

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: Superior Street Puddlers' Cottages

2. Location

Approximate boundaries 2500, 2506, 2508, 2512, 2518, 2522, and 2530 S. Superior Street

Aldersperson: Dimitrijevic

District(s): 14

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**
SEE ATTACHED

Street & number: _____

City: _____ State _____ Zip _____

5. Representation Existing Surveys

Inventory: Bay View Neighborhood Historic Resources Survey

Date: 1990 _____ federal state _____ county _____ local

Depository for survey records:

Organization Milwaukee HPC

Street & number N/A

City _____ State _____ Zip _____



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Card 1 of 1

Location 2500 S SUPERIOR ST	Taxkey 5010315000
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Current Property Mailing Address

Owner MICHAEL JAZWIECKI KARRY JO JAZWIECKI Address 12395 W MORGAN OAK DR	City GREENFIELD State WI Zip 53228- Zoning RT4
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Current Property Sales Information

Sale Date 4/16/2010 Sale Price 82,500	Grantor(Seller) JAZWIECKI REVOC LIVING TR ET AL
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Narrative Description

This property contains 0.10331 Acres of land mainly classified as Residential with a(n) Cottage style building, built about 1900 , having Aluminum/Vinyl exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

VILLAGE OF BAY VIEW IN NE 1/4 SEC 9 & NW 1/4 SEC 10-6-22 BLOCK 3 N'LY 30' LOT 12



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Location 2506 S SUPERIOR ST	Taxkey 5010314000
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Current Property Mailing Address

Owner JOEL BOHLEN KAREN BOHLEN Address 2506 S SUPERIOR ST	City MILWAUKEE State WI Zip 53207- Zoning RT4
--	--

Current Property Sales Information

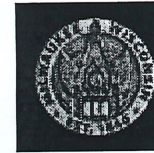
Sale Date 5/28/2004 Sale Price 135,800	Grantor(Seller) JEAN M VANDER MEER
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Narrative Description

This property contains 0.10331 Acres of land mainly classified as Residential with a(n) Res O/S 1 Story style building, built about 1903 , having Aluminum/Vinyl exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 4 total room(s), 2 total bedroom(s), 1 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

VILLAGE OF BAY VIEW IN NE 1/4 SEC 9 & NW 1/4 SEC 10-6-22 BLOCK 3 N'LY 10' LOT 11 & S'LY 20' LOT 12



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Location **2508 S SUPERIOR ST**

Taxkey 5010313000

Current Property Mailing Address

Owner LEAH M LEJA

City MILWAUKEE

Address 2508 S SUPERIOR ST

State WI

Zip 53207-

Zoning RT4

Current Property Sales Information

Sale Date 6/21/2017

Grantor(Seller) ESTATE OF PATRICIA L DAVILA;
RES

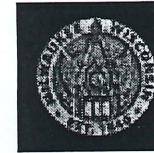
Sale Price 145,000

Narrative Description

This property contains 0.10331 Acres of land mainly classified as Residential with a(n) Res O/S 1 Story style building, built about 1886 , having Aluminum/Vinyl exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 5 total room(s), 2 total bedroom(s), 1 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

VILLAGE OF BAY VIEW IN NE 1/4 SEC 9 & NW 1/4 SEC 10-6-22 BLOCK 3 S'LY 30' OF N'LY 40' LOT 11



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Location 2512 S SUPERIOR ST	Taxkey 5010312000
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Current Property Mailing Address

Owner JAMES S SCHMITZ JEANETTE C SCHMITZ Address 2512 S SUPERIOR ST	City MILWAUKEE State WI Zip 53207- Zoning RT4
--	--

Current Property Sales Information

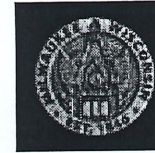
Sale Date 5/19/2003 Sale Price 138,000	Grantor(Seller) BRIDGET E BAUMEISTER
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Narrative Description

This property contains 0.10331 Acres of land mainly classified as Residential with a(n) Res O/S 1 Story style building, built about 1900 , having Aluminum/Vinyl exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 5 total room(s), 2 total bedroom(s), 1 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

VILLAGE OF BAY VIEW IN NE 1/4 SEC 9 & NW 1/4 SEC 10-6-22 BLOCK 3 N'LY 20' LOT 10 & S'LY 10' LOT 11



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Location 2518 S SUPERIOR ST	Taxkey 5010311000
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Current Property Mailing Address

