

HISTORIC DISTRICT DESIGNATION APPLICATION

1. Name of District

Historic: Historic Walker's Point

and/or Common: _____

2. Location

Approximate boundaries: Freshwater Way (Pittsburgh) on the north to Oregon on the south

Aldersperson: Jose Perez

District(s): 12th District

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: Various

Street & number: 200 thru 235 S. 2nd Street

City: Milwaukee

State: Wi

Zip: 53204

5. Representation Existing Surveys

Inventory: 13 parcels

Date: 1865-1911 constructed

federal

state

county

local

Depository for survey records:

Organization City of Milwaukee

Street & number _____

City _____ State _____ Zip _____

Previous historic designation:

National Register Date 1987 Name South First and Second Street Historic District

City of Milwaukee Landmark Date _____ Name _____

Other

Name of Program _____ Date designated _____

6. DESCRIPTION

Acreeage: _____ Number of city blocks: 1 Number of buildings: 10

General Condition of buildings in district

Major landscape features:

excellent

good

fair

deteriorated

ruins

park/recreational area

boulevard

hill

valley/ravine

river/stream

pond/lake

cemetery

undeveloped land

Principal street(s):

205- 235 S. 2nd Street.

List of non-contributing buildings:

205 S. 2nd Street

Visual landmarks & locations:

221-225 S. 2nd Street placed on the NPS historic register in 2007.

District characteristics:

Predominant building height: 4 story

Predominant building material:

brick

wood

stucco

stone

terra cotta

Relationship of buildings to street:

Frontage offset per typical commercial location in the City of Milwaukee:

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

Founded in approximately 1835, Walker's Point is a mix of private residences and commercial buildings. Many of the existing industrial buildings are being re-purposed for housing and updated commercial space. The population of the neighborhood, along with the rest of Milwaukee, shifted downward with post-war migration to the the suburbs and is now shifting back upward again with the return of several generations to the city. This neighborhood has all of the elements that promote a return to urban living. It is walkable, bike-able, and offers a diverse mix of workplaces, entertainment, and recreation.

7. SIGNIFICANCE

Areas of significance:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> agriculture | <input checked="" type="checkbox"/> economics | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input checked="" type="checkbox"/> architecture | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> conservation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion | |

Period of most intensive development:

Most buildings on this street (and within this area) were constructed in the late 1800's.

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

Walker's Point, along with Kilbourntown and Juneautown, is one of the three original communities that predate the founding of the City of Milwaukee when they were formally combined in 1846. In 1834, George H. Walker claimed the land to the south of Milwaukee River and built a log house on the peninsula that is located near the current intersection of Barclay and Seeboth streets. Walker's Point is the only Milwaukee neighborhood that the Menominee, Milwaukee, and Kinnickinnic rivers all flow through, making it a natural hub for transportation, warehousing, and manufacturing uses. Walker's Point has always been a diverse neighborhood with the early population being a mix of German, Irish, and Scandinavian. An important legacy of these groups is the large number of distinctive churches in the neighborhood. Initially, homes in Walker's Point were built on the high ground south of Oregon Street and west of 2nd Street with factories built as wetlands along the rivers were filled in. Walker's Point offered abundant land, water and access to the harbor and rail lines.

The South First and Second Streets Historic district was listed in the National Register on November 30, 1987 based on the result of an intensive survey of the area completed in 1986. The district consists of small scale masonry buildings that were devoted to the small scale manufacturers and retailers that clustered around the Union Depot, once located on South Second Street. This area was one the hubs of of Walker's Point.

South Second Street's architectural and cultural importance has already been determined by its National Register listing as part of the South First and Second Streets Historic District as noted above. It is recognized that historic designation is a way of looking collectively at a group of buildings and determining how the historic character of the whole can help each individual property owner achieve success.

There appears to be a general consensus among property owners on this one block area that they are in a historic district, that they have a common interest in maintaining and improving the district. A local historic designation supports this objective.

8. Major Bibliographical References

"Strategic Action Plan of 2015", City of Milwaukee, 2015

"Discover Milwaukee", John Gurda, 1988, Published by the City of Milwaukee

"South First and Second Street Historic District", National Register of Historic Places Nomination, Form NPS10-900 (Approved 11-30-1987)

9. Boundary Description

Legal property description:

The general area of Walker's Point is wrapped by three rivers, The Milwaukee, Menomonee, and Kinnickinnic and positioned between the 194 and the Third Ward to the north, Bay View to the south, Menomonee Valley to the west and Lake Michigan to the east.

Beginning at the intersection of the east curb line of South Second Street and the north curb line of Pittsburgh Avenue (Freshwater Way) then west to the west curb line of South Second Street then southerly along the rear property line of all properties with frontage on South Second Street to the south curb line of East Oregon (intersection of East Oregon and South Second Street) then northerly along the rear property line of all properties with frontage on South Second Street to the point of the beginning (north curb line of Pittsburgh Avenue) in the City of Milwaukee, Milwaukee County, Wisconsin.

Boundary justification:

The district is the "gateway" to Walker's Point distinguished by its significant stock of historic and contributing buildings highlighted with a recent street reconstruction designed to be pedestrian and bike friendly. The term "contributing" (consistent with the the Department of Interior standards for historic districts) refers to a group of old, storied, complex, intriguing, and/or beautiful buildings that serve to round out and fulfill the character of an historic district. The is area of Walker's Point offers all of these characteristics. Participants expressed a strong preference for reusing these buildings that already exist over removing and/or replacing them due to their structural capabilities and aesthetic assets of high ceilings, cream city brick walls, heavy timbers, etc. These attributes contribute to the desire for new generations to re-purpose these buildings as apartments, "maker live/work space" such as chocolatiers, artists, restaurateurs and other mixed uses.

10. Form Prepared By

Name/Title: SPONSORED BY ALD JOSE PEREZ

Organization: CITY OF MILWAUKEE

Street: 200 E. WELLS ST.

City: MILWAUKEE

State: WI

Zip: 53202

Telephone (days) (414) 286-2861 (evenings) _____

Date: REC'D AT HPC 01-28-2016

CONFIRMED BY ALD PEREZ
08-03-2016

Carla Natal

HPC STAFF

Return to: Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

(414) 286-5722