



Milwaukee Historic Preservation Commission

Special meeting
August 12, 2021





Temporary Designations

- 1. 210620. Resolution relating to the Temporary Historic Designation of the William Spence House Number 1 at 2275 N. Summit Avenue in the Third Aldermanic District.
- 2. 210618. Resolution relating to the Temporary Historic Designation of the William Spence House Number 2 at 2279 N. Summit Avenue in the Third Aldermanic District.

REAL ESTATE  LOANS.
WILLIAM SPENCE,

137 GRAND AVENUE.

PART OWNER OF AND AGENT FOR

Cream City Land Co., *St. Francis Park Co.,*
Cottage Home Co., *Belt Line Realty Co.,*
Commercial Land Co., *West Side Realty Co.,*
Forest Park Co., *West Side Land Co.,*
South Side Realty Co., *Ridgeland Co.,*
Forest Lawn Co., *Superior Land Co.,*

BESIDES LOTS IN

**Cold Spring Heights, Paine and Stacy's Subdivision,
Merrill Heights, Merrill Park, Mitchell Heights, Daisy Field,
Riverside Park, and other East Side Plats.**

LOTS SOLD ON MONTHLY PAYMENTS. HOUSES BUILT FOR PURCHASERS.

Ad in Milwaukee's Great Industries, 1892

2275 N Summit Ave

- One-and-a-half-story vernacular gable end cottage with subtle Queen Anne detailing with a green asphalt roof.
- Likely built as a substantial twin to the house to the north (per permit and map records)
- Original porch demolished and replaced with the current one in 1935.
- The southeast elevation of the house features a covered porch with a hip roof and unoriginal windows.



2275 N Summit Ave (cont.)

- The top story's gable arch is covered by a brown bargeboard that matches the connecting gutters.
- The soffit for the bargeboard appears to be shiplap drop siding and is supported by a modest wooden bracket.
- The southeast and northwest sides of the top story each have a cross-gable dormer with two non-original single hung windows.
- The first story is covered by beige aluminum siding, while the house's dormers are covered in square shake siding.



2279 N Summit Ave

- Folk Victorian style one-and-a-half-story vernacular gable end cottage with a gray asphalt roof.
- Smaller front porch with a flat roof, with a dentil course cornice.
- Top story's gable arch features a white, pointed bargeboard with a Prussian blue trim, as well as a white rake board and soffit.
- The ends of the bargeboard each have a blue decorative pendant that is either engraved with an 'S' or a 'Z,' with a modest wooden bracket



2279 N Summit Ave (cont.)

- Cross-gable dormers with two non-original hung windows on southeast and northwest sides
- The foundation of the house is made of Prussian blue-painted brick to match the house's since-removed siding.
- Siding removal has exposed the original octagonal wooden shingles on the top floor and the square shake siding on the main floor.



Architect/Builder

- Andrew J. Sheben (listed “A.J. Sheben in permit records)
- Prussian-born carpenter, present in Milwaukee by 1874
 - Consistently lived on the near south side
- Carpenter from 1875-1882, then involved in various livery-related positions from 1883-1887
- Returned to carpentry in 1888, started a confectionery in 1889 with his wife, Bridget, and then returned to carpentry in 1890.
- Appears to have kept up several of these businesses simultaneously in the late 1880s.
- By 1893 he had returned to livery as an “expressman” eventually creating the firm of Sheben & Son with his eldest son Joseph.

Architect/Builder (cont.)

- Sheben affiliated with prominent architect Henry J. Van Ryn for a project involving a “cottage of five rooms” in 1889 (MJ 18 June 1889).
 - The permit for subject two cottages was filed in October 1889.
- Nothing further to connect Van Ryn to these particular cottages and this brief mention is not enough for a formal attribution to Van Ryn.
- Van Ryn grew to fame later primarily for his work on schools.
- No other buildings could be readily attributed to Sheben.
- However, it’s likely that dozens of homes could be attributed to him upon an extensive review of the city’s permit records.
 - Given his many years of listing as a carpenter or carpenter contractor in the directories and residential development practices of that period

