Fire Insurance Map shows a scant few such structures behind the modest cottages. We know from probate records that Horace C. Rising had a buggy, cart and sulky during his ownership (1875-1891) and that the next owner, John W. Morgan rebuilt the barn in 1894. Unlike most owners of puddlers' cottages the Rising's and the Morgan's must have had a higher income to afford to keep a horse and carriages.

LATER OWNERS

Through the Milwaukee city directories we can construct a list of subsequent occupants/owners.

HERBERT AND GLADYS PETERS

In 1934-1935 Herbert and Gladys Peters occupied the premises. Herbert worked as an assistant operator for the sewerage commission.

RUEBEN F. AND NORA MOEN

In 1940 Rueben F. Moen, his wife Nora and five others were on the premises as renters. Moen was the assistant manager of the Clancy Drug Company.

George and Vera Konings

In 1945 George and Vera Konings and their daughter Betty were on the premises and the city directories show them as renters. Konings worked as a grinder at the Barclay Foundry. Mrs. Konings was one of the charter founders/members of TOPS (Take Off Pounds Sensibly) established with her friend Esther Manz in Milwaukee in 1948 over discussion at the Beulah Brinton Social Center. It was seen as a way for the overweight to shed pounds through mutual support on the order of Alcoholics Anonymous. The club was enormously popular and spread to other states and even Canada. (Milwaukee Journal 1948 April 9 page 51 and April 20 page 39; [https://www.tops.org/tops/TOPS/History2.aspx#:~:text=1948%20%E2%80%94%20Esther%20Manz%20and%20three,can%20Keep%20Off%20Pounds%20Sensibly\).&text=2013%20%E2%80%94%20TOPS%20and%20the%20Medical,genes%20that%20may%20influence%20obesity](https://www.tops.org/tops/TOPS/History2.aspx#:~:text=1948%20%E2%80%94%20Esther%20Manz%20and%20three,can%20Keep%20Off%20Pounds%20Sensibly).&text=2013%20%E2%80%94%20TOPS%20and%20the%20Medical,genes%20that%20may%20influence%20obesity))

Albert and Susan Henk Kramer

The Kramers were the owners of 2530 South Superior by 1950. Albert Kramer's occupation is not listed in the directories. Permit records dated November 16, 1950 show that Kramer was having asbestos siding added to the exterior. The \$500 project was completed by March 28, 1951. Kramer also remodeled a bathroom in 1951 and did electrical upgrades in 1956. Susan Henk Kramer passed away at the age of 71 on November 11, 1963. Albert Kramer died in August 1966 at the age of 79. He had already moved from South Superior to 3744 South 77th Street by the time of his death. The house was listed for sale in the spring of 1964 as having a ceramic bath, carpeted living dining rooms, 3-car garage. The asking price was \$13,500. (Obituary Susan Kramer, Milwaukee Journal 1963 November 12 page 45; Obituary Albert Kramer, Milwaukee Journal 1966 August 4 page 53; Open House Listing 1964 March 22, Milwaukee Journal page 157)

Alan J. French 1964 – 2017 (estate through 2020)

The final long term owner occupant of this puddler's cottage was Alan J. French and he and his wife Violet acquired the cottage in 1964. They had previously lived at 753 East Homer Street. French

worked as a salesman for the Continental Baking Company a bakery which through many mergers and acquisitions was known for Wonder Bread and Twinkies.

French is responsible for the exterior as it appears today. He took out a permit dated June 17, 1964 to construct a 16-foot by 24-foot flat roofed addition to the north east corner of the rear that added two bedrooms to the house. The \$2,500 project was completed by February 3, 1965. The kitchen was remodeled per permit dated February 9, 1967 when the arch over the kitchen sink and stove was removed and new cabinets were installed at a cost of \$700.