Owner JOHN H PIETTE	City MILWAUKEE
Address 2518 S SUPERIOR ST	State WI
	Zip 53207-
	Zoning RT4

Current Property Sales Information

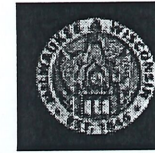
Sale Date 3/15/2005	Grantor(Seller) CAROL A MONDRY
Sale Price 0	

Narrative Description

This property contains 0.10331 Acres of land mainly classified as Residential with a(n) Res O/S A & 1/2 style building, built about 1900 , having Asphalt/Other exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 total room(s), 2 total bedroom(s), 2 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

VILLAGE OF BAY VIEW IN NE 1/4 SEC 9 & NW 1/4 SEC 10-6-22 BLOCK 3 S'LY 30' LOT 10



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Location 2522 S SUPERIOR ST	Taxkey 5010310000
------------------------------------	-------------------

Current Property Mailing Address

Owner EDWARD T SEAVER IV	City MILWAUKEE
Address 2522 S SUPERIOR ST	State WI
	Zip 53207-
	Zoning RT4

Current Property Sales Information

Sale Date 7/21/2014	Grantor(Seller) ROBIN A SMITH
Sale Price 105,000	

Narrative Description

This property contains 0.08609 Acres of land mainly classified as Residential with a(n) Res O/S 1 Story style building, built about 1900 , having Aluminum/Vinyl exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 4 total room(s), 2 total bedroom(s), 1 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

VILLAGE OF BAY VIEW IN NE 1/4 SEC 9 & NW 1/4 SEC 10-6-22 BLOCK 3 N'LY 1/2 LOT 9



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Location 2530 S SUPERIOR ST	Taxkey 5010308100
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Current Property Mailing Address

Owner SHERI E AIOSA	City SOUTH MILWAUKEE
Address 607 ASPEN ST	State WI
	Zip 53172-
	Zoning RT3

Current Property Sales Information

Sale Date 8/21/2017	Grantor(Seller) ALAN J FRENCH
Sale Price 190,000	

Narrative Description

This property contains 0.25826 Acres of land mainly classified as Residential with a(n) Res O/S 1 Story style building, built about 1894 , having Aluminum/Vinyl exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 total room(s), 4 total bedroom(s), 1 total bath(s), 1 total half bath(s), 0 total 3/4 bath(s).

Legal Description

VILLAGE OF BAY VIEW IN NE 1/4 SEC 9 & NW 1/4 SEC 10-6-22 BLOCK 3 LOT 8 & SLY 1/2 LOT 9

7. SIGNIFICANCE

Areas of significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input 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 checked="" type="checkbox"/> other (specify) |
| <input type="checkbox"/> community planning | <input type="checkbox"/> invention | <input type="checkbox"/> politics/government | <u>HISTORY</u> |
| <input type="checkbox"/> conservation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion | |

Period of most intensive development:

1870s - 1900

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

SEE ATTACHED FROM NATIONAL REGISTER NOMINATION

ONE OF FEW REMAINING CLUSTERS OF WORKERS' COTTAGES REMAINING IN
BAY VIEW. THEY CHARACTERIZED THE EARLY YEARS OF THE COMMUNITY
BUT HAVE BEEN SUBJECT TO MORE FREQUENT TEARDOWNS.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) well-preserved
Specific dates	N/A	Builder/Architect	N/A	industrial suburb

Statement of Significance (in one paragraph)

The Bay View Historic District is a significant area of the city of Milwaukee because it represents a unique chapter in the city's history, retaining a distinctive architectural character. The district is a well-preserved segment of the former Village of Bay View, Milwaukee's first industrial suburb. Founded by the Milwaukee Iron Company in the late 1860s, the former "company town" has retained its identity even though it was annexed by the city of Milwaukee as early as 1887. More than any other portion of the original village, the proposed district retains the scale and atmosphere of the nineteenth-century community that grew up around the rolling mill and exhibits the full range of vernacular architecture typical of the midwest during this period.

