



**Interim Historic
Designation Study Report**

**Frank Scott House
2566 North Stowell
Avenue**

City of Milwaukee
Department of City Development
Fall, 2001

INTERIM HISTORIC DESIGNATION STUDY REPORT

FRANK SCOTT HOUSE 2566 NORTH STOWELL AVENUE

I. NAME

Historic: Frank Scott House

Common: 2566 North Stowell Avenue

II. LOCATION

2566 North Stowell Avenue

3rd Aldermanic District, **Alderman Michael D'Amato**

Legal Description: Burke's Subd (E) In SW ¼ Sec 15-7-22 Block 4 N 30' Lot 5

III. CLASSIFICATION Structure

IV. OWNERS: Daniel J. Katz, John B. Crichton, Thomas A. Hauck

V. DESIGNATION REQUESTED BY: Mary A. Wasielewski

VI. YEAR BUILT: 1904¹

ARCHITECT: C. O. Parsons²

¹ Milwaukee Building Permit #1839, dated December 8, 1904. Filed at the Development Center 809 N. Broadway

² Ibid.

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VII. PHYSICAL DESCRIPTION

The Frank Scott House is a large, Arts and Crafts style house located at the top of a bermed front lawn. The Upper East Side neighborhood surrounding the house is an eclectic mix of late nineteenth and early twentieth century houses, duplexes and brick apartment buildings. The North Downer Avenue commercial strip, a thriving two-block long hub of East Side commerce, is located ½ block to the east of the subject property. The Scott house is also a pivotal structure in a row of four prominent older houses that share consistent, pleasing qualities that include a uniform setback and scale, meticulous detailing and time-honored architectural proportioning. The visual interest of the house is further enhanced by its location at the top of a bermed front lawn.

The Scott house is a 2-1/2 story, gabled-T structure that rests on a raised, cream city brick basement. The main elevation, which faces North Stowell Avenue, is symmetrical in composition and features an expansive, hip-roofed front porch on the first story, two regularly placed double hung windows on the second story and a pair of double hung windows centered in the attic gable. The big front gable is cantilevered over the façade beneath it and the thick wooden bargeboards are flared slightly upwards at the eaves to enhance the appearance of the roofline.

The side elevations facing north and south are simple in character featuring original double hung wooden windows that are randomly-placed to respond to the needs of the interior. The rear elevation faces east and overlooks a small featureless rear yard that borders a brick-paved alley. The elevation features a rear exit door and randomly placed double hung windows.

The house was built as a single-family structure but converted to a duplex in 1940 just before the beginning of America's involvement in World War II.³ Although the conversion did not result in any structural changes to the publicly visible elevations of the building, a small, two story rear addition was built to enclose a stairway to the second floor.

The house was covered with asphalt substitute siding in 1960 but the original wooden siding and trim are still underneath and believed to be in good, repairable condition.⁴ A house such as this one, which otherwise retains its original character is generally considered to be highly desirable for renovation and restoration.

VIII. HISTORY

Architecture

The Frank Scott house at 2566 North Stowell Avenue is a fine, well-proportioned example of the Arts and Crafts style of architecture that was popular in Milwaukee from approximately 1895 to 1915. The style began in England during the last quarter of the nineteenth century and emphasized an honest use of materials, relatively modest ornamentation and careful attention to massing and proportioning of window and door openings. In Milwaukee the style was employed extensively on the City's Upper East Side. Many of the best examples show thick, flat bargeboards in the gable, bracketed overhangs and cantilevered bays that are embellished with simple, large box-

³ Milwaukee Building permit #24131 dated September 27, 1940. Filed at the Development Center 809 N. Broadway.

⁴ Milwaukee Building permit dated April 18, 1960 and filed at the Development Center 809 N. Broadway.

like brackets. Later Arts and Crafts structures employed stucco and half timber details that were similar to the Tudor and Jacobean revival styles of architecture.

History of the property

The cross gabled dwelling at 2566 N. Stowell sits on the north half of Lot 5 and had four changes in ownership before its sale to Frank G. and Mary Scott on May 31, 1904. The Scotts took out a permit to build a "cottage" on December 8th that same year. The 24-foot by 28-foot frame dwelling was designed and built by C. O. Parsons, an architect/contractor who lived on the lower east side. Frank Scott was a coachman and lived on the premises until selling the house to Daniel and Ellen McCallum and their family on March 28, 1906. McCallum was a commercial traveler or salesman and his daughter Anna worked as a stenographer while daughter Edith worked as a bookkeeper. The McCallums lived on the premises until 1912 when they sold the house to Mary Rosenbauer.