In August 16, 1967 the city ordered the rear barn demolished due to deferred maintenance that resulted in rotted sill plates, loose siding, out-of-plumb walls and a roof in poor condition. French worked it out with the city that the barn would be rehabilitated. A permit was taken out October 8, 1971 to raise and underpin the entire structure with new foundation and footings and a concrete slab. The walls were straightened and new wind braces added, damaged siding and trim was replaced and the doors were made operable. The \$2,000 project was completed November 11, 1971. The current garage doors show its use as a garage.

French installed a gas fired forced air furnace in August 1971. He later had the front porch enclosed in July 1977 for \$250.

It may have been around the time of the front porch enclosure that vinyl siding was applied over the asphalt siding. Permit are not required for vinyl siding applications.

The last major project of the French ownership was the acquisition and demolition of the house next door addressed at 2524 South Superior. It was located on Lot 9, one of the three lots that have been owner occupied in the community's earliest days. Lot 9 with its 50-foot width was made to accommodate two dwellings, 2524 South Superior and 2522 South Superior. The southernmost of these dwellings (2524) sat on a 25-foot sliver that was acquired by Alan French and then demolished in 1996 at a cost of \$6,300 for the house and \$1,000 for the garage. It is not known at this time why French wanted to demolish the house.

French passed away at the age of 89 on July 23, 2017, preceded by his wife Violet and son Jay French.

The house was put up for sale last year (2020) and sold by Mr. French's daughter Sheri Aiosa to developers with the name 2530 S. Superior LLC whose registered agent is Justin Koneck.

VII. SIGNIFICANCE

This row of puddlers' cottages is significant both for its history and its architecture.

These houses have a history that is intimately tied to the establishment of the Milwaukee Iron Company and the creation of an industrial village from scratch from what had been mostly farmland. The purpose behind the platting of the subdivision named the "Village of Bay View" and the building of worker cottages to "seed" the development was done to provide for a workforce that was close to its employer and allow for a community to develop. Not only were cottages built but lots were available free to churches. Not many communities with this background survive in a recognizable state, either having been razed for redevelopment or cleared for renewal or even removed for further industrial expansion. For reasons yet to be uncovered, the Milwaukee Iron Company only sold three lots along this portion of South Superior Street to owners who lived on the premises from the earliest days of the community. The majority of the cottages appear to have been leased during the 19th century and owner occupants are only documented in the 20th century. Nevertheless, early occupants had ties to the Milwaukee Iron Company/Illinois Steel into the 20th century before the plant was closed in 1929 and then demolished in 1939.

In recognition of Bay View being Milwaukee's first industrial suburb a portion of it, the oldest residential section, was listed in the National Register of Historic Places in August 23, 1982.

The architectural importance of 2530 South Superior is not in its reflection of a particular style of design. Rather it is a property type that is rapidly disappearing throughout Bay View, the one story worker's cottage. The one story, front gabled frame cottage was not architect designed but rather constructed by talented carpenters. They were not all identical, lined up as exact repetitions of each other as seen in many of today's developments. Some had more detail than others; window arrangement and style could differ; doors were placed sometime at the center of the façade or at one end but all faced the street. Many did not start out with front porches. These buildings were not disparaged by their owners but viewed as modern and efficient with all the major requirements as a living and dining room, a separate kitchen, a pantry and at least two bedrooms. The worker's cottage has survived better in Bay View than in other neighborhoods. Such structures could be seen in neighborhoods like Walkers Point or Brewers Hill or East Village but in contrast to Brewers Hill or East Village, these workers cottages were left mostly intact in their original form. They were not moved to the rear of their properties nor were they raised up to accommodate a raised basement below. Additions tended to be at the rear of the existing cottages if the lot coverage allowed and not many lots were cut into multiple small pieces as seen in East Village or Brewers Hill.

These cottages were appreciated over the decades and even nicknamed "puddlers' cottages" to reflect their origin and association with the Milwaukee Iron Company.

Only in the last few decades have these cottages been looked on as throw-away buildings. Tear downs are occurring more regularly as new buyers want to leverage taller and bigger and denser residences on the lots. One such cottage was demolished just last year on S. Shore Drive for a bigger house with all the latest amenities. This nomination was submitted in response to concern for 2530 South Superior being razed in whole or in part, including its carriage barn, or altered by constructing additional structures on the site, the largest parcel in the 2500 block. It was also submitted to preserve the unique character and history of this row of workers cottages.