Historical Background

The Milwaukee Iron Company and its company town, the Village of Bay View, were established in 1867 "in the Town of Lake, at the mouth of Deer Creek, on Milwaukee Bay, where the shore curves eastward and juts out into the lake, forming South Point."¹ The mill town was located south of the place where the Milwaukee River originally emptied into Lake Michigan. At the time, the general area was sparsely settled by farmers, most of whom had staked their claims between 1835-1837 and received clear title to their land in 1838-39, when an 1833 treaty with the predominant Indian tribe, the Potawatomic Indians, took effect. The initial settlement of the area was precipitated by three national events: 1) the completion of the Erie Canal across New York State in 1825 provided a continuous water route between the eastern seaboard and the Great Lakes, 2) the end of the Black Hawk Indian Wars in 1832 provided a safe passage for westward bound pioneers from New England, and 3) the Green Bay land sale of 1835 provided the opportunity to purchase inexpensive property at \$1.25 per acre from the government.² The area was claimed rapidly because it was high ground and had plenty of rich soil, timber (mostly maple and beech), and water provided by streams, springs, and shallow wells).³

The early pioneers were mainly Easterners and people from Illinois and Michigan. The first settlers were Horace Chase (December 8, 1834) and Dr. Enoch Chase, Joel Wilcox, Alexander Stewart, and Elijah Estes (all 1835). The Chase brothers expected the city to grow at the mouth of the Milwaukee River, where they staked claims, but in the 1850's, a movement to artificially relocate the harbor outlet further north prevailed, and the city of Milwaukee developed around it instead. Where the Chase Brothers had envisioned the nucleus of the city of Milwaukee, history substituted the Village of Bay View, for an iron mill was later built not far south of where the mouth of the Milwaukee River had been.⁴

The history of Bay View, per se, begins with the establishment of this company. The company was chartered by the Legislature of Wisconsin on March 8, 1867. The mill was

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8. Significance (continued)

organized by its largest stockholder, Eber Brock Ward, assisted by J. J. Hagerman, who had been involved with Ward in setting up an earlier mill. Ward had made his first fortune as captain of the largest shipping fleet on the Great Lakes. After purchasing a controlling interest in several railroads, he began to invest in rolling mills to provide rails for his lines as well as those of his competitors. Later he expanded his interests to include ore mines, banks, lumber companies, and newspapers.⁵

The Bay View Mill was Ward's third. He chose the location because of the cheap price of the land, because of low taxes, and because of its proximity to water and rail transportation.⁶ The mill property was extensive:

The site on which the mills were erected and the village first platted, consisted of 114 acres, 44 of which was purchased from David McDougall at \$100 per acre, and 70 acres of S.K. Worthington, of Buffalo, for the sum of ten thousand dollars. The company reserved for yard and buildings 27½ acres, and platted the remaining 76½ acres into small building lots, on which it erected tenements for the employes or sold them on easy terms to such as desired to build and own their own homes.⁷

By 1868 the original mill structures and the first shops and houses had been built under the management of the Board of Directors--Stephen Clement, President; E.B. Ward, Treasurer; J.J. Hagerman, Secretary; O.W. Potter; J.H. Van Dyke; and Alexander Mitchell, a prominent Milwaukee businessman.

Saloons were non-existent in early Bay View because Secretary Hagerman put a provision into all the deeds that prohibited the manufacture or sale of liquor on any of the lots sold by the company. For many years, Bay View was a dry town.

Two churches were already established in the new community in 1868. The first church organized was the Methodist Episcopal Church, which began holding public services in an office of the Milwaukee Iron Company in 1867. In 1868, on a lot donated by the company, the congregation erected a small structure, which was later demolished. The structure built by the second church to be organized in Bay View still stands. The Welsh Congregational Church, formed in 1868 by six Welsh families, built the small frame edifice at 2739 South Superior Street in 1873, after holding services for several years in the village schoolhouse. Today, the little church is occupied by the Christian Science Society.

No schools remain standing in the district today. The "Red Brick School," built in 1879 between Russell and Pryor Avenues on the west side of what is now South Wentworth Avenue, was demolished after being replaced in 1894 by Trowbridge School, located just south of the district.

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8. Significance (continued)

The company's first rail was rolled on April 8, 1868. During the first year the mill was limited to re-rolling old rails, but blast furnaces were erected in 1869 enabling the manufacture of new rails. Puddling mills, loading docks, and other facilities were added as the company increased its holdings.

