

Wisconsin Word Processing Format (Approved 1/92)

**United States Department of Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

**historic name** Milwaukee Protestant Home for the Aged  
**other names/site number**

**2. Location**

<b>street &amp; number</b>	2449 North Downer Avenue	N/A	<b>not for publication</b>
<b>city or town</b>	Milwaukee	N/A	<b>vicinity</b>
<b>state</b> Wisconsin	<b>code</b> WI	<b>county</b> Milwaukee	<b>code</b> 079
			<b>zip code</b> 53211

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_ does not meet the National Register criteria. I recommend that this property be considered significant \_ nationally \_ statewide  locally. ( \_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_ meets \_ does not meet the National Register criteria.  
( \_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

Name of Property

County and State

**4. National Park Service Certification**

I hereby certify that the property is:

 entered in the National Register. See continuation sheet. determined eligible for the National Register. See continuation sheet. determined not eligible for the National Register. See continuation sheet. removed from the National Register. other, (explain:)

Signature of the Keeper

Date of Action

**5. Classification****Ownership of Property**

(check as many boxes as apply)

 private  
 public-local  
 public-State  
 public-Federal**Category of Property**

(Check only one box)

 building(s)  
 district  
 structure  
 site  
 object**Number of Resources within Property**

(Do not include previously listed resources in the count)

contributing	noncontributing
2	buildings
	sites
	structures
	objects
2	total

**Name of related multiple property listing:**

(Enter "N/A" if property not part of a multiple property listing.)

N/A

**Number of contributing resources****previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC/institutional housing

**Current Functions**

(Enter categories from instructions)

DOMESTIC/multiple dwelling

**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS

Other: Chateausque

MODERN MOVEMENT

**Materials**

(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT, SYNTHETICS

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

SOCIAL HISTORY

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**Period of Significance**

c. 1892-1971

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**Significant Dates**

1892, 1899, 1926, 1953, 1963

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**Significant Person**

(Complete if Criterion B is marked)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Koch, Henry C., Architect (1892 section)

Koch, Henry C., and Esser, Herman J., Architects (1899 section)

Scott, Fitzhugh, and Mayer, MacDonald, Architects (1926 addition)

Wenzler, William P., Architect (1963 addition)

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**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

Name of Property

County and State

## 9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

### Primary location of additional data:

- X State Historic Preservation Office
  - Other State Agency
  - Federal Agency
  - X Local government
  - University
  - Other
- Name of repository:

## 10. Geographical Data

Acreage of Property 5.214 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 16 428385 4768212  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

See Continuation Sheet

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet)

## 11. Form Prepared By

<b>name/title</b>	Jen Davel	<b>date</b>	12/16/21
<b>organization</b>	Heritage Consulting Group	<b>telephone</b>	(608) 630-8108
<b>street &amp; number</b>	10 E. Doty Street	<b>zip code</b>	53703
<b>city or town</b>	Madison	<b>state</b>	WI

Name of Property

County and State

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs** Representative black and white photographs of the property.

**Additional Items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

Complete this item at the request of SHPO or FPO.)

<b>name/title</b>	Michael Brever (representative)	<b>date</b>	11/15/2021
<b>organization</b>	Eastcastle Place	<b>telephone</b>	414-963-8425
<b>street &amp; number</b>	2505 East Bradford Avenue	<b>zip code</b>	53211
<b>city or town</b>	Milwaukee	<b>state</b>	WI

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 2050

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Start description on line below

**Summary Paragraph**

The Milwaukee Protestant Home for the Aged, located at 2449 Downer Avenue in Milwaukee, Wisconsin, was originally constructed in 1892 as a home for the elderly. The site consists of two buildings that are physically interconnected and have been added to throughout the home's continued use as elderly housing. Currently, it houses 117 independent living units and 82 assisted living units and serves seniors of all faiths. It occupies a 5.214-acre property that is roughly 1,500 feet west of the Lake Michigan shoreline. At its tallest section, the building is five stories in height. The Milwaukee Protestant Home was completed in phases from 1892 through 2006, with extant sections to the building completed in 1897, 1926, 2000, and 2006. The Bradford Terrace section was constructed in 1963 with an addition completed prior to 1995. Completed in 1892, the original section of the building was designed in the Chateausque style by renowned Milwaukee architect Henry C. Koch. The 1897 section, which is known as the Francis Hinton Section, was designed by Koch and Herman J. Esser to complement the original section. Fitzhugh Scott and MacDonald Mayer were the architects for the 1926 section, and they also redesigned the main, southeast-facing elevation of the 1892 section to better complement the 1897 and 1926 sections. In 1963, William P. Wenzler designed the modern Bradford Terrace section. The 1892, 1897, and 1926 sections are of masonry construction, and the exteriors feature faceted turrets, a steeply pitched roof, multiple dormers with high pinnacled gables, stone pilasters, quoins, cast stone ornament, and porches with doubled Doric columns and basket-handle arches. Altogether, these elements characterize the building as Chateausque style. The Modern Bradford Terrace section is constructed of brick, and it is characterized by linear porches which wrap around each floor of this section of the building. The contemporary sections built in 2000 and 2006 are also of masonry construction.

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**Narrative Description**

**Setting:** The Milwaukee Protestant Home is located on the southwest corner of East Bradford Avenue and North Downer Avenue in the City of Milwaukee, Milwaukee County (Figures 1 and 2). The setting is urban, and the subject property is within the Historic Water Tower Neighborhood of downtown Milwaukee, Wisconsin. This neighborhood abuts Lake Michigan, and the Milwaukee Protestant Home is about 1,500 feet west of the Great Lake's shoreline. Southwest of the building, numerous hospitals and other elderly care facilities are located in the space bounded by East Bradford Avenue, North Prospect Avenue, East North Avenue, and North Wahl Avenue. To its immediate southwest, the Milwaukee Protestant Home shares a border with the Milwaukee Catholic Home, which was constructed in 1926 to provide the same services to Milwaukee's Catholic population. Historic, upper-middle-class houses occupy the space between the Milwaukee Protestant Home and Bradford Beach along North Lake Drive, North Terrace Avenue, and North Wahl Avenue. Many of these

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residences are contributing resources within the North Point North Historic District (NRHP #00000255).

**Site:** Southeast of the building, a green space consisting of a manicured lawn and gardens connects the Milwaukee Protestant Home with North Downer Avenue. Another green area is located northeast of the building at the corner of East Bradford Avenue and North Downer Avenue. This space is fenced off from the road and sidewalk, with a gate entering the space from East Bradford Avenue. The gate is framed by two brick markers capped with stone finials. To the west of the building, a large parking lot serves the complex and can be accessed from East Bradford Avenue. The driveway leading into the lot is flanked by another set of brick markers topped with stone finials. The markers include plaques bearing the name of the complex (now called Eastcastle Place) and the building's address. On the primary, southeast elevation of the original 1892 section, a plaque stating the building's original name, the Milwaukee Protestant Home for the Aged, is affixed to the northeast corner of the porch. Amidst a garden area to the east of this porch, a large masonry marker announces the name Eastcastle Place, signifying this as a primary elevation. To the southeast of the 2000 section of the building, a driveway leads into a parking area and service corridor. Flanking this driveway are two brick markers with stone finials. The marker to the southwest bears a plaque that reads "Watertower Assisted Living, Eastcastle Place," and a plaque on the marker to the northeast lists the address, "2425 North Lake Drive." To the north of the building, a circular drive and parking area are located in a courtyard area between the Bradford Terrace and 2006 sections and is accessed from East Bradford Avenue.

**Milwaukee Protestant Home for the Aged (Contributing)**

**Exterior:**

1892 Section

The 1892 section is the original Milwaukee Protestant Home building, and it is the smallest section of the current overall building (Photo 1). It is four stories in height and rectangular in shape. The Chateausque style of this section is marked by its prominent turrets, arched porch, and stone ornamentation. At the time of the 1926 section, the appearance of the primary, southeast elevation of the 1892 section was altered to better coincide with the 1897 and 1926 sections. All sides except the southwest elevation have been covered with subsequent sections. The original wooden windows were replaced with aluminum one-over-one double-hung windows.

Southeast Elevation – The southeast elevation serves as the primary elevation of the original, 1892 section of the building. Moreover, it is the only visible elevation on this section of the building. It is eight bays wide and faces North Downer Avenue. The first-floor level is clad in stone, while the upper floors are constructed of brick. The most prominent features at this elevation are two symmetrical,

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faceted turrets. The turrets are constructed of brick, and each is two bays wide and three stories tall. The turrets are topped with faceted, conical roofs and copper finials. Framed by the turrets, a central three-bay porch forms the main entrance at this elevation. The porch is composed of three basket-handle arches and is raised seven steps above the ground (Photo 2). It is highly ornamented, featuring cast stone pilasters, a decorative frieze, and a denticulated cornice. Centered between the two turrets at the roofline is a large, three window, Dutch gabled dormer that is highly ornamented with cast stone and is topped with stone finials. Fenestration at the southeast elevation consists of one-over-one, single-hung windows, with the exception of the windows at the fourth bay from the southwest (centrally located on the overall elevation). Here, the one-over-one windows are arranged in groups of three. Between the faceted turrets, the windows at the second- and third-floor levels have arched lintels. Likewise, the most northeast window at the second-floor level has an arched lintel. The only entrance found at this elevation is centered on the porch, and it consists of three-quarter-light, double-leaf, wooden doors (Photo 3).

1897 Section

Built less than a decade after the 1892 section was completed, the 1897 section extends to the northeast of the original section (Figure 4). It is rectangular and measures nine bays long by three bays wide. The section is four stories tall and is constructed of brick with stone trim. It is built in the Chateausque style, marked by its steeply pitched roof, tall chimneys, and numerous tall gabled dormers. A long porch with double columns is located at the southeast elevation of this section of the building, and ornamental stonework is found throughout. Like the 1892 section, fenestration consists of one-over-one double-hung windows.

Southeast Elevation – The southeast elevation of the 1897 section faces Downer Avenue and is nine bays wide (Photo 4). Like the 1892 section, the southeast elevation serves as the primary elevation of this section of the building. The first-floor level of the 1897 southeast elevation is clad in stone, while the upper floors are constructed of brick. As seen from southwest to northeast, a long porch occupies bays one through six at the first-floor level (Photo 5). The porch features double Doric columns and cast stone ornamentation at the cornice. At the sixth bay from the southwest, a prominent entryway features steps to access the porch. An entrance to the building at this bay features an archway made of brick and wooden doors. The double-leaf doors feature ovular half-lights and are framed with wooden, Ionic pilasters. A similar entrance leads into the 1892 section of the building from the southwestern end of the porch. Fenestration at the southeast elevation consists of one-over-one double-hung windows. At the second floor, windows feature arched lintels. The windows at the sixth bay are paired, whereas the other windows on this elevation are single. At the fourth-floor level, the three northeasternmost bays form a gable. A pair of one-over-one double-hung windows with a half-circle transom light are centered on the gable and framed by Ionic pilasters and a decorative pediment made of cast stone. Two ovular porthole windows framed by cast stone ornamentation are located to either



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side of these central pedimented windows. Six gabled dormers adorn the remainder of the roofline to the southwest of the gable section.

Northeast Elevation – The northeast elevation is three bays wide and faces the intersection of North Downer Avenue and East Bradford Avenue (Photo 6). Like other elevations of the 1892 and 1897 sections, the first-floor level is clad in stone, while the upper floors are constructed of brick. At the fourth-floor level, the roofline is punctuated by two gabled dormers that match those found on the other elevations of this building section. Centered between these two dormers is a Dutch gable framed by two tall chimneys, and this gable houses three one-over-one windows grouped together under a half-circle transom light. These windows are framed by a cast stone parapet, Ionic pilasters, and a decorative pediment. At the peak of the pediment is an ovular porthole window like those seen on the southeast elevation. Prominent stone quoins and denticulation ornament the overall elevation. Fenestration at the northeast elevation consists of one-over-one double-hung windows with arched lintels at the second-floor level, much like the southeast elevation. The northeast elevation has no entrances. Stone lettering centered at the first-floor level on the northeast elevation displays the name “Francis Hinton Section,” the name by which the 1897 section of the building is known.

Northwest Elevation – The northwest elevation is nine bays wide and features a gable identical to that found on the southeast elevation. The gable section is also three bays wide and features central pedimented windows flanked by ovular porthole windows (Photo 7). Southwest of the gable section, the next four bays feature gabled dormers at the roofline. The first-floor level below the gable section is clad in stone, while the upper floors are constructed of brick. However, the rest of the elevation southwest of the gable section is fully clad in brick. As viewed from northeast to southwest, the seventh bay includes a tall chimney. Fenestration is consistent with other elevations and primarily includes single, one-over-one, double-hung windows. However, from northeast to southwest, the windows at bays two and four are paired. The northwest elevation features one entrance at the fourth bay from the northeast, featuring wood, double-leaf, half-light doors.