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IX. STAFF RECOMMENDATION

Staff recommends that the South Superior Puddlers' Cottages Historic District be given permanent historic designation as a City of Milwaukee Historic District as a result of its fulfillment of criteria e-1, e-5 and e-8 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.

e-1 Its exemplification of the development of the cultural, economic, social or historic heritage of the City of Milwaukee, State of Wisconsin or of the United States.

Rationale: These puddlers' cottages fits into the overall historic pattern of industrialization that forever changed the landscape of America from the economy to the environment to residential development. Where such behemoth factories were constructed they drew a large workforce that required housing, shops, places of worship and community gathering places. Some factories located to already-populated areas; some created new towns from scratch. In this instance the Milwaukee Iron Company chose to start a community on formerly open land but while it platted a subdivision and erected some housing, it did not design or build or own all the housing as can be seen in such developments as Pullman, Illinois. It encouraged workers to purchase already-built houses as well as build their own houses on lots purchased from the company.

“Eber Ward, the mill’s founder, who believed that home ownership produced steady workers and respectable citizens, made the houses available to his employees on easy payment terms. Interestingly, when wages were cut, he lowered the payments, and when the mill temporarily closed, he suspended them.” (Bay View National Register Nomination Section 7 page 5).

This model of worker housing being privately owned instead of company owned enabled these modest cottages to survive transitions in the industrial sector. Workforce housing was not a new concept but what is different about Bay View is that there were boundaries between the manufacturing and the residential areas, created by a number of circumstances. The rolling mill did not expand and encroach into or destroy the community. Railroad lines formed boundaries that kept other factories from spilling over into the village. The same applied to the river systems. The City of Milwaukee did not grow southward immediately but at a pace that allowed Bay View to retain its own identity even after annexation to the city in 1887.

- e-5 Its embodiment of distinguishing characteristics of an architectural type or specimen.

Rationale: The architectural importance of these puddlers’ cottages lies neither in their expression of high style design nor in the traditional preservation notion of “integrity”. Worker housing was traditionally one story with a front gabled roof and an entry facing the street. Most were originally built on a post foundation with wood skirting cladding the area between the sill of the house and the ground. Full or partial basements were constructed later as the cottages were hooked up to the municipal sewer and water system. Windows were mostly rectangular in form, often with two-over-two sash, some having small pediments. Entry doors had transom windows. Many of the cottages just had front stoops but some had front porches such as the Disch / Rising / Morgan Puddler’s Cottage at 2530 South Superior which still has a hip roof. Sometimes an “el” extended from the rear of the house, generally allowing for another entry.

The cottage was considered efficient, practical and suitable for family living in contrast with tenement houses that squeezed numerous people into one or two rooms. As well, the cottages provided yards which allowed for open space. Unlike other 1860-1890 neighborhoods in the city, the cottages in Bay View tended to stay in place on their property and there is not the wholesale moving of such cottages to the rear of the lots or the lifting up of cottages to allow for a raised basement that held living space. When expansion was needed it most often came in the way of a rear addition or else, on occasion, adding an entire or partial story on top of the cottage. The National Register nomination recognized that Bay View’s housing stock shows alterations from its original appearance but that the form, scale, and lower density still conveyed the feeling of a small town.

These cottages are significant survivors of the type of worker housing that was being built at the time of Bay View’s origins. They can be considered an endangered building type in Bay View. In recent decades buyers have devalued the affordable simple puddler’s cottage in the rush to demolish and build bigger, taller, denser houses out of scale and out of touch with the neighborhood. The concern over the future of these puddlers’ cottages, be it demolition or adding more dwelling units to the sites, led to the submission of this application for Historic District designation.

- e-8 Its relationship to other distinctive areas which are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.