Thus in 1870, the works were essentially complete, and were in all their advantages and appliances for the profitable manufacture of rails in large quantity, as near perfection as any like establishment in America....The village had grown proportionally with the works. The company had erected nearly one hundred tenement cottages, and as many more had been built by workmen and others, to whom it had sold village lots. Stores, shops, schools and churches now marked the unsettled farm land of five years before, as the home of a thrifty, happy and prosperous industrial community. For three years the smoke of the furnaces hung like a cloud over the village by day, and the light shone as a pillar of fire by night, a sign of the unceasing labor and unceasing reward of the industrious and prosperous villagers.⁸

The nationwide financial collapse of 1873 affected the company severely and lead to the mortgaging of its vast property. In 1875 the death of Captain Ward, its controlling stockholder and most effective leader, further contributed to the decline of the company. Complications over the settling of his estate led to the company's failure in October 1876. In January 1877, the mills were leased and reopened by J. J. Hagerman and his associates, who operated the works until March 16, 1878, when they were acquired and expanded by the North Chicago Rolling Mills Company, a reorganized Ward plant. Although the crisis had forced many workers to move away, the empty tenements were quickly filled again.⁹

Labor unions were active in Bay View at an early date. In 1868, puddlers formed the Sons of Vulcan and built Puddlers' Hall on St. Claire Street for their meeting place. Later, in 1875, when the Amalgomated Association or Iron and Steel Workers was organized in Pittsburgh, Pennsylvania, two lodges of the national union were organized in Bay View of members of the Sons of Vulcan and from other existing organizations.

One serious labor incident occurred at the Bay View mill, although the company was not a central figure in the dispute. On May 5, 1886, during a general strike organized by the Knights of Labor in connection with a campaign for the eight-hour workday, a large group of Polish laborers marched on the mill. Wisconsin's governor, Jeremiah Rusk, had just called out the state militia. Ironically, he sent the heavily-Polish "Kosciuszko" Guard to the Bay View Mill. Much bitterness resulted from the clash because several demonstrators and two bystanders were shot by members of the Guard.

Threatened by the possibility of being annexed by the city of Milwaukee, and dissatisfied with the government provided by the largely rural Town of Lake to which it had been

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8. Significance (continued)

paying taxes, Bay View became an incorporated village in 1879. With an area of approximately one square mile, the new Village of Bay View had jurisdiction over 892 acres of land and 2592 people. Its boundaries are indicated on the map in Figure 2, which also shows the original plat laid out by the Milwaukee Iron Company in 1866. The first village officers elected were: President John C. Parkes; Trustees, J.T. Meredith, E.S. Estes, James Clancy, Ernst Lassanski, Neil Minish, and Benjamin Evans; Clerk, E.W. Rush; Treasurer, C.S. Otjen; Supervisor, John Bishop; Marshal, V.C. Noblet; and Justice of the Peace, James McIver. The new village government collected its own taxes and provided some long overdue public improvements such as road grading. However, the village governor couldn't provide the public utilities that Bay View needed. The desire for running water, sewers, and street lights and a doubling of the village's population eventually resulted in the submission of an annexation petition to Milwaukee's Common Council. Bay View became the Seventeenth Ward of the city of Milwaukee in 1887, just eight years after it had incorporated as an independent village.

In 1889 the Illinois Steel Company purchased and expanded the rolling mill. By this time, the mill had graduated from making rails to manufacturing a large line of iron and steel products. In 1899, United States Steel acquired the mill through a merger though the mill continued to be called the Illinois Steel Company until it ceased operation in 1929.

Bay View grew rapidly during the first thirteen years after it was annexed by the city of Milwaukee, but most of this growth occurred on the west side of the Chicago and Northwestern Railroad tracks. In 1900, the developed area on the east side of the tracks was a narrow strip of land north of Estes Street and east of Delaware Avenue,¹⁰ the area that has been designated as Bay View Historic District. Expansion of the east side residential area was limited because it was bounded by the mill works on the north, by the lake on the east, by a popular picnic park called Schildknecht Grove on the south side of Estes, and by Deer Creek which ran along the west side of Delaware Avenue. However, in the 1920s, Deer Creek was filled in and several subdivisions were built between Delaware Avenue and the tracks. These were omitted from the district.

At the turn of the century, a significant change began to occur in the northern part of the district. Italian workers started to move into the boarding houses and company cottages north of Russell Avenue. This housing had been built in the 1860s and 1870s for the British and Irish immigrants who worked in the mill. As these workers moved on to better jobs and housing, the Italian newcomers replaced them.¹¹ Italians continued to immigrate during the Teens and Twenties, and the area became known as "Little Italy." Some Italian families still live in this part of the district, which contains a number of Italian restaurants and social clubs.