1926 Section

The 1926 section is shaped like an “L” and abuts the southwestern side of the original 1892 section of the building (Photo 8; Figure 5). The area forming the bottom of the “L” is three bays wide and protrudes toward North Downer Avenue. Like the other building section, the 1926 section is also clad in stone at the first-floor level and in brick at the upper levels. Quoins and cast stone ornamentation highlight the masonry construction of this section. At the roofline, this section also features many gabled dormers like those found elsewhere on the building. In addition to expanding the building’s footprint with the new south section, the 1926 construction also updated the southeast elevation of the original 1892 section (Figure 3). The faceted turrets were updated to match each other in the now familiar Chateausque style, and the original gambrel gable was reconfigured into the Dutch gable that is now present between the turrets.

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Southeast Elevation – As the elevation that faces North Downer Avenue, the southeast elevation also serves as the primary elevation of the 1926 section. It is eight bays wide, and the three southwestern most bays protrude from the rest of the elevation by a depth of three bays (Photo 9). At the roofline, each of these three protruding bays features a dormer. In the center is a large gabled dormer that houses a pair of one-over-one double-hung windows. A cast stone pediment, pilasters, and finials ornament this gabled dormer. Two smaller eyelid dormers flank the central gabled dormer, each containing an oval window. Above these two dormers, the steep roofline is topped with copper finials. Three gabled dormers that match those on the building's other elevations are located at the roofline to the northeast of the protruding section. Fenestration throughout the southeast elevation of the 1926 section corresponds with the rest of the building and features one-over-one double-hung windows. At the second-floor level, the lintels are arched. A single-leaf service door is located at ground level at the fourth bay from the southwest.

Northwest Elevation – The northwest elevation of the 1926 section is six bays wide and faces a courtyard formed by this building section and the 2000 and 2006 sections of the building. Like the southeast elevation, the northwest elevation features a protruding three-bay section at its southwest end. A pair of eyelid dormers and oval windows decorate the roofline of this section. To the northeast of the protruding section, the next three bays feature three gabled dormers. Fenestration is consistent with the earlier building sections. The northwest elevation features one entrance centered at the first-floor level of the three-bay protruding section, which is the second bay from the southwest.

2000 Section

The 2000 building section extends to the southwest of the 1926 section. It is rectangular in shape and five stories high. It is characterized by gabled dormers that jut from a steep roofline at the fourth-floor level. This area of the roof is clad in asphalt shingles, while the remainder is flat and consists of a modern synthetic membrane. The first-floor level is constructed of stone and the upper levels are made of brick. Sectionally, decorative stone quoins adorn the corners of this building section. The windows of the 2000 section are paired one-over-one double hung and date to the building's contemporary construction.

Southeast Elevation – The southeast elevation of the 2000 section is five bays wide and faces N. Downer Avenue. The central three bays of the elevation protrude slightly from the two bays on either end. At the ground level, a large garage door is located at the second and third bays, as viewed from southwest to northeast. Decorative gabled dormers are located at the first, third, and fifth bays, and the windows at the second-floor level have arched lintels.

Southwest Elevation – The southwest elevation is 15 bays wide and faces a service corridor and parking area (Photo 13). At the central eighth bay, a large decorative gabled dormer rises above the

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other dormers on the elevation. Dormers feature simple stone ornamentation, and are also located at bays two, four, six, ten, twelve, and fourteen, as viewed from the northwest to the southeast. At the second- and third-floor levels, the windows feature arched lintels. Decorative brickwork is seen at the eighth bay separating the different stories. At the ground level of the eighth and ninth bays, a main entrance consists of three archways in a stone surround that juts from the elevation. The two southeastern arches contain large picture windows with arched transoms, and the northeastern arch is an open entryway that leads to the doorway.

Northwest Elevation – The northwest elevation is three bays wide and faces a courtyard area formed by the 1963 and 2006 sections of the building (Photo 14). Windows are located in the central, third bay of the upper four floors and at the ground level. Otherwise, the elevation consists of solid brick. A decorative gabled dormer matching those found throughout the building is positioned at the third bay of the roofline. At the ground level, the only entrance is located at the third bay in a stone surround that juts out slightly from the elevation.

Northeast Elevation – The northeast elevation is ten bays wide, though it is separated into two segments by the space where the 2000 section meets the 1926 section of the building. Seven bays are located to the southeast of the link to the 1926 section, and three bays are northwest of the connection. The connection area projects outward from the overall northeast elevation. Likewise, a two-bay section at the southeastern end of the northeast elevation protrudes somewhat from the rest of the elevation. Gabled dormers matching those elsewhere on this building section are located at the roofline of bays one, two, three, five, seven, and nine, as viewed from the northwest to the southeast. Fenestration is also consistent with what is seen throughout the 2000 section of the building, the only entrance at this elevation is a contemporary, single-leaf door at the southeastern side of the link between the 2000 and 1926 sections.

2006 Section

The 2006 section is irregularly shaped and connects the 1892 and 1963 sections of the complex (Photo 15). It is four stories high and is constructed of brick with decorative stone at the first-floor level. Some bays are also fully clad in stone. At its corners, the 2006 section features faceted towers. Fenestration consists of contemporary one-over-one windows with stone lintels and sills. Most lintels are straight, though an occasional arched lintel adds detail to this section of the building. Some bays feature porches with painted metal railings.

North Elevation – The north elevation faces East Bradford Avenue and is 19 bays wide (Photo 16). Its seven westernmost bays are set back very far from the eastern twelve bays. This setback allows for a courtyard parking area between the 1963 and 2006 sections, which is accessed from East Bradford Avenue. Three faceted towers are present on this elevation, including one where the 2006 and 1963 sections meet, and two at the northwestern and northeastern corners of the elevation. A large main

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entrance is centered on the seven-bay setback section of the north elevation and features a carport that extends over the circular driveway. The automatic glass doors and windows are contemporary to the 2006 construction. As viewed from west to east, bays of porches are located at bays three, six, twelve, and fifteen.

East Elevation – The east elevation is an irregular shape that faces North Downer Avenue and creates a courtyard space between the 1897 and 2006 sections of the building. It follows the design patterns of the rest of the 2006 section, with brick construction, stone details, occasional bays of porches, and contemporary doors and windows. A faceted tower is visible at the northern corner of the east elevation.

South Elevation – The south elevation is 15 bays wide and faces a courtyard space between the 1926, 1963, 2000, and 2006 sections of the building. It is an irregular shape and follows the conventions seen elsewhere on the 2006 section. As viewed from west to east, the south elevation features bays of porches at bays three, six, eight, and twelve.

West Elevation – The west elevation overlooks the parking area created by the setback at the north elevation. It is twelve bays wide and is congruous with the overall design of the 2006 section of the complex. As seen from north to south, bays of porches are located at bays three, seven, and ten. A faceted tower is located at the northern corner of the west elevation.

**Interior:**

The interior of the Milwaukee Protestant Home for the Aged houses 117 independent living units and 82 assisted living units in its six different building sections. In the 1892, 1897, 1926, and 1963 sections, historic circulation patterns and character-defining interior features remain intact, despite some updated finishes.

*1892, 1897, and 1926 Sections*

Basement: The basement level of the three oldest building sections is used for a variety of community activities and includes an arts and crafts room and a library (Photo 17). The historic circulation pattern is largely intact, and the finishes include terrazzo flooring, carpet, gypsum wall board, and acoustic ceiling tiles. Original wood doors, windows, and trim can be seen throughout the basement level.

First Floor: The first floor contains corridor spaces and private units (Photo 18). The first-floor units boast impressive intact features including original doors, ornate woodwork, original window trim, built-in bookcases (Photo 19), and double-facing fireplaces (Photo 20). Corridor finishes display contemporary updates consisting of carpet and gypsum board.

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Second, Third, and Fourth Floors: The layouts of the second, third, and fourth floors are similar to the first floor, with these floors also housing corridors and private units. The corridors throughout these floors are also clad in contemporary finishes like those at the first-floor level consisting of carpet and gypsum board. Private units also feature updated floor, wall, and ceiling materials; however, they do retain historic features such as original painted window trim and arched doorways (Photo 21).

Vertical Access: Vertical access in these three sections is facilitated by three stairways and one elevator. The two historic staircases are located at the northeast and southwest and feature metalwork by Cyril Colnik's metalwork and Tiffany memorial stained-glass windows (Photos 22 and 23). A modern stairway and elevator are centrally located at the northwest side of the building.

2000 Section

Basement: The basement of the 2000 section features communal recreational and exercise facilities, a parking garage, and utilitarian spaces. In particular, this level includes a pool (Photo 31), a gym, men's and women's lockers, and a beauty salon/barber. All finishes date to the 2000 construction. Floors consist of concrete, carpet, and tile. Walls are comprised of gypsum board or tile, and ceilings feature acoustic ceiling tile.

First Floor: The first floor features both private units and common areas, including a library, multipurpose room, and an arts and crafts space (Photo 32). Finishes date to 2000 and include carpeted floors, gypsum board walls and ceiling, decorative wall paneling, and acoustic ceiling tiles.

Second, Third, and Fourth Floors: The second, third, and fourth floors of the 2000 section are largely similar and contain both private units and common areas. On each floor, these communal spaces are located in the northeastern area of the building and include a library, a pub, a lounge, and a theater. As on the first floor, finishes date to 2000 and include carpeted floors, gypsum board walls and ceiling, decorative wall paneling, and acoustic ceiling tiles.

Vertical Access: Vertical access in the 2000 section is provided by two stairways and two elevator cabs. All date to the 2000 construction of the building.

2006 Section

The 2006 section includes both private living units and common areas such as a main lobby, library, bistro, club room, and a multipurpose space known as Lindsey Hall (Photo 33). Finishes date to its 2006 construction and include carpet and luxury vinyl tile flooring, gypsum board walls and ceiling,

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decorative wood paneling, and acoustic ceiling tiles. Vertical access in the 2006 section is provided by two stairways and two elevators, all of which date to 2006.

**Bradford Terrace (Contributing)**

**Exterior**

The 1963, Bradford Terrace section of the building is five stories in height, rectangular in shape, and oriented north to south. It is the westernmost section of the building and connects to the rest of the complex via the 2006 section (which replaced a 1953 section that was demolished in 2003). Designed in a modernist style, this section is constructed of brick and concrete. Its massing is horizontal, and it features prominent porches that span most of the length of its elevations. Fenestration consists of large, aluminum-framed, rectangular picture windows. The roof of the 1963 section is flat and made of a modern synthetic membrane.

West Elevation – The west elevation is 18 bays wide, and it is the primary elevation of the 1963 section (Photo 10). It faces the large parking lot to the west of the complex, making it a common point of entry. As such, this elevation includes a large main entrance, which consists of automatic aluminum-framed glass doors, located at bays 11 and 12 as viewed from north to south. These two bays protrude slightly from the rest of the elevation, as does a four-bay section at the north end of the elevation. With the exception of the top two floors of the protruding sections, all floors above the ground level at the west elevation feature long porches. These porches span the length of the elevation and include painted metal railings that are staggered in a decorative pattern.

North Elevation – The north elevation is three bays wide and faces East Bradford Avenue (Photo 11). Like the other elevations of the 1963 section, windows are large, aluminum-framed, and rectangular. Only the central, second bay has windows, and at the ground level this bay also houses the elevation's only entrance. It consists of a solid, modern, single-leaf service door.

East Elevation – The east elevation is divided into two halves by the connection of the 1963 section to the 2006 section of the building (Photo 12). The northern portion of this elevation measures 11 bays wide and the southern half is five bays wide. The northern 11 bays face a parking lot in a courtyard space created by this elevation and the 2006 section, and the southern five bays face a utility corridor between the 2000 and 2006 building sections. Porches are found on all stories above the ground level with the exception of the upper two stories of the northernmost six bays. Moreover, these bays protrude slightly from the rest of the elevation, as does the northern, four-bay section of the west elevation. Fenestration is consistent with the rest of the 1963 section, with large, aluminum-framed, rectangular windows. An entrance consisting of solid, modern, single-leaf service door is found at the ground level at the third bay from the north.

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South Elevation – The south elevation of the 1963 section is three bays wide. The westernmost bay is solid brick and slightly protruding. The central bay contains large, aluminum-framed picture windows. This bay is also a step out from the easternmost bay. The stepped-out areas also contain aluminum-framed windows. The eastern bay contains porches with painted metal railing at the upper four stories, and corner windows at all levels. At the ground level, central bay, a solid, modern, single-leaf door serves as the elevation's only entrance.