Notable Tenant

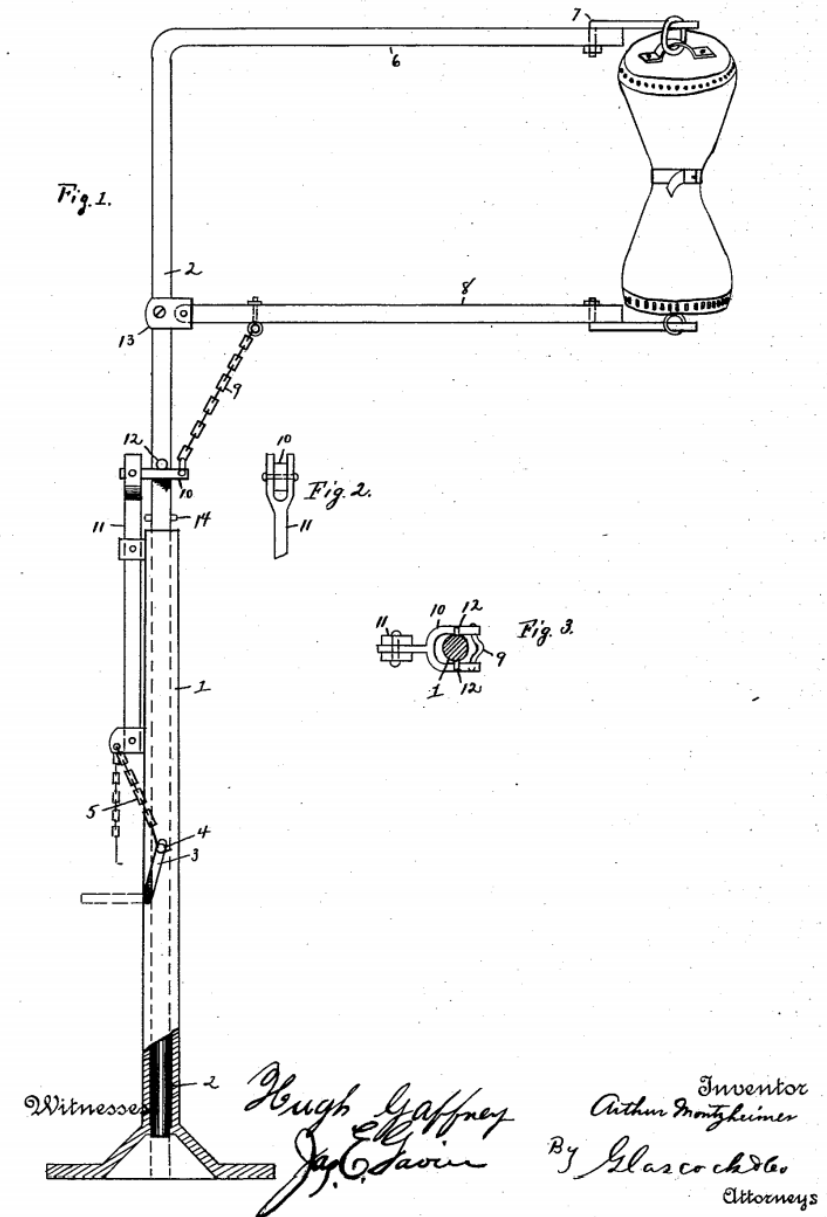
- Arthur and Julia Montzheimer rented 2279 (then 479) from JD Irwin in 1900.
 - Arthur and Julia occupied the space with their three children and servant (Maggie Lechner).
- Arthur worked as a civil engineer and superintendent for the Chicago and North Western Railway, where he was credited for inventing multiple railroad-related devices.
- Arthur's most famous patent was for the mail crane in 1896, and he was a Milwaukee representative in the 1900 Annual Convention of the American Railway, Bridge and Building Association.

(No Model.)