After 1900, the rolling mill's influence over the district began to wane. Because of the growth of other industries in the surrounding area and the mobility provided by the automobile, the mill became just one of many employers for the community. The mill

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8. Significance (continued)

itself became obsolete and was converted into a "scrap mill," as its owner, United States Steel, concentrated most of its resources in its chief plant in Gary, Indiana.¹² After numerous shutdowns, the mill finally closed in 1929. The mill had ceased to be a profitable operation, and the approaching depression threatened to increase its losses. The city of Milwaukee had also contributed to the closing of the mill. In 1920, the City condemned the southern half of Jones Island, property owned by the company. The company sued the City but was unsuccessful. The possibility of the City's condemning the mill site itself may have been a significant factor in the decision to close the mill. After the mill closed in 1929 the city and the company argued about its fate for nine years before the company finally agreed to sell the site to the city for \$2,700,000. The mill was demolished in 1939, and the site was eventually used for highway connections and for park land.

The depression and the two world wars affected Bay View in the same ways as they did communities all over the country. In addition to these, a significant change occurred during this period: Bay View completed the transition from a village of industrial immigrants to a community dominated by middle-class, American-born residents.¹³

As the twentieth century progressed, Bay View continued to maintain a separate identity from the rest of the city. Various civic and social activities have helped to preserve its image. Bay View has its own American Legion Post and Kiwanis Club. There is a Bay View Business Association and a Bay View Historical Society. In addition, there are some organizations that are unique to Bay View--Garibaldi Club, an Italian social organization formed in 1908; the Humboldt Park Fourth of July Association; and the Yacht Club, which developed from a sailing club formed in 1912. Because there were so many groups and activities conducted in Bay View, the need for some coordination led to the formation of the Interorganization Council of Bay View, Inc. in 1940. Each year the Council sponsors a Washington Birthday banquet as well as Bay View's most important annual event, the South Shore Water Frolic, first held in 1948. The organizations and activities have a cohesive effect on Bay View as a whole and add to the character of the district in particular.

The future of the district is somewhat threatened by the county's highway system, which has pushed up against the district's northern border; several residential properties that would have been included in the district have been demolished, and many homes to the west of the district are threatened by future freeway construction plans. Organized opposition in the 1970s temporarily halted the Lake Freeway's march through Bay View but did not succeed in effecting the proposed highway's removal from official maps. The completed portion of the highway includes the Dan Hoan Bridge which now links the district to downtown Milwaukee. Since its opening in 1977, the bridge has created unprecedented traffic congestion on the district's narrow streets. The only alternatives to the traffic problem seem to be the widening of existing streets or the construction of a highway skirting the district. Either solution would have a strong impact on the district.

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8. Significance (continued)

Well Preserved Industrial Suburb

Bay View Historic District is a well-preserved segment of the former Village of Bay View, Milwaukee's first industrial suburb. The Milwaukee Iron Company, the rail rolling mill that created this company town in 1867, was located just north of the district. By 1875, the company was the largest employer in the Milwaukee area with more than one thousand employees, and was said to be the second largest rolling mill in the country with an investment of over two million dollars.¹⁴ It was also one of the first mills to employ the new Bessemer process on a large scale.¹⁵ The area designated as Bay View Historic District was the residential nucleus of the village, and it encompasses part of the land initially purchased by the Milwaukee Iron Company in 1866. (The remainder of the property initially acquired by the company included the site of the mill and some worker housing, but it has since been vacated for public use.)

One of the most interesting aspects of the district is that a large portion of it was originally purchased and platted by the company to provide for employee housing. The company erected boarding houses and small individual cottages on some of the lots and sold others on easy terms to those who wished to build their own houses. In Bay View, Wis., John Gurda describes how the new town was organized:

Most of the houses were clustered in the area between the mill and today's South Shore Park, with only a few west of the Northwestern tracks. The few blocks north of Russell Avenue (which became Little Italy) were covered with boarding houses and the small, company-built cottages. South of Russell, workers mingled with executives. The mill managers tended to live close to the lake, but on many blocks you might have found a puddler's one-story cottage next to an Executive's New England-style home. Although they have been extensively remodeled, many of the original homes are still standing, and they make up one of the most unusual architectural districts in Milwaukee.¹⁶

The district includes some of the area's oldest and most important landmarks, among them the Brinton House, where Beulah Brinton conducted a social center, which is thought to have been the first in the United States.¹⁷ The district's Pryor Avenue spring is another important landmark because it is the only remaining Artesian well in Milwaukee.