**Interior**

Basement: The basement level of the 1963 section serves as a mix of communal and utilitarian spaces (Photo 24). Its circulation pattern is original to its 1963 construction, and it includes a beauty salon, a parking garage, storage, and mechanical rooms. The basement is accessed by four utilitarian stairways and two elevators located throughout the level. A variety of typical midcentury finishes are found throughout the basement, including carpeted and concrete floors, concrete masonry unit walls, gypsum board walls and ceilings, acoustic ceiling tile, and blonde wooden doors with asymmetrical lites.

First Floor: The first floor of the 1963 section contains a large main lobby and lounge area (Photo 25), a dining room (Photo 26), kitchen, offices, storage and utilitarian spaces, and private units. In public spaces, the finishes were updated in the mid-2000s and consist of carpeted floors, gypsum wall board, decorative paneling, and acoustic ceiling tile. Finishes within private units are largely sympathetic to the date of construction and include carpeted and tile floors, gypsum board walls and ceilings, and medium-brown wood trim (Photo 27).

Second Floor: The second floor contains private units and a public lounge area. Public space finishes are generally original and consist of carpeted floors, gypsum wall board, acoustic ceiling tile, and medium-brown wood trim. At the elevator lobby, the walls feature exposed brick (Photo 28). In private units, finishes include carpeted and tile floors, gypsum board walls and ceilings, and medium-brown wood trim.

Third, Fourth, and Fifth Floors: The upper three floors of the 1963 section include assisted living units (Photo 29), common areas, medical and mobility storage, and utility spaces. Specifically, spaces for dining, bathing, group activity, and laundry are included on each floor, and the original circulation patterns are largely intact (Photo 30). The finishes of the third, fourth, and fifth floors were updated in the mid-2000s and feature carpeted or luxury vinyl tile floors, decorative wall paneling, gypsum board walls and ceilings, and acoustic ceiling tile.

Vertical Access: Vertical access in the 1963 section is facilitated by three stairways and three elevator cabs. The main stair and elevator lobby is located at the east side of the building, and the other

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staircases are located at the north and south ends of the building. The other elevator is on the building's west side. The main stair and elevator lobby features exposed brick walls, and the elevators feature modern metal surrounds. Stairways also feature modern finishes, such as concrete masonry unit walls, carpeted treads and risers, and painted metal railings.

**Historic Integrity**

The Milwaukee Protestant Home for the Aged retains integrity to convey its historic use as a home for the elderly, which it continues to function as since opening in 1892. Over the building's approximately 130-year long history the home expanded to accommodate the high demand for housing and to accommodate amenity and medical facilities necessary in the care of the elderly. During that time, additional building sections were completed in 1897, 1926, 1963, 2000, and 2006. The Milwaukee Protestant Home for the Aged, therefore, exists as one of the city's oldest and longest continually operating elderly housing facilities. Furthermore, the building accurately and effectively conveys the growth and advancement in care for the elderly between the late-19<sup>th</sup> and early-21<sup>st</sup> centuries. As such the Milwaukee Protestant Home for the Aged is locally significant under Criterion A in the category of SOCIAL HISTORY. The period of significance for the building extends from 1892, the year the initial segment of the building was constructed, to 1971, in accordance with the National Park Service's 50-year guidance.

National Register Bulletin 15 provides guidance on evaluating integrity, identifying seven aspects. It is not necessary for a resource to retain all aspects, and the weight of each aspect is tied to the significance of the resource.

Specific to the seven aspects:

Location: The Milwaukee Protestant Home for the Aged is in its original location. As such, the Milwaukee Protestant Home retains integrity of location.

Setting: When initially constructed in 1892, the subject building was located in a predominantly undeveloped area of the city. Despite this, the surrounding area was subdivided for future development, as shown in the 1894 Sanborn Fire Insurance Map. The building's development throughout the late-19<sup>th</sup> and 20<sup>th</sup> centuries is paralleled by the surrounding area. Residential neighborhoods to the north and east were largely developed by the mid-20<sup>th</sup> century period. To the south of the building, medical and multiple dwelling housing facilities were constructed and expanded alongside the subject building. The setting remains largely residential to the north and east, with medical and multiple-dwelling residential facilities to the south. As such, the Milwaukee Protestant Home for the Aged retains integrity of setting.



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Association and Feeling: The Milwaukee Protestant Home for the Aged has served as an elderly housing and care facility since its initial construction in 1892. Continued and increased demand for housing, as well as advancements in geriatric care, necessitated the expansion of the building throughout the 20<sup>th</sup> century to allow for its continued use. The expansion of the building is indicative of the growth and advancement of elderly care, which became a fixed component of American social life in the mid-20<sup>th</sup> century period. All building sections, therefore, play an integral role in telling the full 130-year long story of the building, which has grown to accommodate the changes in geriatric care. When the building originally opened, care for the elderly largely consisted of providing food and shelter to the residents. By the mid-20<sup>th</sup> century, physical and mental care were considered necessities, requiring expanded and upgraded facilities to accommodate infirmary, occupational therapy, and amenity spaces. The 2000 and 2006 sections further illustrate advancement in care, which is particularly evident in the aquatic facilities within the 2000 Water Tower. Furthermore, the building sections, which function as a singular interconnected building, accurately depict the periods in which they were constructed. As such, the Milwaukee Protestant Home retains integrity of both association and feeling.

Design: The Milwaukee Protestant Home for the Aged was constructed over several building campaigns that feature building sections designed by some of Milwaukee's best-known architects. The interconnected building, therefore, displays various architectural styles that illustrate the popular styles of their respective time of construction. The 1892, 1897, and 1926 sections effectively retain their Chateausque design, which was first completed by Henry Koch and later updated by Fitzhugh Scott and MacDonald Mayer. Those sections retain integral design components, including the prominent twinned turrets of the 1892 section, the prominent stone porches at the 1892 and 1897 sections, dormer windows at the 1892, 1897, and 1926 sections, and hipped roof segments. The Bradford Terrace section, designed by William Wenzler, was completed in the Modern Movement and won an award from the Wisconsin chapter of the AIA. That building section displays aluminum-framed ribbon windows and unit porches, with minimal design ornamentation, per the movement's standards. Later building sections honor the older sections through similar design elements, including turrets, as well as brick and stonework that clearly distinguish the sections as contemporary compared to the older building materials. Through its design, the building tells a unique story in Milwaukee architecture that highlights various building styles and materials over a span of three different centuries. As each building segment was necessary for the continued use of the elderly housing facility, and each section continues to convey its design and materiality, the Milwaukee Protestant Home for the Aged retains integrity of design.

Materials and Workmanship: Much like its retention of design, the individual building sections retain a high degree of materials and workmanship. Minimal alterations at the exterior are evident throughout the complex, which allow the individual sections to convey their periods of construction. For example, the 1892, 1897, and 1926 sections continue to display high-style stone and brickwork that dominate

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the Chateausque design of the building. The retention of chimneys, gabled segments, porches, and dormers at the roof are further evidence of the workmanship utilized during the late-19<sup>th</sup> and early-20<sup>th</sup> centuries. The mid-century Bradford Terrace section further illustrates a similar retention of materials and workmanship. Its larger, aluminum-framed ribbon windows, concrete piers, and aluminum balusters illustrate mid-20<sup>th</sup> century building materials and design elements. Furthermore, the 2000 and 2006 sections of the building convey the more contemporary methods of construction, including masonry veneers aluminum-framed windows, larger picture windows, and electronic sliding doors. The building's ability to convey the materials and workmanship that correspond with the various time periods that each section was constructed highlights its retention of those aspects of integrity and make the building truly unique among Milwaukee's built environment.

Overall, the Milwaukee Protestant Home for the Aged retains integrity to convey its significance as one of Milwaukee's most prominent, oldest, and continually operating elderly housing facilities.

    End of Description of Physical Appearance

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     **Insert Statement of Significance**

*This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia, including the Menominee and Ho-Chunk tribes. From as early as the 17th century, inter-tribal conflict, Euro-American exploration and settlement, and ensuing military campaigns, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin; others may not, but numerous count Wisconsin as home: Brotherton, Dakota, Fox/Meskwaki, Ho-Chunk, Kickapoo, Mascoutens, Menominee, Miami, Munsee, Odawa, Ojibwa, Oneida, Potawatomi, Stockbridge, Sauk, and Wyandot tribes. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians, and more recently by the Potawatomi, Oneida, and Ho-Chunk tribe(s).*

**Statement of Significance Summary** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Milwaukee Protestant Home for the Aged, located at 2449 North Downer Avenue, was originally constructed in 1892 as elderly housing. The subject building is locally significant under National Register Criterion A in the category of SOCIAL HISTORY as one of Milwaukee's oldest and continually operating senior housing facilities. The Milwaukee Protestant Home for the Aged was officially formed in 1884 through the collective effort of women belonging to the various Protestant churches of the city. The goal of the organization was to provide housing for the destitute elderly women of Milwaukee. Men were subsequently welcomed, and residents later paid to live in the building. Limited space and high demand for housing within the home forced the organization to move out of its original rented duplex and into its own purpose-built building. Expansion and growth, therefore, have been continual themes throughout the organization's history as its administration sought to increase residency totals and provide high-quality living conditions for the residents. Following the 1892 construction of the building, additions to the building were constructed in 1897, 1926, 1953, 2000, and 2006; the 1953 section was demolished in 2003 to make way for the 2006 section. In addition to providing increased living units, the successive building sections contained various amenities and health-based components necessary in elderly housing, including: infirmaries, occupational therapy departments, community spaces, dining halls, and aquatic therapy departments. Further, in 1963, the Bradford Terrace building section was constructed, which highlights mid-century changes to both architecture and functional care within the facility. Like the larger Milwaukee Protestant Home for the Aged, Bradford Terrace was expanded prior to 1995. The building sections were designed by some of Milwaukee's finest architects, such as Henry C. Koch, Fitzhugh Scott,

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MacDonald Mayer, Gerrit DeGelleke, and William P. Wenzler. Throughout the organization's 137-year and the building's 129-year histories, the Milwaukee Protestant Home for the Aged has accurately conveyed its mission to provide comfortable housing for the city's elderly community as members reach their final years. The home has been a continual presence in the city throughout that time and effectively illustrates the growth and changes of the care for elderly from the late-19<sup>th</sup> through the 20<sup>th</sup> centuries. The period of significance for the building extends from 1892, the year the oldest building section was constructed, to 1971, in accordance with the National Park Service's 50-year guidance.

### **Developmental History**

Throughout the Milwaukee Protestant Home for the Aged's long and complex history, during which it has served as a pioneering and integral institution in the housing and care for the city's elderly, the building that has served as its home for the past approximately 130 years has grown and adapted to better serve the needs of its constituents. Although constructed in 1892, the Home for the Aged officially opened in 1884 as a "home for aged persons who are unable to care or provide for themselves."<sup>1</sup>

This original "home for the aged" was the product of social awareness and philanthropic efforts by the local Milwaukee community. The organization's founding, therefore, can be traced to the plight of one individual that sparked an interest in a larger societal issue. In 1884, Mrs. Elizabeth Thomas, an elderly widow, was facing eviction due to failure to pay rent. Mrs. Thomas's situation entered the discussion of a group of women that belonged to The Working Band of Summerfield Methodist Church. The Working Band arranged to pay the rent, and upon being alerted to this issue, they endeavored to aid other elderly citizens in similar situations.<sup>2</sup>

The Working Band was led by President Mrs. R. W. Patterson, who, alongside other members of the organization, placed notices to all local Protestant clergymen, as well as in local newspapers, for a meeting to address the issue at hand. An initial meeting was held on September 24, 1884, at the Plymouth Church, which was centrally located within the city.<sup>3</sup> Working under the slogan "What is the need, not the Creed," the meeting was a success, with thirty people in attendance. Given the turnout, subsequent meetings "of the committee of ladies representing the various Protestant churches in Milwaukee" were held at the same church. By early October 1884, the women decided to establish an institution that the *Milwaukee Daily Journal* described as "intended as a home for women homeless in

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<sup>1</sup> "Protestant Home for the Aged," *Milwaukee Daily Journal*, Dec. 8, 1884.

<sup>2</sup> "65<sup>th</sup> Anniversary, Milwaukee Protestant Home for the Aged," 1949, Pamphlet Collection, Wisconsin Historical Society.

