



MILWAUKEE HISTORIC PRESERVATION COMMISSION HISTORIC DISTRICT DESIGNATION APPLICATION

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

1. Name of District

Historic: _____

and/or Common: Brady & Farwell

2. Location

Approximate boundaries 1708 N. Farwell Ave., 1714-1716 N. Farwell Ave., 1700 N. Farwell Ave., 1516 E. Brady St.

Aldersperson: Alex Brower

District(s): 3

3. Classification

Ownership

☐ public
☒ private
☐ both

Present Use

☐ agricultural
☒ commercial
☐ educational
☐ entertainment

☐ park
☐ cemetery
☐ religious
☒ private-
residence

☐ government
☐ industrial
☐ military
☐ museum

☐ transportation
☐ other

4. Owner of Property

Name: Scott Laurie, F Street

Address: 1134 N 9th Street, #200

City: Milwaukee State: Wisconsin Zip 53233

5. Representation Existing Surveys

Inventory: Determinations of Eligibility (NPS) & National Register of Historic Places (NPS)

Date: December 1989

X federal

____state

____county

____local

Depository for survey records:

Organization _____

Street & number _____

City _____ State _____ Zip _____

Previous historic designation:

☒ National Register Date 1989 _____ Name Joseph B Oliver House _____

☐ City of Milwaukee Landmark Date _____ Name _____

☐ Other _____

Name of Program _____ Date designated _____

6. DESCRIPTION

Acreage: 0.7 Number of city blocks: 1

Number of buildings: 4

General Condition of buildings in district

☐ excellent
☒ good
☐ fair
☐ deteriorated
☐ ruins

Major landscape features:

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

Principal street(s): N Farwell Ave

List of non-contributing buildings: Front of 1700-1702 has non-historic commercial addition

Visual landmarks & locations: Sites are located directly adjacent to the Historic Brady Street District and have previously been determined to be eligible. 1516 E Brady is already listed on the National Register.

District characteristics:

Predominant building height: 2.5 Stories _____

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

Relationship of buildings to street: Primary façades faces main access of Farwell and/or Brady each w/ short walk up from sidewalk. 1700 N Farwell has a non-historic commercial build out that corners N Farewell & Brady St.

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

1516 East Brady Street – Joseph B. Oliver House (1870 / moved 1892)

Architect: Henry C. Koch

Style: Italianate (wood frame)

Description:

A two-story, T-plan, wood-frame Italianate residence resting on a limestone foundation. The house features a low-hipped roof with a bracketed cornice, tall narrow windows with molded wooden surrounds, and a symmetrical three-bay façade centered by a gabled pediment ornamented with decorative fretwork. A two-story polygonal bay projects from the west elevation, while a full-width porch supported by square posts spans the front. Designed by noted Milwaukee architect Henry C. Koch, the Oliver House is a rare surviving example of an ornate frame Italianate dwelling in the city. Built for businessman and Civil War veteran Joseph B. Oliver, the house was relocated to its present Brady Street site in 1892 and retains excellent architectural integrity.

1700–1702 North Farwell Avenue (1897)

Architect: C. F. Ringer

Style: Queen Anne (cream brick)

Description:

A two-and-one-half-story, cream brick Queen Anne-style house with a gabled roof and projecting gable wings. The structure features segmental and round-arched window openings with molded limestone sills and corbelled brick hoods. The principal façade includes a one-story commercial addition dating to 1950, which partially obscures the original residential entrance. Built for engineer and property owner Justus Vallat, the house illustrates the transition from the richly detailed Gothic of the 1870s to the more subdued Queen Anne style of the 1890s. Later adapted for mixed commercial and residential use, the building retains its late-nineteenth-century massing and decorative brickwork.

1708 North Farwell Avenue – Justus & Margaret Vallat House (1878)

Architect: James Douglas

Style: High Victorian Gothic (red brick)

Description:

A two-and-one-half-story, red brick residence with a steeply pitched hipped roof and projecting gabled wings. Decorative carved wooden brackets accent wall dormers and gable ends, while raised brick window hoods with limestone keystones and sills emphasize the verticality of the design. The main façade features a canted bay and a paired-door entrance sheltered by an ornate gabled wooden hood with a truss and pendant detailing. Built as the family residence of engineer Justus Vallat, this building exemplifies architect James Douglas's skillful use of Gothic-inspired ornamentation within a compact urban house form.