A mixture of homes and small family businesses, most of them built between 1870 and 1930,--the district is a well-maintained example of the nineteenth-century American town which reached maturity during the early decades of the twentieth century. Although many of the structures have been altered over the years, the scale and the fabric of the community have been preserved. The atmosphere is also reminiscent of an earlier era. Located outside the mainstream of activity, the district is quieter and has a somewhat slower pace than most urban neighborhoods. Moreover, because many families have resided in the area for generations and neighbors know one another, there is a sense of community pride, and old-fashioned values prevail.

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8. Significance (continued)

The district is also an example of an American community settled by specific ethnic groups because of its skilled labor requirements. In the beginning, the rolling mill recruited experienced iron workers and technicians from the industrial countries of Great Britain—England, Wales, and Scotland—so the majority of the early Bay Viewites were English speaking. Many of these British families are still represented in the district. There were also some Irish and German immigrants who settled in Bay View; most of them worked as general laborers in the mill. Later, Italians were attracted to Bay View to fill jobs vacated by upwardly-mobile British workers. A strong Italian community developed in the northern end of the district, and the Italian presence is still highly visible through several restaurants and social clubs located there. Another ethnic group is represented in the popular Serbian bar and restaurant called Three Brothers, which is located in a building that was formerly a Schlitz Brewing Company Saloon, a structure that has been entered in the National Register of Historic Places.

Bay View Historic District is also significant for what it is today. In addition to its ethnic diversity, the district has a unique character derived from some unusual combinations. It is a rare example of an urban neighborhood that has some of the charm of a fishing village and many of the amenities of a resort town. It is the only residential community in Milwaukee that is situated on the same level as the lake, as opposed to being perched on bluffs above the lake and, therefore, at a distance from it. It is also a rare example of lakefront property which has remained in the ownership of the middle class.

Architecture

Although Bay View Historic District is more important for its historical than its architectural heritage, it has some interesting and unusual physical aspects. For example, its streetscapes enjoy a visual variety that derives from the fact that modest one-story cottages, once the homes of mill workers, are intermingled with larger residences, many of which were built by mill executives. The houses vary in style as well. Because of its state of preservation, the district retains an assortment of vernacular American architecture of the late nineteenth and early twentieth centuries. Although buildings have been replaced and infill structures have been added, in most cases these later buildings are themselves vintage architecture dating back to the first quarter of this century.

The term "vernacular" applies to the district's architecture because very few of its structures were designed by architects. Most of them were built by carpenters or developer-contractors, and in some cases by the owners themselves. Moreover, as documented by the permits on file in Milwaukee's Building Inspection Department, Bay View residents have demonstrated an aptitude for adding additions onto additions and for putting layers of siding over the layers of siding. Thus, many of the buildings have a "homemade" quality and contain incongruities which lend a picturesqueness to the area.

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7. Description (continued)

roughly bounded by Lake Michigan to the east, St. Francis Seminary to the south, the Chicago and North Western railroad tracks to the west, and East Nock Street to the north. In the 1840s, the Mrs. Z. W. Estes Subdivision was plotted; thus, all of the district's houses south of E. Nock Street, including 2795 S. Shore Drive, are built on land that was once part of the Estes farm. Abstracts of title to these houses bear Mrs. Estes' name and her stipulation that "no intoxicating liquors shall be sold on the property."

The original Estes home stood across the street from 2795 S. Shore Drive, on land that is now part of South Shore Park; the two-story brick home, built by Elijah Estes in the 1840s, was razed in 1922.

Owner: Harvey C. Narum & Nancy Ann Brockman, 2136 E. Estes St.

2500, 2506, 2508, 2512, 2518, 2522, 2524, and 2530 S. Superior Street, Milwaukee Iron Company workers' cottages, c. 1870.