<sup>3</sup> *Ibid.*

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old age.”<sup>4</sup> Articles describing the purpose of the home further indicated that “Protestant women over a certain age who are without homes or means of support, will be admitted free.”<sup>5</sup>

At the early October 1884 meeting, which was attended by 35 women, it was decided that they would either construct or rent a building to be placed “under the management of a competent matron and assistants.”<sup>6</sup> The decision was subsequently made to rent a house and on October 23, 1884, the women rented one half of a side-by-side duplex located at 710 North Van Buren Street (no longer extant).<sup>7</sup> The distinction of being the first resident of the Protestant Home for the Aged went to Mrs. Elizabeth Thomas, the same woman who sparked interest in founding the home. Then, on December 8, 1884, the home filed Articles of Incorporation, officially creating a board of trustees and offices of the institution. All incorporators were women.<sup>8</sup>

Following incorporation of the Protestant Home for the Aged, demand for beds within the home increased exponentially. Within six months of opening on North Van Buren Street, the home rented the second half of the duplex to accommodate demand.<sup>9</sup> The need for an expanded facility, however, remained throughout the 1880s. By 1888, the Board of Managers for the Protestant Home for the Aged secured a lot near 22<sup>nd</sup> and Wells Streets. Despite fundraising efforts, the board was unable to raise the necessary funds to construct a building on the lot.<sup>10</sup> At that time, the home had fourteen “inmates,” as they were originally called.<sup>11</sup> Newspaper articles from the late 1800s highlight the need for additional space. One article from 1890 explained that “Applications are constantly coming in and the committee on admissions made a strong plea to the directors to do all in their power to hasten the erection of a new shelter for the aged and infirm.”<sup>12</sup> A second article from that same year conveyed that “the management desires to provide room for over 100 and to relieve destitute men as well as women.”<sup>13</sup> The same article also lauded the work of the home since its founding only 6 years earlier, noting “The Protestant Home for the Aged has been in existence for several years and has accomplished grand work toward providing a permanent and comfortable home for decrepit ladies who are destitute and are deserving of assistance.”<sup>14</sup>

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<sup>4</sup> “Building a Home for Aged Women,” *Milwaukee Daily Journal*, Oct. 1, 1884.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

<sup>7</sup> Rose Daitsman, “History of the Milwaukee Protestant Home,” May 2016, courtesy of Eastcastle Place.

<sup>8</sup> “Protestant Home for the Aged.”

<sup>9</sup> Daitsman, “Milwaukee Protestant Home.”

<sup>10</sup> “Want Help from the City,” *Milwaukee Journal*, Oct. 14, 1890.

<sup>11</sup> “New Home for the Aged,” *Milwaukee Journal*, Dec. 9, 1890.

<sup>12</sup> Ibid.

<sup>13</sup> “Want Help from the City.”

<sup>14</sup> Ibid.

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With the inability to raise the necessary funds to purchase a property and construct its own building, the board was forced to pivot. As a new strategy, members prepared a petition in October 1890 asking the Milwaukee City Council to donate land for the construction of a permanent home.<sup>15</sup> The land for the home was noted as “desirable,” as well as in close proximity to the “Protestant Orphan asylum,” a similar organization run by women associated with the various Protestant churches of Milwaukee.<sup>16</sup> The property was gifted by the city to the Protestant Home for the Aged in late 1890. Shortly thereafter, construction on the new building was announced to begin in the spring of 1891. As an article in the *Milwaukee Journal* announcing construction noted, “The main building will cost \$25,000.”<sup>17</sup> More importantly, however, the article conveyed the organization’s plans for future expansion, if expansion was necessary. The article stated, “Wings will be built as occasion demands and the association can afford.”<sup>18</sup>

For the design of the new building, Henry C. Koch was hired as the architect. Koch was a German American architect based out of Milwaukee, and by the 1890s he was locally renowned for his work on the Milwaukee City Hall, Science Hall on the University of Wisconsin campus in Madison, and many other building projects of both local and state importance.<sup>19</sup> By 1892, Koch’s design was complete. Upon opening, the building included rooms for 50 residents and staff.

Elderly housing, specifically inside the Protestant Home for the Aged, continued to be in high demand throughout the remainder of the 19<sup>th</sup> century. The forward-thinking design of the original building, which placed ornamentation solely on the centralized protruding entrance segment identified today by its twin spires, accurately foreshadowed the home’s need to expand. By 1896, discussions on expansion were already underway, resulting in the 1897 building section. Named in honor of the late Frances Hinton, whose parents Mr. and Mrs. John W. Hinton donated \$50,000 for its construction, this section extended the building north in what was described as an “architecturally harmonious” design by Henry C. Koch, in association with Herman J. Esser.<sup>20</sup> The building section effectively raised the resident capacity total to 90 persons.<sup>21</sup>

Upon completion of the expanded building, an opening ceremony was held in which Mr. Hinton spoke to the work accomplished by the Protestant Home for the Aged, why he donated to the organization, and the building section he funded. Mr. Hinton was quoted as saying:

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<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

<sup>17</sup> “A New Home for the Aged,” *Milwaukee Journal*, November 26, 1890.

<sup>18</sup> Ibid.

<sup>19</sup> “Architect Koch Dead,” *Racine Journal Times*, May 20, 1910, p. 7.

<sup>20</sup> “Milwaukee Protestant Home – Historic Designation Study Report,” City of Milwaukee, Winter 1984; “Formal Transfer of the Francis Hinton Addition to the Milwaukee Protestant Home for the Aged,” Swain and Tate Co., 1899, p. 4.

<sup>21</sup> “Formal Transfer.”

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“The continuous care and attention shown to these aged people, the careful nursing of them in their last illnesses and according them Christian burial is the fulfillment of the highest of all Christian duties. It harmonized with, is in keeping with, and is practically carrying out the broad humanity upon which this government is founded. It is truly American. . . . No language can adequately express the satisfaction and comfort enjoyed by my wife and myself from the knowledge and certainly that no holocaust of aged and infirmed people can occur there, and that no conflagration can destroy the life of any inmate of the structure bearing the name of our dear American son through the neglect of ourselves in erecting a building for the purpose otherwise than fire-proof.”<sup>22</sup>

Throughout the ceremony, other presenters voiced the same sentiment that the Milwaukee Protestant Home for the Aged was a prime reflection of Christian values.<sup>23</sup>

The home’s 19<sup>th</sup>-century issues with limited space and high demand remained a common theme throughout the 20<sup>th</sup> century and into the 21<sup>st</sup> century. Over the next 100 years, growth continued to define the home as the organization continued its mission of providing a home for the elderly residents of Milwaukee. Following the 1897 section, capacity again became an issue. As early as 1910, plans for the next expansion campaign were underway. No construction took place until the mid-1920s, however, when the 1926 section was completed. By that time, Henry C. Koch had passed away.<sup>24</sup> As a result, the 1926 section was the first to be designed by a different architect. In this case, the home commissioned Milwaukee-based architects Fitzhugh Scott and MacDonald Mayer.<sup>25</sup>

When completed, the 1926 section, which was constructed to the south of the original 1892 portion of the building, raised the total number of residents to 140. Beyond expanding to include additional living quarters, the new building section also featured an infirmary, an auditorium at the first-floor level, and an occupational therapy department.<sup>26</sup> The auditorium was constructed through a \$25,000 donation from Edmund J. Lindsay and is named Lindsay Hall in his honor.<sup>27</sup>

Scott and Mayer’s design for the 1926 wing expanded the building south and east from the 1892 section. The building campaign’s biggest impact, however, came with its redesign of the original building sections’ primary façade. Historic photos of the 1892 building illustrate the building’s stone and stucco exterior materials. Additionally, only one of the paired turrets originally had a conical roof,

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<sup>22</sup> Ibid.

<sup>23</sup> Ibid.

<sup>24</sup> “Architect Koch Dead,” p. 7.

<sup>25</sup> “The History behind the Castle,” timeline from 1884 to 2014. Courtesy of Eastcastle Place.

<sup>26</sup> *Your Milwaukee Protestant Home for the Aged – A Resume on the 70<sup>th</sup> Anniversary* (Milwaukee, WI: Milwaukee Protestant Home for the Aged, 1954).

<sup>27</sup> Ibid.

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and the central segment featured a gambrel roof. Scott and Mayer's redesigned exterior created a uniform brick exterior cladding, with limestone at the first-floor level. Additional alterations to the 1892 section included the hipped roof at the central segment, the conical roof at the northern turret, and a new limestone covered-entrance portico.

By the mid-20<sup>th</sup> century, residency within the home was maintained at around 135 residents. Demand for residency, however, remained high. In its 70<sup>th</sup> anniversary report, the home explained that not all requests for admission "can be readily honored."<sup>28</sup> In the mid-1940s, Mrs. Blanche R. Yale bequeathed \$200,000 to the home for the construction of another wing. Named the Yale Wing in her honor, the building section was completed in 1953, following additional donations and bequests from other members of the Milwaukee community.<sup>29</sup> The Yale Wing was designed in a modernist style by Gerrit DeGelleke. The building section was situated to the west of the 1892 and 1897 building sections and was connected by a corridor at the 1892 section's rear elevation. Like the other expansion campaigns, the Yale Wing increased the amount of living quarters within the building, adding 50 additional rooms. It also included an enlarged infirmary, an expanded kitchen and dining room, and an occupational therapy department.<sup>30</sup> The Yale Wing was demolished in the early 2000s to make way for the existing building section that was constructed in 2006.

Following the Yale Wing, a subsequent building campaign commenced in the early 1960s. In 1963, Bradford Terrace, as it is called, opened. The building section connected with the remainder of the building through the Yale Wing's west elevation and was designed in the Modern Movement style of architecture by William P. Wenzler. The rectangular-shaped Bradford Terrace was specifically constructed to house the home's sheltered living facility. Twenty-nine units and two floors of space for a convalescent center were included within the design. Although the building section broke with the traditional Chateausque design of the earlier building sections, its Modern Movement design received an award from the Wisconsin Chapter of the American Institute of Architects in 1965.<sup>31</sup>

The Bradford Terrace section of the Protestant Home for the Aged was the last major building campaign in the 20<sup>th</sup> century. At the interior, various renovation campaigns were undertaken to update finishes and amenities within apartment units, the infirmary, dining room, kitchen, and therapy portions of the building. Renovation campaigns included those in 1941, 1958–59, and the early 1970s.<sup>32</sup> In 1984, the significant role the home played in the history of Milwaukee was acknowledged

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<sup>28</sup> Ibid.

<sup>29</sup> *65<sup>th</sup> Anniversary Milwaukee Protestant Home for the Aged* (Milwaukee, WI: Milwaukee Protestant Home for the Aged, 1949).

<sup>30</sup> *Your Milwaukee Protestant Home for the Aged*.

<sup>31</sup> "Architect Gets Honor Award," *Waukesha Daily Freeman*, Mar. 8, 1965.

<sup>32</sup> Ellen Wietczykowski, "Milwaukee Protestant Home for the Aged," Wisconsin Inventory of



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when the Milwaukee Protestant Home for the Aged was designated a Milwaukee historical landmark.<sup>33</sup>

The Milwaukee Protestant Home for the Aged has been owned and operated by the same organization since its founding in 1884. Much as it did in the late 19<sup>th</sup> and 20<sup>th</sup> centuries, the home's board of directors looked to expand and maintain the home in the 21<sup>st</sup> century in an effort to further its mission and provide an optimal living experience for Milwaukee's elderly community. In 2000, the Water Tower building section was constructed and aptly named because of its aquatic therapy features inside. Due to the Water Tower's location to the south of the 1926 building section, it was designed in a matching Chateausque style, with a similar brick and limestone exterior. The Water Tower was connected with the 1926 section at the latter's south elevation.

In 2001, the Milwaukee Protestant Home for the Aged officially changed its name to Eastcastle Place. The name change signaled the organization's dedication to people of all religions and creeds. It further celebrated this change by replacing the Yale Wing with the Contemporary Wing in 2006. The Contemporary was constructed in the same location, utilizing the same openings to both the 1892 and Bradford Terrace sections, and encompassed the center of the facility. Like the Yale Wing, the Contemporary further expanded the total number of living quarters within the building and updated the infirmary, kitchen, and dining room spaces.

Minimal changes have occurred to the building and site since the 2006 construction of the Contemporary section. The home retains its original and historic use as elderly housing, serving the senior citizens of the City of Milwaukee.

**Criterion A: SOCIAL HISTORY**

The Milwaukee Protestant Home for the Aged is locally significant under Criterion A in the category of SOCIAL HISTORY. For nearly 140 years, the home has continually served Milwaukee's elderly community, providing a comfortable place for residents to live their waning years; nearly 130 of those years have come from within the subject building. The home, however, went beyond a place for residents to pass time. From the beginning, the home offered occupational therapy and medical services to residents, as well as providing opportunities to garden within the grounds. Throughout that time, the home has maintained a prominent position along N. Lake Drive, N. Downer Avenue, and East Bradford Avenue within the city's Northpoint neighborhood. Furthermore, it accurately illustrates

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Historic Places Site File, 1974.

<sup>33</sup> "Historic Properties and Districts," City of Milwaukee Historic Preservation, accessed Dec. 15, 2021, <https://city.milwaukee.gov/cityclerk/hpc/HistoricPropertiesDistricts>.

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the growth and advancement of elderly care from the late 19<sup>th</sup> through the 20<sup>th</sup> century and into the 21<sup>st</sup>.

