



# MILWAUKEE HISTORIC PRESERVATION COMMISSION HISTORIC DISTRICT DESIGNATION APPLICATION

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

## 1. Name of District

Historic: West Avenues West

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

## 2. Location

Approximate boundaries 22<sup>nd</sup> and Wells to 27<sup>th</sup> and Wells; 700 blocks of N. 25<sup>th</sup> & N 26<sup>th</sup>, 800 blocks of N 23<sup>rd</sup>, N 24<sup>th</sup>, N 25<sup>th</sup>, & N 26<sup>th</sup>; 2400-2500 blocks of W. Wisconsin; 2400 & 2500 blocks of W Kilbourn, 2400-2500 blocks of W State.  
See map

Aldersperson: Ald Robert Bauman

District(s): 4<sup>th</sup>

## 3. Classification

### Ownership

☐ public  
☐ private  
☒ both

### Present Use

☐ agricultural  
☐ commercial  
☐ educational  
☐ entertainment

☐ park  
☐ cemetery  
☐ religious  
☒ private-  
residence

☐ government  
☐ industrial  
☐ military  
☐ museum

☐ transportation  
☒ other  
☐ vacant

## 4. Owner of Property

Name: Various, see attachments

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

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

## 5. Representation Existing Surveys

Inventory: WHPD surveys

Date: 1984 \_\_\_\_\_ ☐ federal ☐ state ☐ county ☐ local

**Depository for survey records:**

Organization Wisconsin Historical Society

Street & number 816 State St

City Madison State WI Zip \_\_\_\_\_

**Previous historic designation:**

☒ National Register Date \_\_\_\_\_ Name \_\_\_\_\_

☒ City of Milwaukee Landmark Date \_\_\_\_\_ Name \_\_\_\_\_

☐ Other  
Name of Program \_\_\_\_\_ Date designated \_\_\_\_\_

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## 6. DESCRIPTION

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Acreage: ~18 Number of city blocks: 10 Number of buildings: ~92

**General Condition of buildings in district**

☐ excellent  
☐ good  
☒ fair  
☐ deteriorated  
☐ ruins

**Major landscape features:**

<input type="checkbox"/> park/recreational area	<input type="checkbox"/> river/stream
<input type="checkbox"/> boulevard	<input type="checkbox"/> pond/lake
<input type="checkbox"/> hill	<input type="checkbox"/> cemetery
<input type="checkbox"/> valley/ravine	<input checked="" type="checkbox"/> undeveloped land

Principal street(s): W Wells St, W. Kilbourn, W. State St., W. Wisconsin Ave., N 23<sup>rd</sup>, N 24<sup>th</sup>, N 25<sup>th</sup>, N 26<sup>th</sup>, N 27<sup>th</sup>

List of non-contributing buildings: \_\_\_\_\_

Visual landmarks & locations: \_\_\_\_\_

**District characteristics:**

Predominant building height: 2.5 stories Predominant building material: ☒ brick ☐ stone  
☒ wood ☐ terra cotta  
☒ stucco

Relationship of buildings to street: Facing the street, setbacks between approx. 15-30' for residential, smaller setbacks for apartment buildings

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

A great collection of Queen Anne, Arts & Craft, bungalow, and front gabled residential and commercial architecture that represents the architectural styles of when the area was developed between 1880-1920s. District boundaries include a number of apartment buildings and large commercial buildings, both historic apartments and 1960s later development.

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## 7. SIGNIFICANCE

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### Areas of significance:

<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> law	<input type="checkbox"/> science
<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> literature	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> military	<input type="checkbox"/> theater
<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> music	<input type="checkbox"/> transportation
<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	<input type="checkbox"/> other (specify)
<input type="checkbox"/> community planning	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> conservation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	

### Period of most intensive development:

1880-1925, later contemporary apartment construction circa 1960s.

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

An intact cluster of high-style, largely architect designed residential structures including Queen Anne, Arts & Crafts, American Foursquare, and Craftsman styles. Large architect-designed apartments including 805 N 22<sup>nd</sup>, 2402 W Wells, 2314 W Wells, 940 N 25<sup>th</sup>, etc. Large commercial buildings of importance include the former Milwaukee County Emergency Hospital and the Eschweiler-designed Wisconsin Telephone Company building. Architects include James Douglas, Alfred C. Clas, George B. Ferry, Eschweiler and Eschweiler, George Zagel, Leiser & Holst, Frank Gray, and Herman W. Buemming. Mason Louis Wilke worked on a number of the structures. Included in the district are the locally-designated William J. Turner House (743 N 25<sup>th</sup>) and the National Register listed Fred Sivyer House (761 N 25<sup>th</sup> St). The only non-one-or-two family structure is the large Beaux Arts apartment building designed by Leiser & Holst at 2540 W Wells St. The buildings are superb examples of their architectural styles.

Boundaries expanded to include Milwaukee County Hospital, properties on 27<sup>th</sup> at Wells, Wisconsin Telephone Co property, Cedar Heights/W. Kilbourn properties, Kalvelage Mansion, properties on 900 block of N 25<sup>th</sup> & N 24<sup>th</sup>, 800 block of N 23<sup>rd</sup> & 24<sup>th</sup>,. Expanded boundaries better represent historic nature of larger western area of Avenues West and include both residential properties, as well as commercial construction and later in-fill apartment construction. A number of properties are listed on the National Register of Historic Places and three properties are individually designated as locally historic.

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## 8. Major Bibliographical References

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## 9. Boundary Description

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**Legal property description:**

See map

**Boundary justification:**

Area from 22<sup>nd</sup> & Wells to 27<sup>th</sup> & Wells, including Kilbourn Ave, N 23<sup>rd</sup> St, N 24<sup>th</sup> St, N 25<sup>th</sup> St, and N 26<sup>th</sup> Street encompassing area of development from 1880s-1920s with later apartment construction.

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## 10. Form Prepared By

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Name/Title: Jim Dieter

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

Street: \_\_\_\_\_ 2432 \_\_\_\_\_ W \_\_\_\_\_ Kilbourn

City: Milwaukee State: WI Zip: 53233 \_\_\_\_\_

Telephone (days) 414-902-3030 (evenings) \_\_\_\_\_ Date: 7/3/25

Email blackhawkantiques@yahoo.com

Return to: Milwaukee Historic Preservation Commission  
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Milwaukee, WI 53202  
(414-286-5722)

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