1714–1716 North Farwell Avenue – Justus & Margaret Vallat House (1878)

Architect: James Douglas

Style: High Victorian Gothic (tan brick)

Description:

Nearly identical to its companion at 1708 North Farwell, this tan brick, two-and-one-half-story residence exhibits the same steeply pitched hipped roof, bracketed gables, and arched brick window hoods with limestone keystones. The principal façade mirrors the design of its twin, including a gabled entrance hood and decorative woodwork. Built as an investment property for the Vallat family, this paired residence forms, with its neighbor, one of Milwaukee's finest surviving examples of High Victorian Gothic domestic design.

7. SIGNIFICANCE

Areas of significance:

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

Period of most intensive development:

1870-1897

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

The cluster of properties at 1516 East Brady Street and 1700–1716 North Farwell Avenue on Milwaukee's Lower East Side represents a rare and cohesive concentration of late-nineteenth-century residential architecture that together reflect the city's rapid urban growth and stylistic diversity during the post–Civil War era. These properties embody the architectural evolution of Milwaukee's upper- and middle-class neighborhoods in the decades between 1870 and 1897, when the area around Brady Street and Farwell Avenue developed as a desirable enclave for prosperous business owners, professionals, and skilled tradesmen.

The earliest and most architecturally refined example is the Joseph B. Oliver House (1516 East Brady Street, 1870/1874, Henry C. Koch, architect), a finely detailed Italianate residence significant as an early work of one of Milwaukee's most notable architects. Designed for prominent businessman and Civil War veteran Joseph B. Oliver, the house demonstrates the familiar characteristic of Koch's early residential designs, anticipating the architect's later civic landmarks such as Milwaukee City Hall and the Pfister Hotel. Moved to its present site in 1892, the house retains its historic integrity and architectural distinction as a rare surviving wood-frame Italianate dwelling of its period.

To the north, the Justus and Margaret Vallat Houses (1708 and 1714–16 North Farwell Avenue, 1878, James Douglas, architect) and the adjacent Vallat Residence at 1700–1702 North Farwell Avenue (1897, C. F. Ringer, architect) form an architecturally and historically connected grouping. The paired Vallat Houses are distinguished High Victorian Gothic-style residences designed by Douglas for engineer Justus Vallat. Their steeply pitched roofs, carved wooden brackets, decorative bargeboards, and ornate window hoods exemplify the exuberant Gothic Revival aesthetic popular in Milwaukee in the late 1870s. Built as a family residence and investment property, these two nearly identical houses are an uncommon paired example of the style and were determined eligible for the National Register of Historic Places under Criterion C for architecture. The later Vallat property at 1700–1702 North Farwell, designed by C. F. Ringer in 1897, reflects the area's stylistic transition toward the Queen Anne mode, characterized by asymmetry, arched openings, and ornamental brickwork, further enriching the district's architectural chronology.

Together, these properties illustrate the work of three important local architects—Henry C. Koch, James Douglas, and C. F. Ringer—whose designs collectively represent the major stylistic movements that shaped Milwaukee's residential landscape from the 1870s through the 1890s. The buildings also embody the socioeconomic development of the East Side, where early industrial and professional figures like Joseph Oliver and Justus Vallat helped establish a fashionable residential corridor near the intersection of Brady Street and Farwell Avenue.

The proposed district was previously determined eligible for National Register status under Criterion C in the area of Architecture for its cohesive representation of the Italianate, High Victorian Gothic, and Queen Anne styles, and under Criterion A in the area of Community Development for its association with the early suburban growth of Milwaukee's East Side. Collectively, the resources maintain a high degree of integrity in location, design, materials, and workmanship, conveying the architectural character and social history of Milwaukee's late-nineteenth-century urban expansion.

8. Major Bibliographical References

9. Boundary Description

Legal property description:

Boundary justification:

10. Form ^{Submitted} Prepared By

Name/Title:

MICK HATCH

Michael Hatch

Organization:

Street:

1858 N. PROSPECT AVE. # 209

City:

MILWAUKEE

State:

WI

Zip:

53202

Telephone (days)

414-238-1821

(evenings)

Date:

11/12/25

Email

MHATCH@FOLEY.COM

Return to:

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