



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

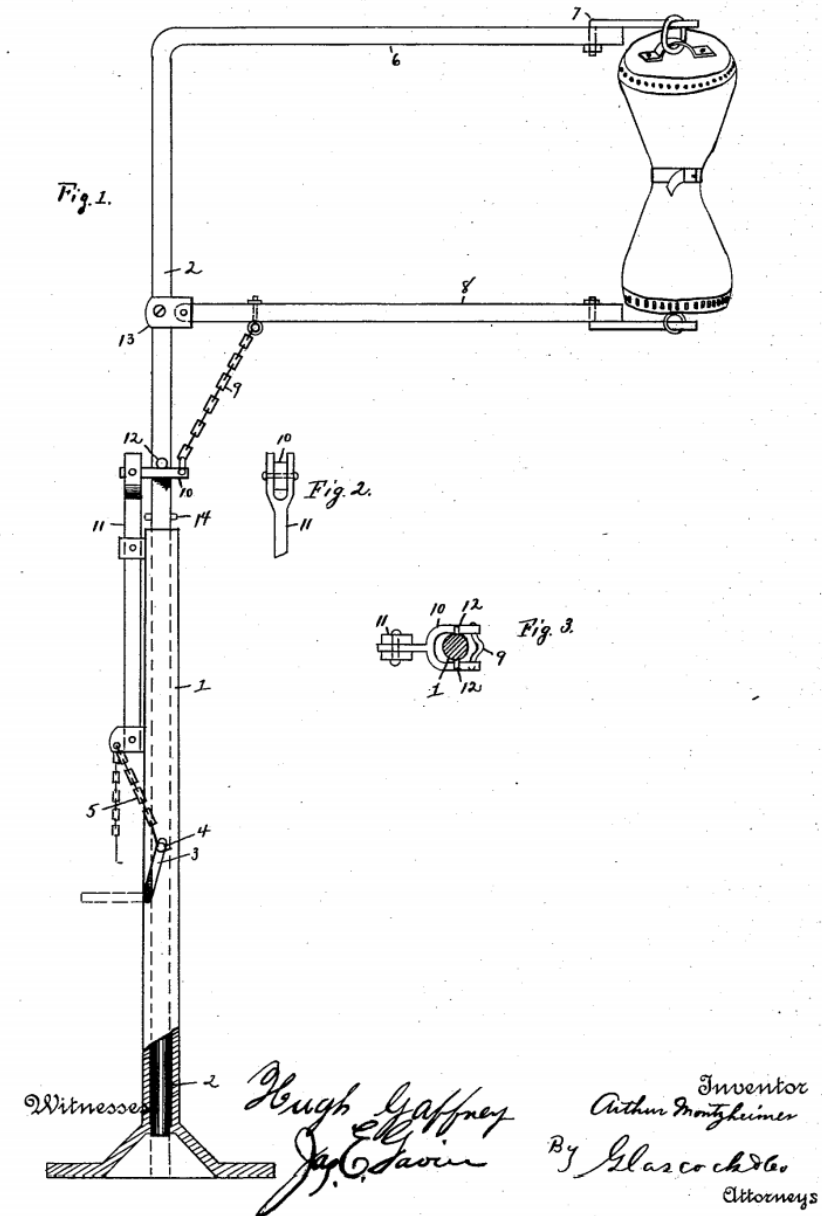
- Arthur and Julia Montzheimer rented 2279 (then 479) from JD Irwin in 1900.
 - Arthur and Julia occupied the space with their three children and servant (Maggie Lechner).
- Arthur worked as a civil engineer and superintendent for the Chicago and North Western Railway, where he was credited for inventing 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.

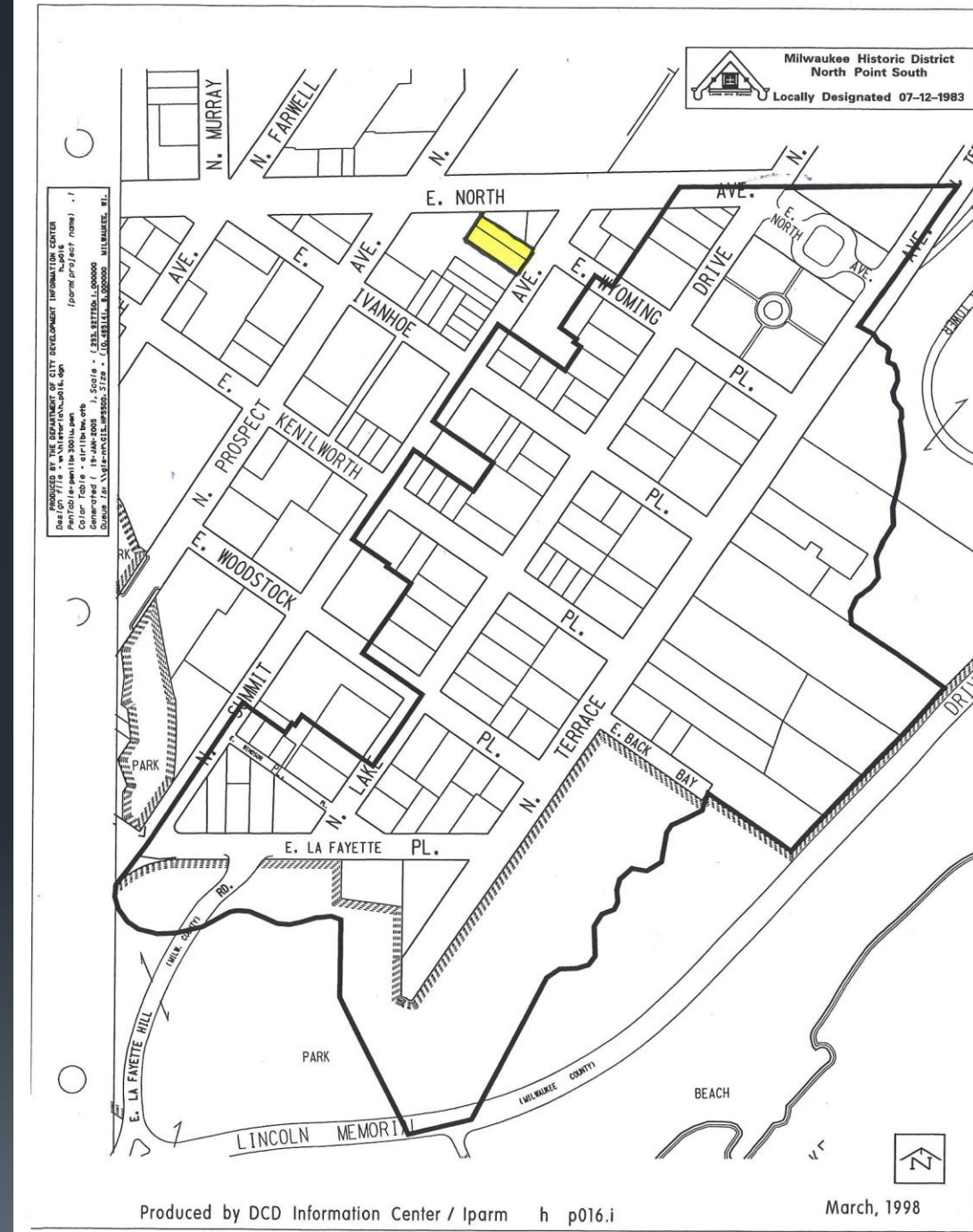
No. 568,955.

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