*The Milwaukee Protestant Home for the Aged*

In the early and middle portions of the 19<sup>th</sup> century, care for the nation's elderly was largely nonexistent. Family care, for those who could afford it, was in some regards the only form of geriatric care. Those less fortunate or destitute individuals without a family or means to care for themselves were relegated to what one author referred to as the "dreaded" poorhouse.<sup>34</sup> Poorhouses, also known as almshouses, provided little more than shelter and a daily meal. Living conditions were generally harsh and unclean, and the facilities were typically run-down.<sup>35</sup> Furthermore, poorhouses didn't exclusively care for the elderly but also provided shelter for the financially disadvantaged, the mentally ill, and orphaned children.

In 19<sup>th</sup>-century Milwaukee, the national trends in elderly care were closely followed. As the city grew during that period, however, it became increasingly Protestant in religious affiliation. Since Milwaukee's founding, the various Protestant sects have made up the majority of its population. The first Episcopal church, for example, was established in Milwaukee in 1838. Common among New England elites, the denomination illustrates the westward migration of New Englanders to Milwaukee. Many of these migrants came to speculate on land, and some stayed in the city as skilled businesspersons.<sup>36</sup> With large-scale German migration to Wisconsin in the 1830s and 1840s, even larger numbers of Protestants, primarily Lutherans, settled in Milwaukee.

Christian beliefs and values continued to play an integral role in Milwaukee society in the mid- to late 19<sup>th</sup> century. Key among them was the humanitarian view of providing for those less fortunate. To further these values, Protestant Homes of various types were opened in major cities across the country, including the Milwaukee Protestant Orphan Asylum in 1850. As a precursor of sorts to the Milwaukee Protestant Home for the Aged, the Orphan Asylum was created through the philanthropic efforts of women from various Protestant denominations within the city. Similar to the Home for the Aged, the

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<sup>34</sup> Kevin C. Fleming, Jonathan M. Evans, and Darryl S. Chutka, "A Cultural and Economic History of Old Age in America," *Symposium on Geriatrics* 78, no. 7 (July 1, 2003).

<sup>35</sup> Erin Blakemore, "Poorhouses Were Designed to Punish People for Their Poverty," *History*, accessed Oct. 27, 2021, <https://www.history.com/news/in-the-19th-century-the-last-place-you-wanted-to-go-was-the-poorhouse>; "BRIA 14 3 a: How Welfare Began in the United States," Constitutional Rights Foundation, accessed Aug. 24, 2022, <https://www.crf-usa.org/bill-of-rights-in-action/bria-14-3-a-how-welfare-began-in-the-united-states.html#:~:text=Although%20Franklin%20D.,first%20time%20in%20American%20history>.

<sup>36</sup> Bobby Tanzilo, "A Guide to Milwaukee's Architectural Landmarks," *OnMilwaukee*, published Jan. 21, 2004, accessed Nov. 4, 2021, <https://onmilwaukee.com/articles/architectural>.

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organization was run by a Board of Managers, which was also entirely made up of women. The Orphan Asylum was originally located on Marshall Street.<sup>37</sup>

In the postbellum period, similar efforts of care and charity were organized for the country's Civil War veterans. The Milwaukee Soldiers Home, for example, opened in 1867.<sup>38</sup> As with the Milwaukee Protestant Home for the Aged, the idea began with a group of local women who opened a temporary home in 1864 and raised \$100,000 to build a permanent structure. The Soldier Home was constructed "to be a place of refuge" and recuperation but was not specifically tied to the elderly.<sup>39</sup>

Specifically related to housing for the elderly, Milwaukee's Episcopalians founded the St. John's Home for Aged Women in 1868.<sup>40</sup> The original home, which is no longer extant, was located on Cass Street, associated with the adjacent All Saints Cathedral.<sup>41</sup> The home was later replaced with a new building in 1923 and now exists as the St. John's on the Lake retirement community on North Prospect Avenue. Individuals too were instrumental in providing funds or property to care for aging faith-community members. In 1888, a Mrs. Jason (Alcy) Downer bequeathed her home to Immanuel Presbyterian Church in Milwaukee to establish the Downer Home for Aged Ministers. Located at 7 Prospect Avenue, the Downer Home, which had been built in 1875, operated from 1889 until 1967.<sup>42</sup>

By the late 19<sup>th</sup> century, when the Milwaukee Protestant Home for the Aged was established, the concept of Protestant-centric philanthropic organizations was well developed across the country and internationally. In addition to local examples, a Protestant Home was established in London, Ontario, Canada, in 1874. At that time, local Protestant women had established the *Constitution, Rules and Regulations of the Protestant Home for Orphans, Aged and Friendless*. According to the organization's bylaws, the Society was to function under the management of a Board of Trustees, "composed of Ladies."<sup>43</sup> Membership within the organization required a paid subscription by members to help finance the home. Inmates, as they were originally called, were required to abide by a set of rules that largely dictated behavior within the building but also allowed for inmates to venture outside

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<sup>37</sup> "Prospect Avenue, Milwaukee Orphan Asylum," University of Wisconsin Milwaukee, Milwaukee Neighborhoods, accessed Dec. 15, 2021, <https://collections.lib.uwm.edu/digital/collection/mkenh/id/376>.

<sup>38</sup> "11 Most Endangered Historic Places: Milwaukee VA Soldiers Home," National Trust for Historic Preservation, accessed Aug. 24, 2022, <https://savingplaces.org/places/milwaukee-va-soldiers-home#.YwdGzHHMK3C>.

<sup>39</sup> "History," Milwaukee Soldiers Home, accessed Aug. 24, 2022, <https://milwaueesoldiershome.com/history>.

<sup>40</sup> "Our Heritage," Saint John's on the Lake, accessed Dec. 16, 2021, <https://www.saintjohnsmilw.org/about/our-history>.

<sup>41</sup> "St. John's Home," *Daily Milwaukee News*, Jun. 18, 1878.

<sup>42</sup> "Gift of Milwaukee Woman," *Daily Wisconsin*, Oct. 12, 1889; "Downer Home, 1878-1967," Milwaukee County Historical Society, accessed Aug. 24, 2022, <https://milwaueehistory.net/downer-home-1878-1967>.

<sup>43</sup> *Constitution, Rules and Regulations of the Protestant Home for Orphans, Aged and Friendless*, Protestant Home for Orphans, Aged and Friendless (London, Ontario, Canada: Herald Steam Printing House, 1874), p. 3.

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the home for work, if the individual was able to do so; earnings were divided between the inmate and the home.<sup>44</sup>

The organization of the London, Ontario's Protestant Home shares many similarities to that of the Milwaukee Protestant Home for the Aged. Aside from the obvious difference between the type of people welcomed by the two homes, the two organizations were almost identical. Like its Canadian counterpart, the Milwaukee Protestant Home was established through a Board of Managers, entirely made up of women; women maintained full control of the board until 2003, when the first male member was voted in.<sup>45</sup> Additionally, membership was subscription based.<sup>46</sup>

Much like its orphanage predecessor, the Milwaukee Protestant Home for the Aged initially rented space. The Orphan Asylum outgrew its facility by the late 1880s and moved into a purpose-built home on Prospect Avenue in Milwaukee's Northpoint neighborhood in 1887; the building is no longer extant.<sup>47</sup> The Milwaukee Protestant Home for the Aged underwent a similar growth pattern, requiring its own purpose-built facility within ten years of its organization. Newspaper articles surrounding the construction of the subject building highlighted the proximity of the two like-minded organizations. The *Milwaukee Journal* noted in 1890 that "a petition was prepared during the meeting to be presented to the city council, asking that body to give the association a suitable building site near the Protestant Orphan Asylum, for the purpose of erecting a permanent home for the aged."<sup>48</sup> Similarities between the two organizations, however, stopped there.

From the beginning, the Milwaukee Protestant Home for the Aged sought to provide dedicated assistance to the city's elderly community. In stark contrast to Milwaukee's late-19<sup>th</sup>-century poorhouses, the women of the Working Band of Summerfield Methodist Church who founded the organization wanted to ensure that elderly citizens were comfortable, working off the slogan "What is the need, not the creed."<sup>49</sup> Had the founders of the Home for the Aged not acted in 1884, Mrs. Elizabeth Thomas might have succumbed to the fate of many other destitute senior citizens.

Throughout its history, the home has done more than simply serve as a place for its residents to live. The facility accurately illustrates changes in housing and care for the elderly through that time. Upon initial construction in 1892, the home included living quarters for both residents and staff, as well as

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<sup>44</sup> Ibid., pp. 8–9.

<sup>45</sup> "Our History," Eastcastle Place, accessed Dec. 16, 2021, <https://eastcastleplace.com/community-info>.

<sup>46</sup> "Protestant Home for the Aged," *Milwaukee Daily Journal*, Dec. 8, 1884.

<sup>47</sup> M. S. Rogers, "For Aged People: Facts Concerning the Youngest of Milwaukee's Charities," letter to the editor, *Weekly Wisconsin*, Aug. 28, 1886; "Prospect Avenue, Milwaukee Orphan Asylum."

<sup>48</sup> "Want Help."

<sup>49</sup> 65<sup>th</sup> Anniversary Milwaukee Protestant Home for the Aged.

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kitchen and dining-hall spaces. The preparation of meals for residents has been a consistent component of life within the home dating back to its original location on Van Buren Street. Community spaces also featured amenities for the time, including a piano.<sup>50</sup>

The Home for the Aged was in many regards ahead of its time, since housing communities specifically designated for senior citizens did not become commonplace until later in the 20<sup>th</sup> century. The impact of the home on Milwaukee is perhaps best identified in its continual growth, beginning with initial construction of the subject building. Within five years of its construction, the building had already been expanded. As the popularity of the Home for the Aged increased and demand for housing within it resulted in a waiting list for admission, further expansion was a necessity.

As the building grew in size, the home added amenities and care features that increased the quality of life of its residents. Beginning with the Francis Hinton section that was completed in 1897, the Home for the Aged added an “airy basement” space that could be “fitted up for various uses.”<sup>51</sup> Additionally, each individual room within the building section featured a parlor with “a handsome bookcase . . . to receive such books as the friends of the home may contribute.”<sup>52</sup> The 1897 Francis Hinton section also contained a kitchen for nurses on its second floor. Perhaps its most important amenity space, however, was its “handsome porch” that extended along the front of the building section.<sup>53</sup>

By the time the next building section was completed in 1926, changes in healthcare and care for the elderly had progressed and warranted additional features within the building. During the 65<sup>th</sup> anniversary of the organization, Amelia A. Patterson, the daughter of one of the home’s founding members and a former member of the Board of Directors, provided a recollection of the home’s early years and the thought process behind some of the early residents. As she explained, “I recall some early members. There was one who worried because she thought she would have nothing to do. The Occupational Therapy department was later to answer this problem, but there was always something for willing hands to do even then.”<sup>54</sup>

The 1926 section featured necessary additional living quarters and contained an auditorium, which “offered new entertainment possibilities,” an infirmary that provided “vital facilities for ministering to the sick,” and the occupational therapy department that Amelia Patterson referenced.<sup>55</sup> The occupational therapy department included an occupational therapist to “suggest hobbies and crafts” to

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<sup>50</sup> Ibid.

<sup>51</sup> “Formal Transfer.”

<sup>52</sup> Ibid.

<sup>53</sup> Ibid.

<sup>54</sup> 65<sup>th</sup> Anniversary Milwaukee Protestant Home for the Aged.

<sup>55</sup> Your Milwaukee Protestant Home for the Aged.

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residents.<sup>56</sup> Additionally, the home offered numerous activities, including tea, movies, picnics, rides, tours, and birthday parties. The grounds also feature garden space for those who wished to plant vegetables and flowers.<sup>57</sup>

Around the time that the Protestant Home for the Aged expanded in the early 20<sup>th</sup> century, other examples of elderly housing tied to religion emerged in Milwaukee. One was the Jewish Home for the Aged, established in 1906 to provide elderly members of the local Jewish community with much-needed housing. Originally occupying a Victorian house, by the late 1920s the demand had outgrown the home's capacity and a fundraising campaign was launched to build a larger structure, which was completed in 1930. The new Milwaukee Jewish Home for the Aged housed a total of 30 residents and included a reception room, auditorium for synagogue services, infirmary, laboratory, and consultation rooms. As with the Protestant Home for the Aged, a shortage of space and an ever-growing waitlist prompted the construction of an addition in 1949, followed by an entirely new purpose-built structure at a new location in the 1960s.<sup>58</sup>

The Catholic Church also offered care and living facilities for its aging members. Among the earliest was St. Mary's Home for Old Ladies (later called St. Mary's Home for Aged Ladies), which was run by the Salvatorian nuns out of their convent at North 35<sup>th</sup> and West Center Streets in Milwaukee. The nuns cared for the elderly from 1903 until they relocated in the 1990s. Similar to the Milwaukee Protestant Home, increased demand for housing led to additions to the main building in 1920, 1925, 1938, 1941, and 1953; the entire structure was demolished in 2013.<sup>59</sup> Another Catholic-based initiative was the Milwaukee Catholic Home for the Aged. Originally founded in 1913, the facility moved into a new building directly southwest of the Protestant Home for the Aged. Again, much like its Protestant counterpart, the Catholic Home's new building resulted from the need for expansion to meet the increasing demand for housing. The 1926 building was demolished in the 1970s to make way for the Catholic Home's current building.<sup>60</sup>

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<sup>56</sup> Ibid.