Rationale: This grouping of puddlers' cottages is the only surviving one of its kind in Bay View and reads as a unit due to the consistency of setting, feeling, location, scale, form and front gable roofs. In a few locations fire insurance maps show a grouping of two or four such cottages, but they were built on more spacious lots and today have either been replaced by later construction or undergone additions and are no longer identifiable as one-story workers cottages.

Preservation Guidelines For The South Superior Street Puddlers' Cottages

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding the permanent historic designation of the South Superior Street Puddlers' Cottages. The intent of the commission is to preserve the historic, existing exterior features of the buildings and guide any changes and restorations that might be done on the exterior.

Building maintenance and restoration must follow accepted preservation practices as outlined below. Any exterior changes such as masonry repair, re-roofing, and so on but exclusive of routine painting of previously painted surfaces and trim, will require a Certificate of Appropriateness. Most certificates are issued on a staff-approved basis and only major new construction or alteration requests typically will go before the Historic Preservation Commission. The Commission reserves the right to make final decisions based upon particular design submissions.

A. Roofs

Retain the gable roof shape. No changes can be made to the roof shape which would alter the building height, the roofline or its pitch. For the property at 2530 South Superior, retain the hip roof above the front porch.

Locate mechanical systems and vents on portions of the roof not visible at all from the public right of way and paint them out to minimize impact. Re-roofing requires consultation with historic preservation staff and a Certificate of Appropriateness to ensure appropriate materials and installation and proper construction of flashing, gutters, downspouts and valleys.

Electronic devices such as, but not limited to, satellite dishes, antennas, and so on require review with historic presentation staff and a Certificate of Appropriateness. The request for the installation of solar devices will be reviewed on a case by case basis based on provisions of 66.0401, Wis. Stats.

No large rooftop construction or addition is allowed, such as a full story, as this would have a negative impact on the historic character and proportions of the building. The building must be able to be "read" as a puddler's cottage. [Note: the property at 2518 South Superior has had a second story added in 2009; this is not characteristic of the district] The construction of other rooftop features, such as but not exclusive to dormers, cupolas, and so on will be based on the house's ability to support such structures and its effect on the roof pitch and requires review by the Historic Preservation Commission and a Certificate of Appropriateness.

When re-roofing, ridge vents are preferable where possible and any pan vents should be located on roof slopes not visible to the street. The chimneys are simple and utilitarian in design and at mid-roof and they should be retained, but it does not have to function.

B. Materials

1. Masonry

- a. Masonry on these houses is confined to the brick and concrete foundations. Some of the brick and concrete has been painted. Painting masonry is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date. Covering masonry with other materials (wood, sheet metal, vinyl siding, etc.) is not allowed.
- b. Re-point defective mortar by duplicating the original in color, hardness, texture, joint finish and joint width. See the masonry chapters in the books, As Good As New or Good For Business for explanations on why the use of a proper mortar mix is crucial to making lasting repairs that will not contribute to new deterioration of the masonry. Using much harder, contemporary Portland cement mortar will not make a lasting repair and can damage the historic brick. Replaced mortar joints should be tooled to match the style of the original. Do not use mortar colors and pointing styles that were unavailable or were not used when the building was constructed. Consultation with historic preservation staff and a Certificate of Appropriateness is required before starting any re-pointing.
- c. In the future should masonry cleaning be necessary (to remove paint, environmental pollutants, graffiti etc.) it should be done only with the gentlest method possible. Sandblasting or high-pressure water blasting or the use of other abrasive materials (baking soda, nut shells, dry ice, etc.) on limestone or brick surfaces is prohibited by both these guidelines and state law. This method of cleaning erodes the surface of the material and accelerates deterioration. The use of accepted chemical products to clean masonry is allowed and a test panel is required before general commencement of the work. Work should be done by experienced individuals as the chemical cleaning process can have a negative impact on the masonry. Consultation with historic preservation staff and a Certificate of Appropriateness is required before any cleaning would begin.
- d. Repair or replace deteriorated masonry with new material that duplicates the old as closely as possible. The use of EIFS (exterior insulation and finish systems) which is synthetic stucco is not permitted. The application of plywood, metal, vinyl or other substitute products is not permitted. Consultation with historic preservation staff and a Certificate of Appropriateness is required before attempting work on the masonry.