The Rosenbauers were the owners who occupied the premises the longest, for a period of 52 years. Mary was the widow of George A. Rosenbauer, the vice president secretary of the Rosenbauer-Schowalter Plating Company on Water Street. Members of the Rosenbauer family, including Anna, Cecilia, Clara, George, Stella and Walter occupied the premises through 1964. It was under the ownership of Mary Rosenbauer that a 20-foot by 27-foot garage was built at the rear in 1922.

Mary died on October 19, 1929 at the age of 70. In 1940 the three remaining family members, Anna, Clara and Walter, converted the second floor to a separate flat and added a two story 20'6" by 10'6" addition to the rear to accommodate a new access. Surviving family member Clara had the house clad in insulbric asphalt siding in 1960 for \$1620. Like her neighbors to the south, Clara Rosenbauer sold her property to Harry Scheer in 1965 and he later transferred the premises to the Read Investment Company in 1966. The company razed the 1922 garage in 1983 and sold the property to Daniel Katz and his partners in 1985.

THE ARCHITECT

Not much is known about the life of Charles O. Parsons. He is listed in the city directories as a carpenter and contractor and sometimes as an architect. He is typical of the many skillful builders in the city who offered their clients design services based on years of working in the trade. State licensing of architects began in 1917 after which time those without professional training could not list themselves as architect. Parsons lived for many years at 1682 North Astor Street where he died at the age of 90 in 1945. Among his known commissions are the Foursquare style house for Dennis Manning at 2112 N. Cambridge Ave. (1909, now altered), a house at 1702 E. Newport Avenue, and a series of cottages on N. Astor Street. The Scott house is typical of Parsons' well crafted work.

IX. SIGNIFICANCE

The Frank Scott house is a fine example of an upper middle class frame dwelling built at the beginning of the twentieth century when the city was expanding rapidly. The architect/builder, C. O. Parsons, was known for quality construction and erected many residences throughout the city during the late nineteenth and early twentieth centuries. Much of his known work is concentrated on the city's East Side where he also lived.

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X. STAFF RECOMMENDATION

The Frank Scott house at 2566 North Stowell Avenue is a pivotal structure in the architectural character of a small district of fine, frame and brick houses on the city's Upper East Side. The house does not appear to fulfill criteria of the Historic Preservation Ordinance for individual designation, but likely would be a contributing structure in the event it was evaluated as part of a local historic district that would include adjacent properties.

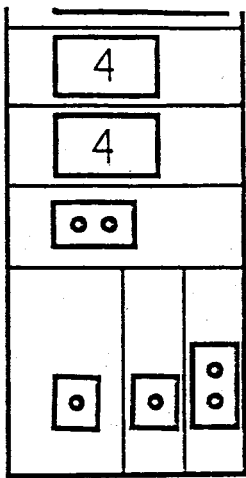
XI. REFERENCES

Milwaukee City Directories

City of Milwaukee Building Permit files

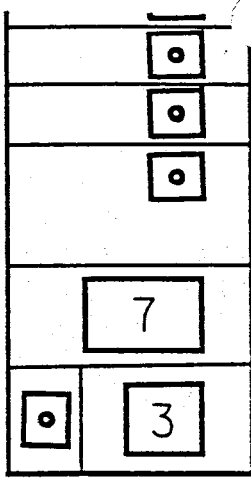
Cultural Resource Management in Wisconsin: Volume 2. A Manual for Historic Properties. Madison, Wisconsin: Historic Preservation Division, State Historical Society of Wisconsin, 1986.