<sup>57</sup> Ibid.

<sup>58</sup> "Old and New Homes for the Aged," *Milwaukee Journal*, Sep. 8, 1929; "Dedicate Home for Aged Jews," *Milwaukee Journal*, Aug. 18, 1929; "Jews to Seek Cash for Aged," *Milwaukee Journal*, Sep. 30, 1928; "\$275,000 Drive for Aged Jews Home Starts Thursday," *Milwaukee Journal*, Jan. 1, 1950; "Our Heritage," Ovation Communities, accessed Jun. 10, 2022, <https://ovation.org/about-us/heritage>.

<sup>59</sup> Don Walker, St. Mary's Convent Lives Again Online," *Milwaukee Journal Sentinel*, Aug. 28, 2014, accessed Aug. 25, 2022, <https://archive.jsonline.com/blogs/news/273038461.html>; "Early History," "Expansion," "Design," and "Demolition," St. Mary's Convent, accessed Aug. 25, 2022, <https://itmdapps.milwaukee.gov/citygov/stmarysconvent/index.html>.

<sup>60</sup> "History," Milwaukee Catholic Home, accessed Dec. 16, 2021, <https://www.milwaukeeecatholichome.org/aboutus/history>.

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As housing and care for the elderly became more standardized in the mid-20<sup>th</sup> century, government and private nonsectarian nursing homes developed. By the early 1950s, for example, the U.S. nursing home industry was created through pension programs and New Deal legislation from the 1930s. In 1954, the United States had 260,000 nursing home beds.<sup>61</sup> The advent of nursing homes, however, did not have a major effect on the Milwaukee Protestant Home for the Aged. Growth and a high number of applications remained into the mid-century period. Additionally, the building's age necessitated updates to finishes, utilities, and amenities, such as the kitchen and dining room, to ensure a high-quality living experience.

In 1953, with the home expanding again, updating facilities within the building was among the major concerns of the building campaign. At that time, the home had welcomed male residents for over 20 years and was among the “few” organizations of its type in the country that “recognized the desirability of letting a husband and wife spend their remaining years together.”<sup>62</sup> The 1953 Yale Wing, therefore, not only contained additional living space but also featured new, updated, and enlarged kitchen and dining room spaces.<sup>63</sup>

In addition to physical upgrades completed in the mid-century period, the home also provided services that would benefit the health of its residents. In comparing the services provided by the home at the time of its founding versus those in the mid-century period, the home's president of the Board of Directors explained: “Whereas in 1884 it was considered sufficient to give our members shelter, clothing, and food of the simplest kind, it is now believed just as important to guard mental health, to be certain that diet meets modern nutritional standards, and to provide occupational therapy as an accepted part of the modern care of the aged.”<sup>64</sup> The welfare and well-being of residents, therefore, remained a major component of the organization's operation. In 1963, with the construction of the Bradford Terrace section, the importance of providing proper care was further accentuated. Bradford Terrace was designed as a convalescent home, in which people recovering from illness or operations were properly cared for.

As the Milwaukee Protestant Home continued its mission into the late 20<sup>th</sup> century, expansion largely halted, but life inside progressed along with the times. Residents remained active in many ways. One resident in the 1970s, for example, operated what was referred to as a “booming” printing and gift card

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<sup>61</sup> Sidney D. Watson, “From Almshouses to Nursing Homes and Community Care: Lessons from Medicaid History,” *Georgia State University Law Review* 26 (March 2012), accessed October 29, 2021, <https://readingroom.law.gsu.edu/cgi/viewcontent.cgi?referer=&httpsredir=1&article=2416&context=gsulr>.

<sup>62</sup> *Your Milwaukee Protestant Home for the Aged*.

<sup>63</sup> *65<sup>th</sup> Anniversary Milwaukee Protestant Home for the Aged*.

<sup>64</sup> *Ibid.*

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business in the basement of the building.<sup>65</sup> By the end of the century, expansion and upgrades were once again a necessity. Upon its completion in 2000, the Water Tower section provided the home with a state-of-the-art aquatic therapy center. The addition of this and other amenities over the years reflects the evolution of the field of geriatric medicine, which has come to recognize and promote the benefits of physical therapy and recreational activities for aging populations.

In 2002, the Protestant Home developed Newcastle Place, a senior living facility in the City of Mequon, Wisconsin, north of Milwaukee.<sup>66</sup> Although major expansion has not taken place at the home, now known as Eastcastle Place, since the 2006 construction of the contemporary wing, it has continued to abide by its initial mission, which is to provide housing and care to the elderly community of Milwaukee. Throughout its nearly 140-year history, the home has accurately illustrated the growth of and changes in elderly housing between the late 19<sup>th</sup> century, when specifically designated housing for the elderly began, to the present day, when senior living communities have become immersive and commonplace.

*Conclusion*

Since its founding, the Milwaukee Protestant Home for the Aged has continually served its original use as an elderly housing facility. Initially constructed in 1892, the building is among Milwaukee's oldest continually operating elderly housing sites. Expanded throughout the late 19<sup>th</sup>, 20<sup>th</sup>, and early 21<sup>st</sup> centuries, the building conveys the type of care provided to senior citizens across those three centuries, beginning with its oldest segments in 1892 and 1897, in which the home provided only shelter and food, continuing with the 1926 and 1963 sections, when medical care and occupational therapy was provided by the home, to the present day, with the 2000 and 2006 sections that offer aquatic and physical therapy. As such, the Milwaukee Protestant Home for the Aged is locally significant under National Register Criterion A in the category of SOCIAL HISTORY.

End of Statement of Significance

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<sup>65</sup> Alice K. Huck, "50 Years Ago Nesta Edwards Broke Trails at Kimberly-Clark," *The Post-Crescent* (Appleton, WI), May 14, 1972.

<sup>66</sup> Becca Mader, "The New Age of Retirement," *Milwaukee Business Journal*, Jan. 18, 2004.



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Insert Boundary Descriptions

**Verbal Boundary Description:**

The nominated boundary consists of City of Milwaukee tax parcel #3199993131, located at 2449 N. Downer Avenue. The property is bound by unrelated parcels and N. Lake Drive at the south, N. Downer Avenue at the east, E. Bradford Avenue at the north, and N. Prospect Avenue at the west.

**Boundary Justification:**

The boundary encompasses the full historic parcel associated with the Milwaukee Protestant Home for the Aged.

End of Boundary Descriptions

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Insert Photo Descriptions

Name of Property: Milwaukee Protestant Home for the Aged

City or Vicinity: Milwaukee

County: Milwaukee State: Wisconsin

Photographer: Jen Davel

Date Photographed: August 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_001 Exterior, 1892, 1897, and 1926 Sections, Southeast Elevation, view looking northwest.

2 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_002 Exterior, 1892 Section, Southeast Elevation, view looking west.

3 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_003 Exterior, 1892 Section, Southeast Elevation, view looking northwest.

4 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_004 Exterior, 1897 Section, Northeast Elevation, view looking southwest.

5 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_005 Exterior, 1897 Section, Northeast Elevation, 1st Floor Porch view looking southwest.

6 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_006 Exterior, 1897 and 2006 Sections, Northeast and East Elevations, view looking south.

7 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_007 Exterior, 1897 and 2006 Sections, North and Northeast Elevations, view looking south.

8 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_008 Exterior, 1897, 1926, and 2000 Sections, Southeast Elevation, view looking west.

9 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_009 Exterior, 1926 Section, Southeast Elevation, view looking northwest.

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10 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_010 Exterior, 1963 Section, West Elevation, view looking northeast.

11 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_011 Exterior, 1963 Section, North Elevation, view looking south.

12 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_012 Exterior, 2006 and 1963 Sections, North and East Courtyard Elevations, view looking southwest.

13 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_013 Exterior, 2000 Section, Southwest Elevation, view looking northwest.

14 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_014 Exterior, 2000 Section, Northwest and Southwest Elevations, view looking southeast.

15 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_015 Exterior, 2006 and 1963 Sections, North, East, and West Courtyard Elevations, view looking south.

16 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_016 Exterior, 2006 Section, North Elevation, view looking south.

17 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_017 Interior, 1926 Section, Basement, view looking southwest.

18 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_018 Interior, 1926 Section, 1st Floor, Corridor, view looking northeast.

19 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_019 Interior, 1897 Section, 1st Floor, Apartment, Built-in Bookcase, view looking south.

20 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_020 Interior, 1897 Section, 1st Floor, Apartment, Fireplace, view looking north.

21 of 33. WI\_MilwaukeeCounty\_ProtestantHomeForTheAged\_021 Interior, 1892 Section, 2nd Floor, Apartment, view looking southeast.

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End of Photo Descriptions

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Figure 1: Boundary Map, Source: Milwaukee Property Information.

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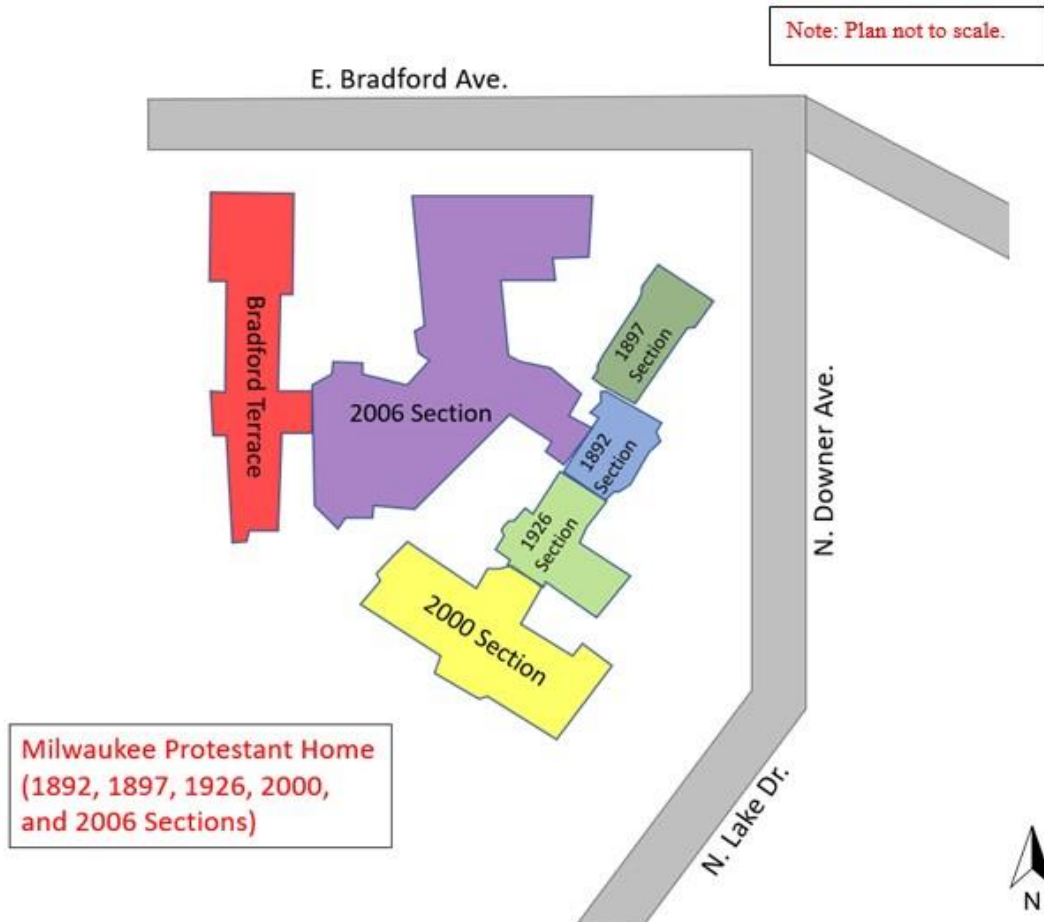


Figure 2: Milwaukee Protestant Home for the Aged Site Map.

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PROTESTANT HOME FOR THE AGED.

Figure 3: An 1895 photograph of the Milwaukee Protestant Home for the Aged, showing the building's initial 1892 design by Henry C. Koch.