2. Wood/Metal

- a. The buildings were originally all wood clad but they have been covered with asbestos siding, asphalt siding and now vinyl siding. These guidelines allow the retention of the current siding material. Should the owner wish to remove this substitute siding and return the building

to its original wood cladding that would be approved and a Certificate of Appropriateness would be required. Retain any original material, if it exists, whenever possible. Do not remove architectural features that are essential to maintaining the building's character and appearance such as the front porches.

- b. Retain or replace deteriorated material with new material that duplicates the appearance of the original as closely as possible. Covering wood with aluminum or vinyl or other substitute material is not permitted but, as mentioned above, the current substitute siding can remain until the owner chooses to remove it or there is a need to remove it due to weather occurrences, etc. Spot replacement or spot repair of current cladding is allowed. Under no circumstances will siding products with artificial wood grain be considered.

C. Windows and Doors

1. Retain existing window and door openings. Retain original doors and windows within those openings if any are extant. Doors are not currently visible. Most storm doors appear to be metal. Windows appear to be vinyl replacements. Do not make changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. More recent era modern-looking sash can be replaced with one-over-one sash or two-over-one sash should the owner choose. Do not change the size or configuration of original window panes or sash. Approval of any new windows will depend on the proposal submitted and will require a Certificate of Appropriateness.

Should doors need to be replaced, there are examples being made today that would be appropriate for the buildings. Consultation with Historic Preservation staff is required for replacements.

2. In the event any windows need to be replaced, consultation with Historic Preservation staff is required to determine appropriate replacements. New glass must match the size of the historic glass. Do not fill in or cover openings with inappropriate materials such as glass block or concrete block. Some basement windows are currently filled in with glass block. They can stay but owners may remove the glass block and return the windows to their original appearance or an appearance appropriate to the age of the building. Glass block windows are not allowed on visible elevations.

Any original windows on the building must be retained and repaired if possible. Vinyl, vinyl clad, metal, and metal-clad or fiberglass prime window units are not permitted. Storm windows and storm doors are encouraged for the preservation of the prime windows and doors. The Commission has approved wood storms. Any changes to doors and windows, including installation of new doors and windows, require consultation with Historic Preservation staff and a Certificate of Appropriateness.

3. Steel bar security doors and window guards are discouraged. If permitted, the doors or grates must be of the simplest design and installed so as to be as unobtrusive as possible. A Certificate of Appropriateness is required for this type of installation.

D. Trim and Ornamentation

These houses are consistent in their lack of trim and ornamentation and would have originally been simple with doors and windows providing the details. In the 1920s front porches were added, predominantly mimicking the then-popular bungalow form. The one exception is the house at 2530 whose porch dates back to the 19th century. They should be retained. Owners can choose to return them to their original appearance. Work on the porches and any trim will require consultation with Historic Preservation staff and a Certificate of Appropriateness.

E. Additions

No additions can be constructed on the front, north or south elevations as such additions would adversely impact the character of the simple worker's cottage and would not be feasible due to lot coverage. Although the property at 2530 South Superior has a larger lot, additions at the north would result in its loss of puddler cottage character.

Rear additions have been a feature with all of the cottages and they can remain. Should an owner want to remove, alter, replace or enlarge a rear addition it may be possible depending on the design and compatibility to the historic cottage..

Any additions will be reviewed for appropriateness. Approval shall be based upon its compatibility with the primary building in terms of window proportion and placement, building height, roof configuration, scale, design, color, and materials. Additions must be smaller than the original building and not obscure the historic building. They should either complement the historic building or have a neutral effect on it.