Milwaukee County Register of Deeds

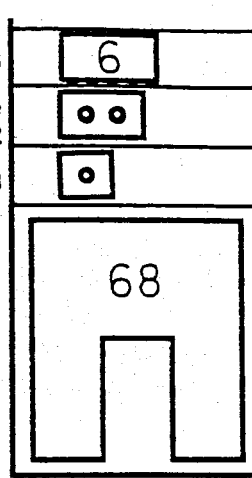


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BELLEVUE

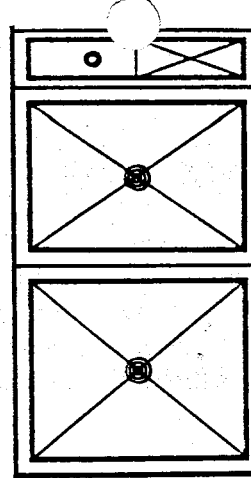


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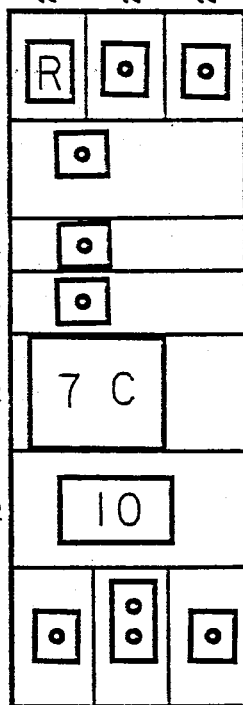
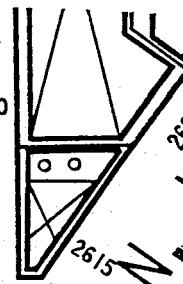


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PLACE

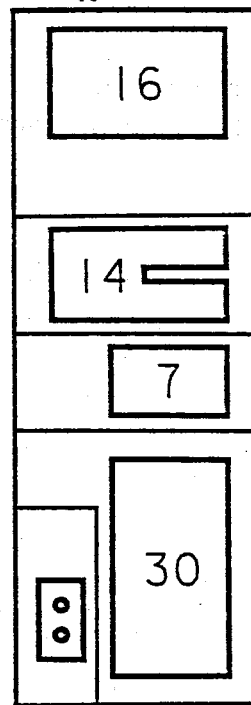


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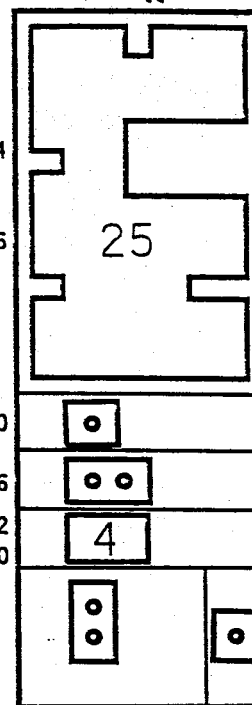


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WEBSTER

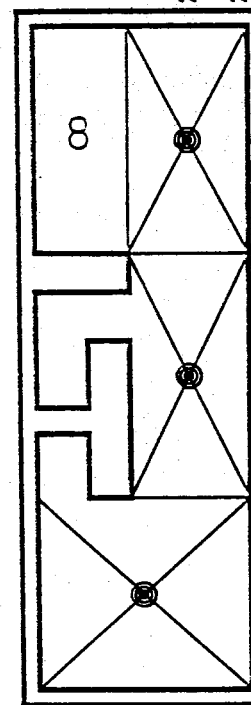


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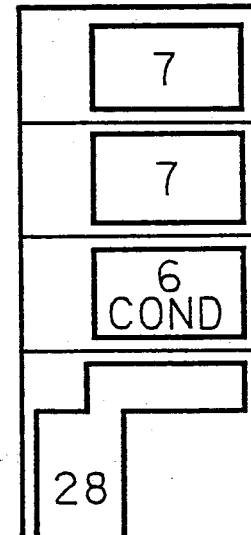
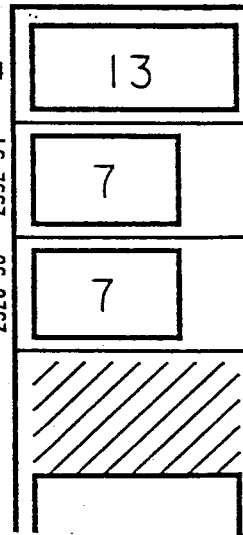
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PLACE



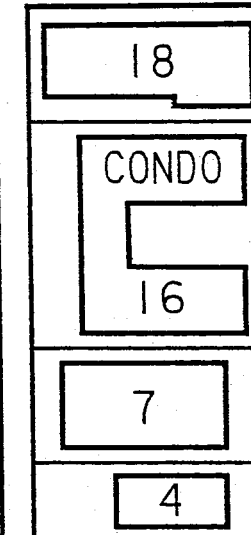
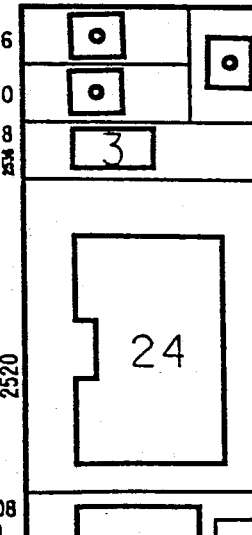
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DOWNER AVE



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STOWELL



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