MILWAUKEE PROTESTANT HOME FOR THE AGED.

S. O. HOFF BR. PUBL. MILWAUKEE, WIS. 2517

Figure 4: An 1899 Illustration showing the 1897 Francis Hinton section of the building.

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Figure 5: A ca. 1926 Photograph showing the 1926 section and changes made to the building by Fitzhugh Scott and MacDonald Mayer.

Exterior  
Photos 1 – 16  
Yellow arrow indicates starting point  
Note: Plan not to scale

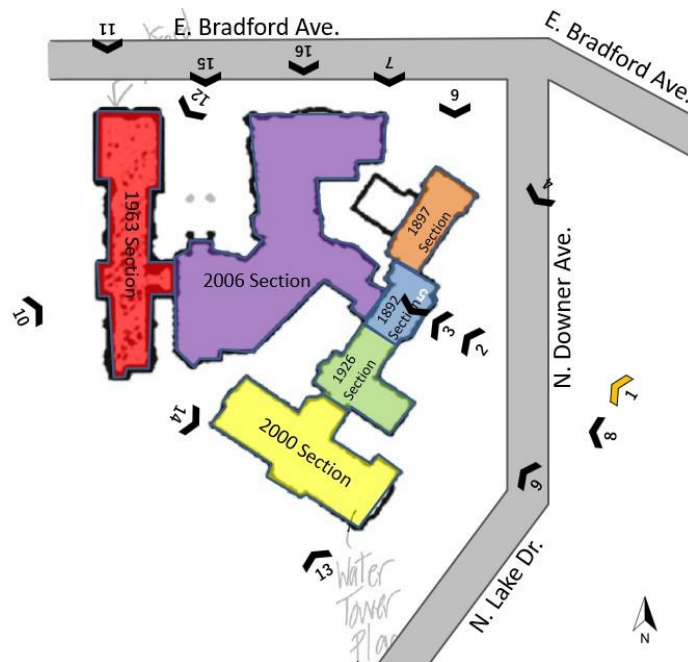


Figure 6: Exterior Photo Key (Photos 1–16)

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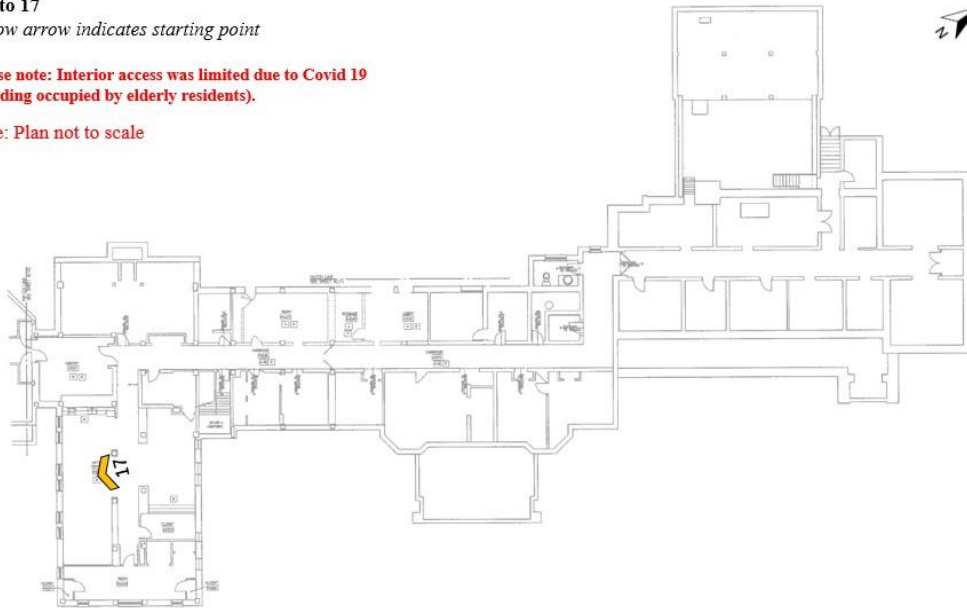
**Interior, 1892, 1897, and 1926 Sections, Basement**

**Photo 17**

*Yellow arrow indicates starting point*

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**



**Figure 7: Interior, 1892, 1897, 1926 Sections, Basement Photo Key (Photo 17)**

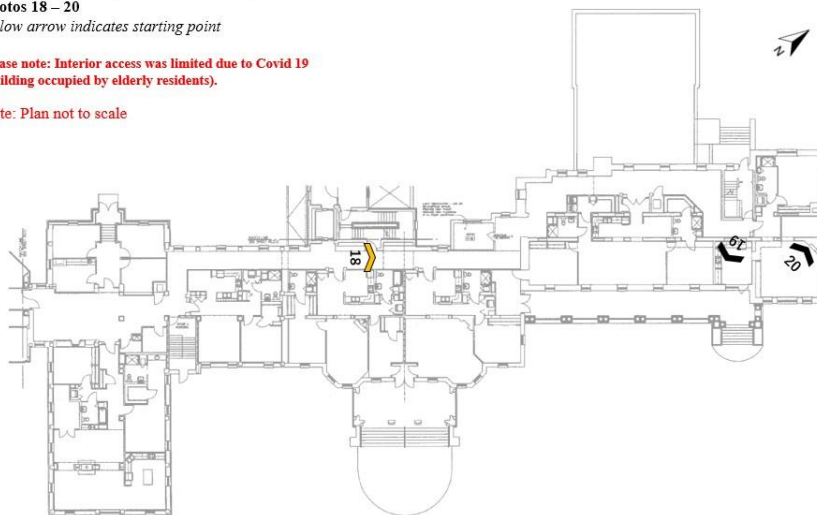
**Interior, 1892, 1897, and 1926 Sections, 1<sup>st</sup> Floor**

**Photos 18 – 20**

*Yellow arrow indicates starting point*

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**



**Figure 8: Interior, 1892, 1897, 1926 Sections, 1<sup>st</sup> Floor Photo Key (Photos 18–20)**

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**Interior, 1892, 1897, and 1926 Sections, 2<sup>nd</sup> Floor**

**Photo 21**

*Yellow arrow indicates starting point*

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**

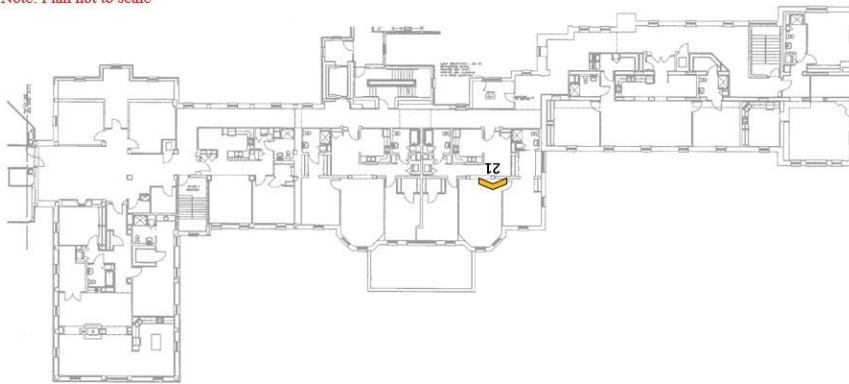


Figure 9: Interior, 1892, 1897, 1926 Sections, 2<sup>nd</sup> Floor Photo Key (Photo 21)

**Interior, 1892, 1897, and 1926 Sections, 3<sup>rd</sup> Floor**

**Photos 22 – 23**

*Yellow arrow indicates starting point*

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**

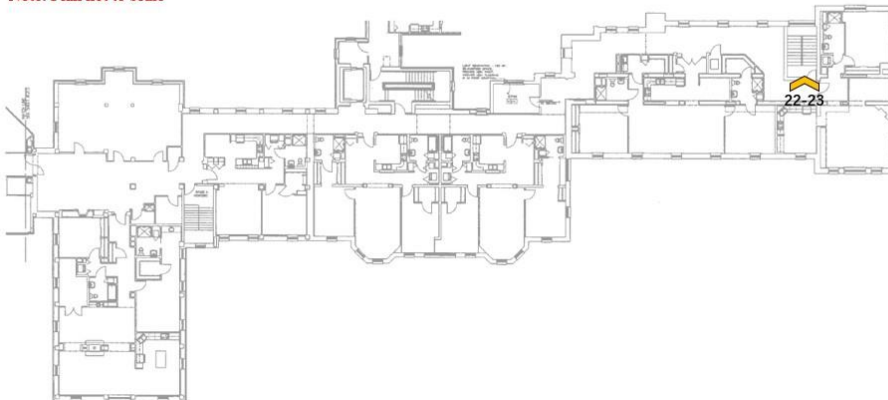


Figure 10: Interior, 1892, 1897, 1926 Sections, 3<sup>rd</sup> Floor Photo Key (Photos 22–23)



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**Interior, 1892, 1897, and 1926 Sections, 4<sup>th</sup> Floor**

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**

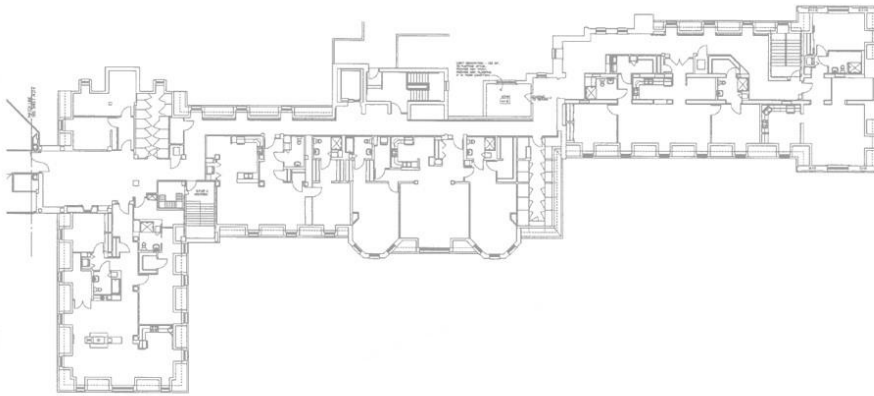


Figure 11: Interior, 1892, 1897, 1926 Sections, 4<sup>th</sup> Floor Photo Key (no photos)

**Interior, Bradford Terrace, Basement  
Photo 24**

*Yellow arrow indicates starting point*

**Note: Plan not to scale**

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

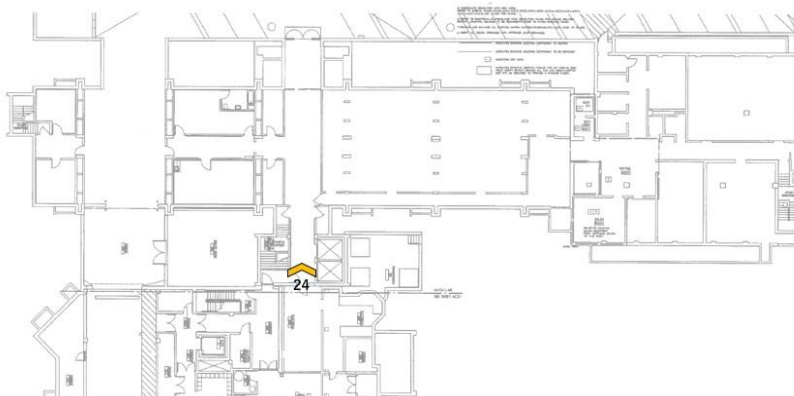


Figure 12: Interior, Bradford Terrace, Basement Photo Key (Photo 24)

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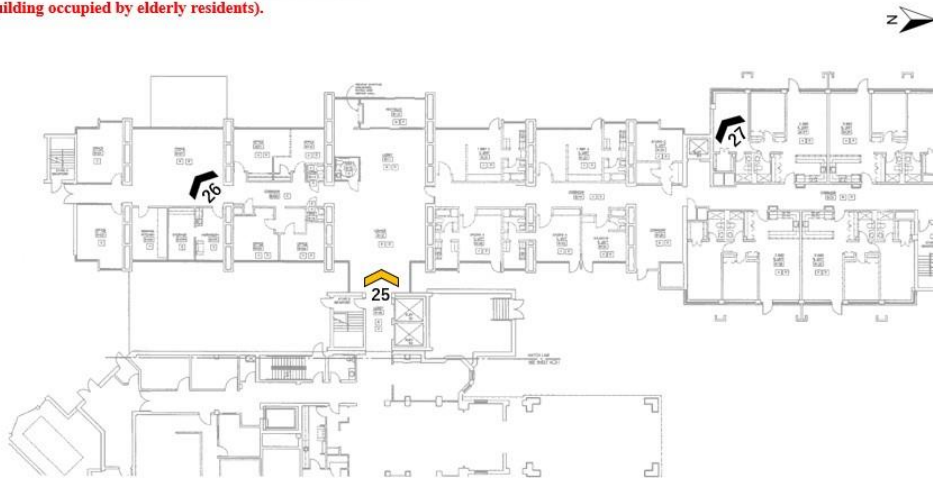
**Interior, Bradford Terrace, 1<sup>st</sup> Floor**

**Photos 25 – 27**

*Yellow arrow indicates starting point*

**Note: Plan not to scale**

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**



**Figure 13: Interior, Bradford Terrace, 1<sup>st</sup> Floor Photo Key (Photos 25–27)**

**Interior, Bradford Terrace, 2<sup>nd</sup> Floor**

**Photo 28**

*Yellow arrow indicates starting point*

**Note: Plan not to scale**

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**



**Figure 14: Interior, Bradford Terrace, 2<sup>nd</sup> Floor (Photo 28)**

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**Interior, Bradford Terrace, 3<sup>rd</sup> Floor**

**Photos 29 – 30**

*Yellow arrow indicates starting point*

Note: Plan not to scale

Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).