Outbuildings

An important structure on the property is the carriage barn located at the rear of 2530 South Superior with access to the alley. We know that this type of accessory building was extant during the ownership of the Rising family and may have been built by the original Disch family. The Risings were prosperous enough to own a buggy, a road cart and a sulky (a light open two-wheeled vehicle with seating for one; often used for pleasure driving and racing) and a harness. A carriage barn would have been on the premises during that Rising ownership. Carriage barns were almost never associated with puddlers' cottages so this structure indicates that the families were of higher economic standing in the community. In the 20th century the structure has served as a garage and today features two garage doors.

No alteration can be made to this carriage barn except for appropriate repairs and rehabilitation.

F. Signs/Exterior Lighting

Given the residential nature of this grouping of residential properties it is unlikely that any signage would be installed on the premises. Should there be an application for signage, plastic internally illuminated box signs with a completely acrylic face are not permitted. Approval will be based on the sign's compatibility with the architectural character of the historic building and district.

G. Guidelines for New Construction on the Site

See also Additions above. It is important that any proposed new accessory structures be designed to be as sympathetic as possible with the character of the house. Small scale structures such as a gazebo or fountain may be permitted depending on their size, scale, and form and the property's ability to accommodate such a structure. The building of any additional residences on the property at 2530 South Superior is not allowed and will have an adverse effect on the original house as well as the block of uniform, original puddlers' cottages. The following categories are consistent with all sites that receive local historic designation.

1. Site work

New construction must respect the historic site and location of the buildings. The primary building on the site must maintain the appearance of a freestanding structure as they were built. Crowding in another structure to the north side or rear of 2530 South Superior will diminish the historic importance of the original house. Given the two-story house to the south, a similar structure to the north would leave the smaller 2530 South Superior in a "canyon" and diminish its importance and connectivity with the puddlers' cottages to the north.

2. Scale

For new construction, overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components, such as overhangs and fenestration that are in close proximity to the historic building must be compatible to and sympathetic with the design of the original house and the character of the district. New construction is to be smaller in size and shorter in height than the historic buildings. New construction will not extend over the top of the current houses. There had been another puddler's cottage to the north of 2530 South Superior. From photographs we know that its single story height, scale and form was consistent with the other puddlers' cottages on the block. It occupied a 25-foot wide by 150-foot deep parcel, part of the original Lot 9. This is now the north side yard for 2530 South Superior.

3. Form

The massing of new construction must be compatible with the goal of maintaining the integrity of the historic buildings as freestanding structures. Arrangement of windows, doors, roof shape, and foundation openings must be compatible with the historic property.

4. Materials

The building materials which are visible from the public right-of-way and in close proximity to the original house should be compatible with the colors, textures, proportions, and combinations of original cladding materials used on the historic buildings. Faux wood grained panels, wood panels, cementitious panels, panels constructed of pressed wood, metal panels or corrugated metal, or panels made of other materials would be inappropriate for new construction

H. Guidelines for Demolition

It is not anticipated that the puddlers' cottages be demolished, either in whole or in part. Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. All of the following guidelines, along with those required in subsection 11(h) of the ordinance, shall be taken into consideration by the Commission when reviewing demolition requests. These guidelines also apply to the rear carriage barn at 2530 South Superior. Although carriage barns were a regular feature of the bigger and more prosperous houses in Bay View, they are uncommon in connection with puddlers' cottages. In the 20th century many have been demolished and replaced with garages so as a building type they have become increasingly rare. It is not a building resource that is commonly found nor easily reproduced.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety and is beyond hope of repair. This would generally be in case of a major fire or a natural catastrophe.