A. MONTZHEIMER.
MAIL CRANE.

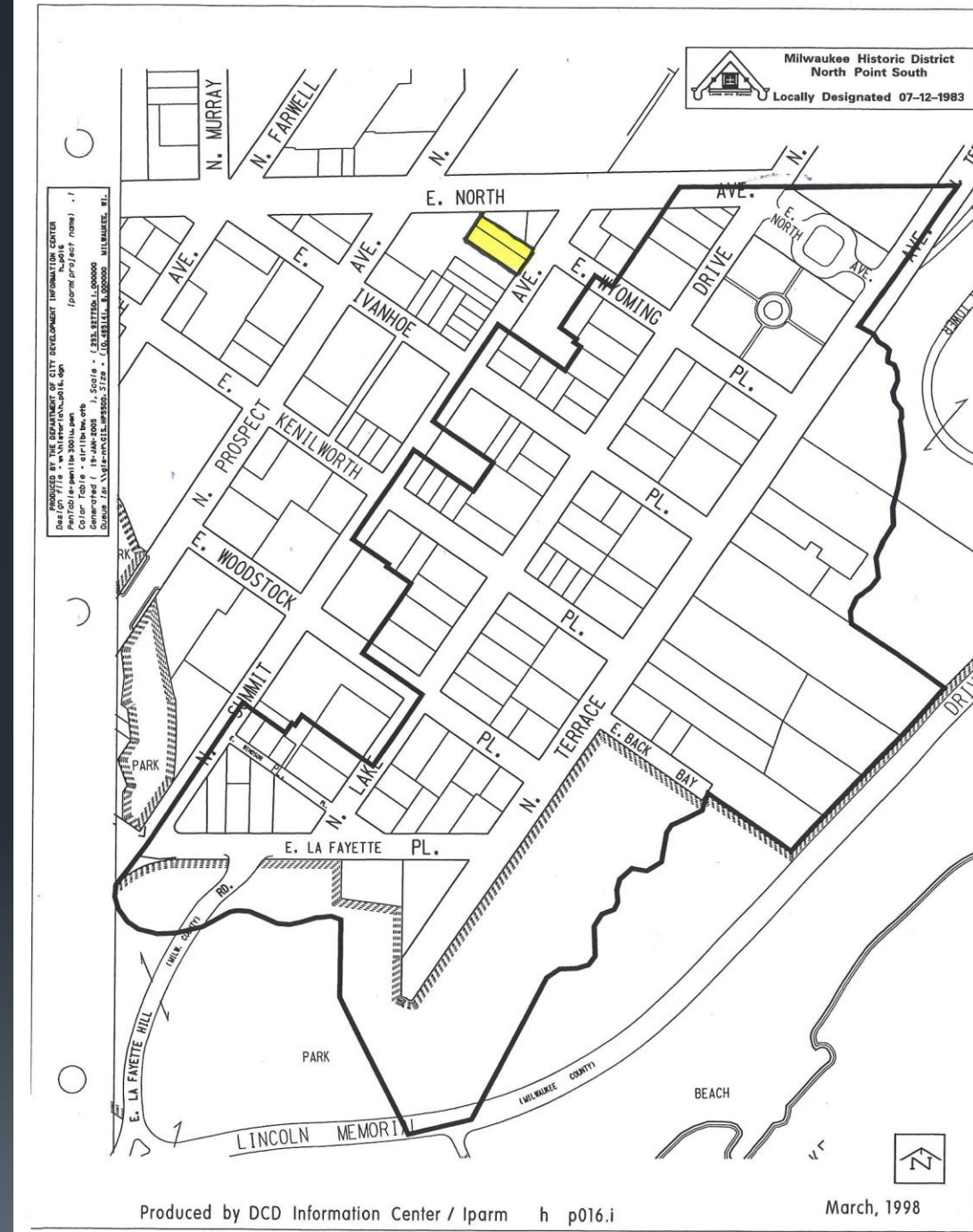
No. 568,955.

Patented Oct. 6, 1896.



Significance

- These buildings are similar in character, if of smaller scale, to those included in the designation report for the North Point South report.
- Single-family homes with brick and wood shingle siding and gabled roofs
- Glidden and Lockwood's Addition
- Similar lot size and setback



Significance (cont.)

- Separation of these houses on the west side of Summit appears to be the result of a misinterpretation of the historical record.
- Fire insurance maps of the era show no discontinuity between the character of this block and that of the established North Point South District.
- Single family housing in Glidden and Lockwood's subdivision continued to Prospect Avenue as late as 1951.
- Even with the development of the apartments on Wyoming, this was no justification for excluding this block from the district
- Exclusion of this block may have been classist
- Richard Perrin's quotations at the end of the North Point Districts cannot be viewed kindly within a modern understanding of preservation and equity.
 - Was dismissive of the North Point North district and implied it was of similar quality to these houses on Summit (McArthur, 1981, p. 214).



1910 Sanborn Fire Insurance Map w/Historic District Map

Staff Recommendation

- Temporary historic designation for 2275 & 2279 N Summit Ave as a City of Milwaukee Historic Site
- Fulfills criteria e-4, e-5, and e-8 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.
 - e-4. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
 - e-5. Its embodiment of distinguishing characteristics of an architectural type or specimen.
 - e-8. Its relationship to other distinctive areas which are eligible for preservation according to a plan based on a historic, cultural, or architectural motif