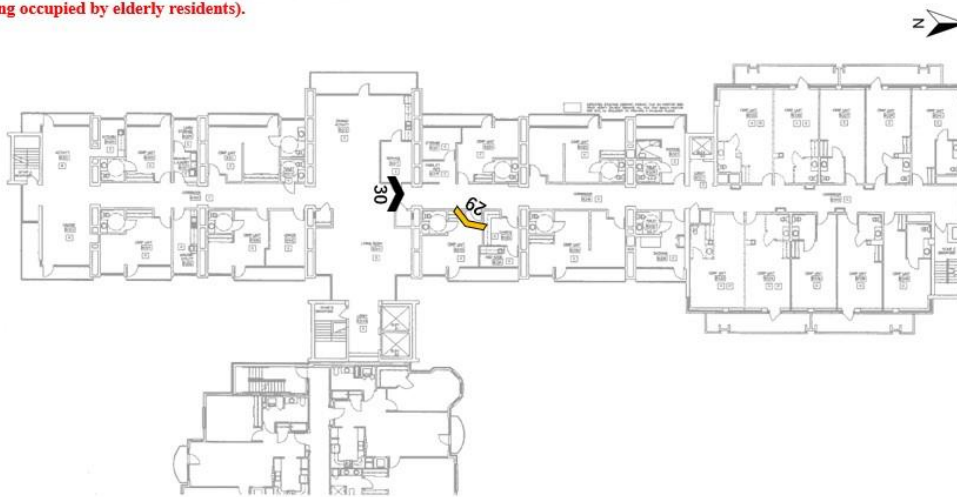


Figure 15: Interior, Bradford Terrace, 3<sup>rd</sup> Floor (Photos 29–30)

**Interior, Bradford Terrace, 4<sup>th</sup> Floor**

Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).

Note: Plan not to scale

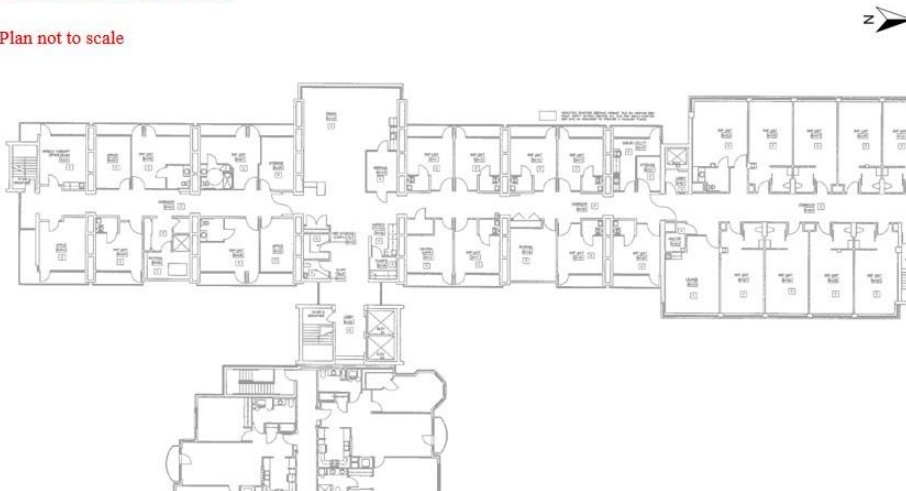


Figure 16: Interior, Bradford Terrace, 4<sup>th</sup> Floor Photo Key (no photos)

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**Interior, Bradford Terrace, 5<sup>th</sup> Floor**

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**



Figure 17: Interior, Bradford Terrace, 5<sup>th</sup> Floor Photo Key (no photos)

**Interior, 2000 Section, Basement**

**Photo 31**

*Yellow arrow indicates starting point*

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**



Figure 18: Interior, 2000 Section, Basement Photo Key (Photo 31)

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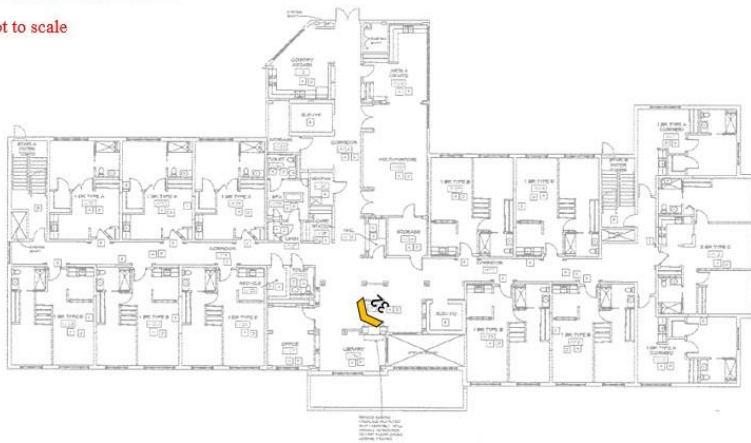
**Interior, 2000 Section, 1<sup>st</sup> Floor**

**Photo 32**

*Yellow arrow indicates starting point*

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**



**Figure 19: Interior, 2000 Section, 1<sup>st</sup> Floor Photo Key (Photo 32)**

**Interior, 2000 Section, 2<sup>nd</sup> Floor**

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**



**Figure 20: Interior, 2000 Section, 2<sup>nd</sup> Floor (no photos)**

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**Interior, 2000 Section, 3<sup>rd</sup> Floor**

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**



Figure 21: Interior, 2000 Section, 3<sup>rd</sup> Floor (no photos)

**Interior, 2000 Section, 4<sup>th</sup> Floor**

**Please note: Interior access was limited due to Covid 19  
(building occupied by elderly residents).**

**Note: Plan not to scale**



Figure 22: Interior, 2000 Section, 4<sup>th</sup> Floor (no photos)

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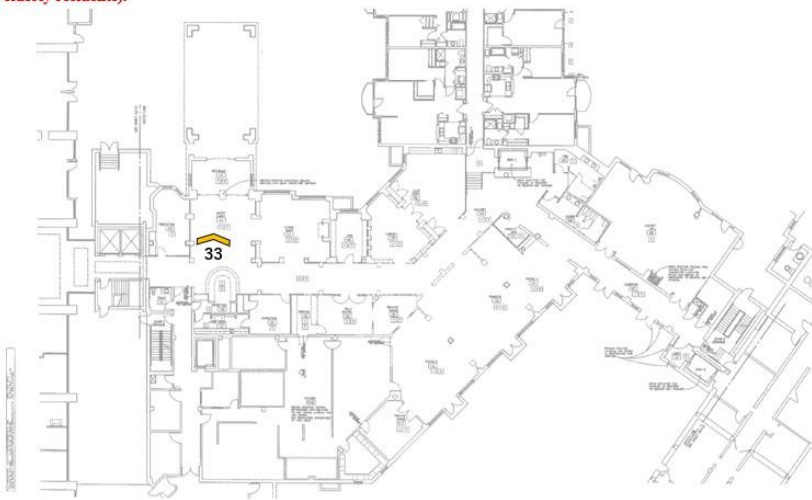
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**Interior, 2006 Section, 1<sup>st</sup> Floor and Mezzanine  
Photo 33**

**Note: Plan not to scale**

*Yellow arrow indicates starting point*

**Please note: Interior access was limited due to Covid 19 (building occupied by elderly residents).**

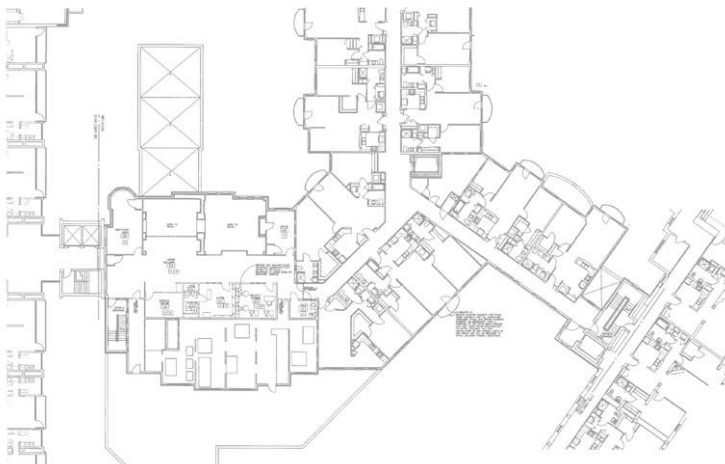


**Figure 23: Interior, 2006 Section, 1<sup>st</sup> Floor and Mezzanine Photo Key (Photo 33)**

**Interior, 2006 Section, 2<sup>nd</sup> Floor**

**Note: Plan not to scale**

**Please note: Interior access was limited due to Covid 19 (building occupied by elderly residents).**



**Figure 24: Interior, 2006 Section, 2<sup>nd</sup> Floor Photo Key (no photos)**

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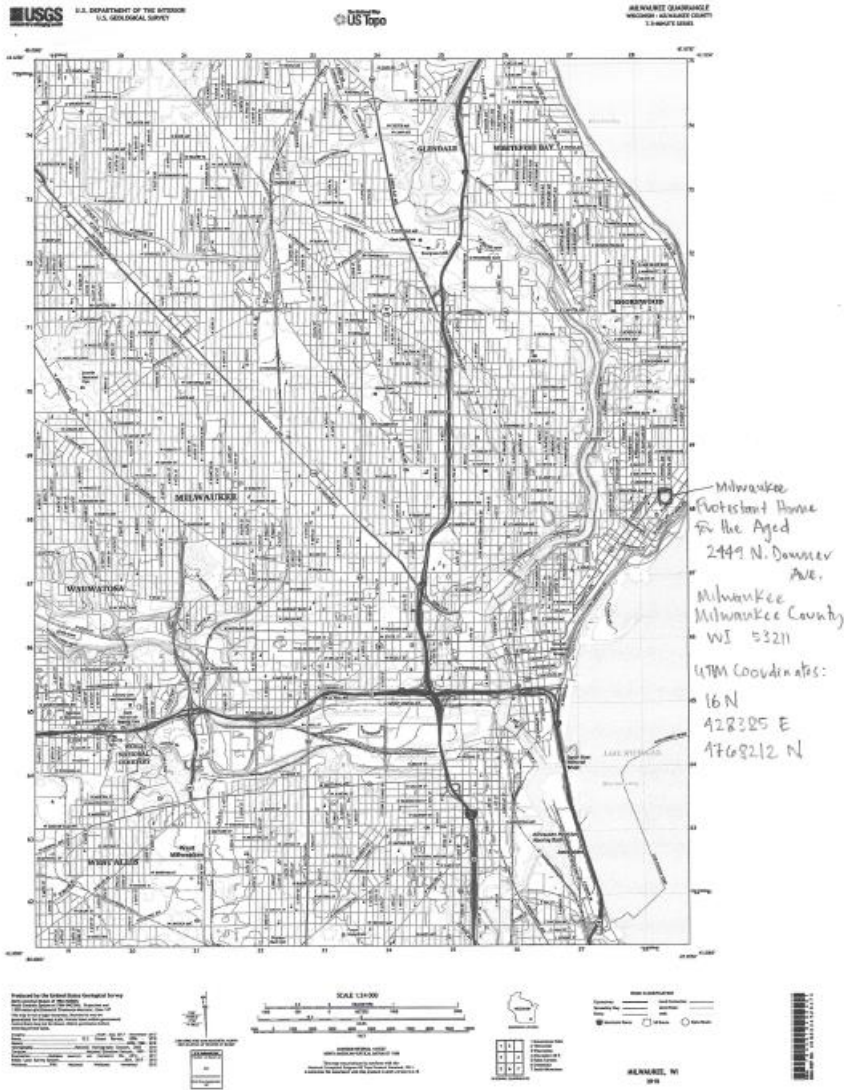


Figure 25: USGS Map (Milwaukee Quadrangle, Wisconsin, 7.5-Minute Series)

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