2. Importance

Consideration will be given to whether the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Location

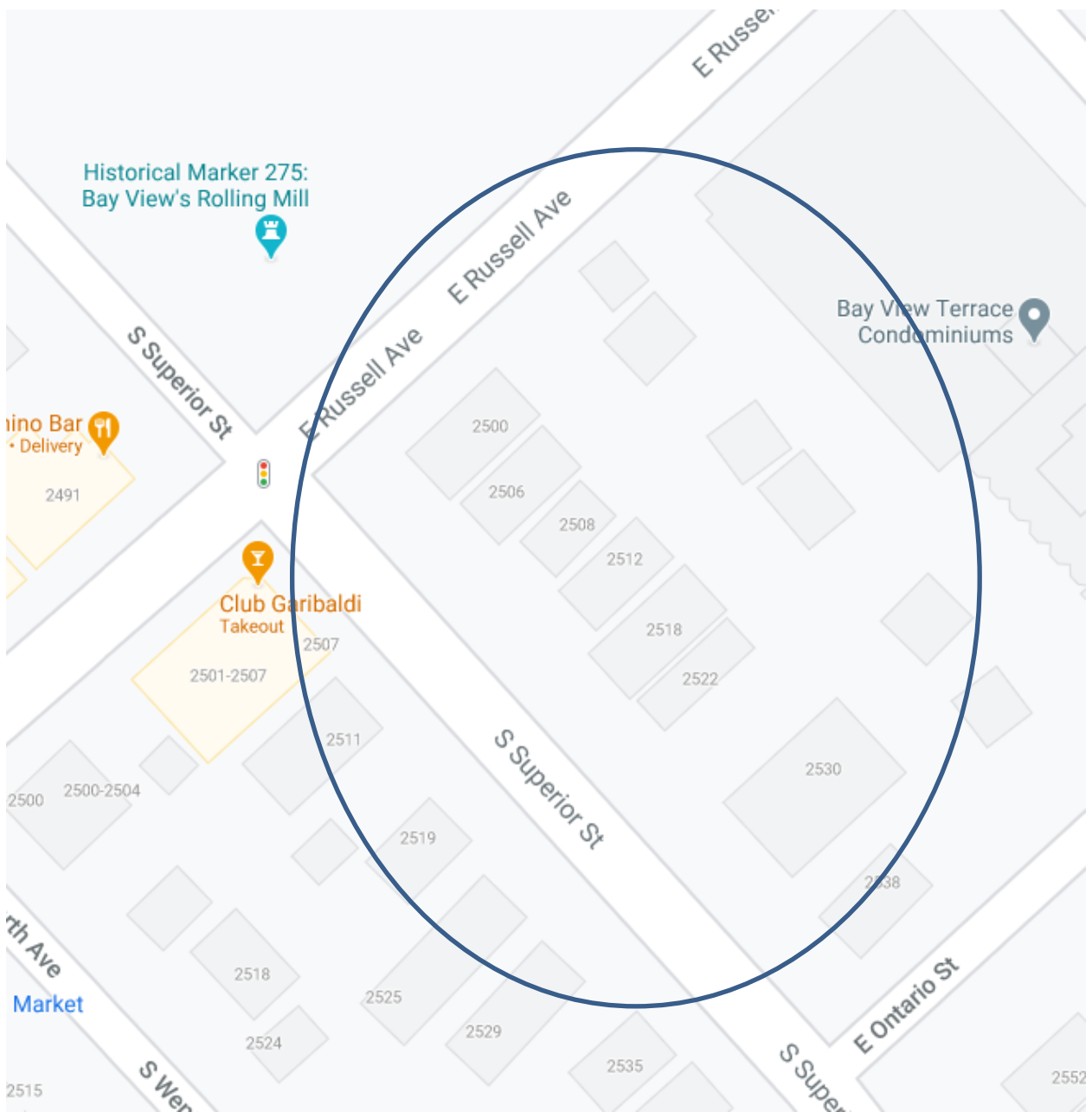
Consideration will be given to whether the building or portion of it contributes to the neighborhood and the general street appearance and has a positive effect on other buildings in the area.

4. Potential for Restoration

Consideration will be given to whether the building is beyond economically feasible repair.

5. Additions

Consideration will be given to whether the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.



South Superior Puddlers' Cottages Historic District



Bay View Historic District, Milw. Co., Milw.
S. Superior St. View from NW. Photo by
B. Wyatt, 3-82. Negative at SñSW, Madison,
WI Photo #3 of 73.



Same view taken March 14, 2021