As a group, these eight structures are interesting because they form the longest row of contiguous workers' cottages that remains intact in the district. Although they all have been altered somewhat, they are still clearly recognizable as the single-story, frame, gable-roofed, rectangular cottages built by the Milwaukee Iron Company on the land it purchased and subdivided to provide for employee housing. Eber Ward, the mill's founder, who believed that home ownership produced steady workers and respectable citizens, made the houses available to his employees on easy payment terms. Interestingly, when wages were cut, he lowered the payments, and when the mill temporarily closed, he suspended them.¹

Of the group, 2524 S. Superior appears to be the least changed; no major alterations are recorded. Building permits show that the others have received new porches, new siding, and/or various minor additions over the years. Tax Department records go back only as far as 1900 for most of the cottages, but they date the property at 2524 S. Superior from 1867, and it is reasonable to assume that all of these cottages were built about that time. The rolling mill opened in 1868 after erecting not only essential operating facilities, but also housing for employees, including boarding houses as well as cottages.

As built, the cottages were roughly a 20' x 40' rectangle in plan. A simple gable roof provided for an attic, which in many cases was later converted to extra sleeping rooms. A worker's cottage typically has three long, narrow windows evenly spaced across the front facade, with a smaller attic window above the center one, and a hooded side entry; or, if it doesn't have a side entry, it has a door in place of one of the windows. The apertures are often framed with decorative woodwork like the workers' cottages discussed in entries 11 and 24.

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7. Description (continued)

Owners: 2500 S. Superior - Walter S. Jazwiecki
2506 S. Superior - William J. Laufenberg
608 S. Oak Street
South Milwaukee, WI 53172
2508 S. Superior - Helen Lenz
2512 " " Edward F. Canning
2518 " " - Mary Wissing
2522 " " - Robert J. & Adeline Clark
2524 " " - Vernon W. Reise
2530 " " - Alan J. French

Other structures believed to have been workers' cottages are indicated by an asterisk in the inventory of contributing structures attached to this nomination form.

2501-07 S. Superior Street, Garibaldi Club, 1907.

Like its neighbor across the street (2491 S. Superior), this building originally housed a tavern operated by a Milwaukee brewery. The Joseph Schlitz Brewing Company erected the plain, two-story yellow brick "store and flat" in 1907. The original building permit lists the architect as Charles Lesser, the mason as John Schramka, and the carpenter as Charles Guetzkow. A one-story, yellow brick dance hall was added to the west side of the building in 1927. Its arched windows, framed with red brick, were filled in with gypsum board during a 1976 remodeling. There have been no other major alterations to the exterior of the building.

During the Prohibition Era ownership passed to Joseph A. Paolo. According to building permits, he operated a restaurant in the structure and was responsible for the dance hall addition. After Prohibition the building served as a tavern/night club/dance hall under at least three different managements. In 1943, the entire building was occupied by its current owner, the Italian American Mutual Aid Society, and the tavern-hall has been known as "Club Garibaldi" ever since.

The Garibaldi Club was organized as a sickness and death benefit society in 1908, long before social security and other government social programs were made available. Providing Italian immigrants with social opportunities as well as aid, the club was originally open only to Italians from the Marche and Piedmonte regions, from which most of the families of Bay View's "Little Italy" had come. Later, other groups of Italians were admitted, and today non-Italian men may join, provided they are married to Italian women.

Owner: Italian American Mutual Aid Society

8. Major Bibliographical References

Turner, Diane. Bay View National Register Historic District. 1982

Vollmert, L., Hatala, C., and Jakubovic, J. Bay View Neighborhood Historic Resources Survey. 1990.

9. Boundary Description

Legal property description:

Block 3, Lots 8 through 12, original plat of the Village of Bay View.

Boundary justification:

TO THE NORTH IS VACANT LAND ONCE OCCUPIED BY THE MILWAUKEE IRON
COMPANY'S EXTENSIVE PLANT (NORTH OF E. RUSSELL)
TO THE SOUTH ARE RESIDENTIAL BUILDINGS OF VARIOUS HEIGHT AND
DIMENSION AND MATERIALS. (SOUTH OF E. ONTARIO)

10. Form Prepared By

Name/Title: Joseph D. Paterick

Organization: _____

Street: 2552 S. Superior

City: Milwaukee State: WI Zip: 53207

Telephone (days) 414-291-0896 (evenings) _____ Date: 02-02-2004

Email: J.Paterick2@gmail.com

WITH ASSISTANCE OF
TIM ASKINT CAROLAN HATALA

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

HPC@MILWAUKEE.GOV



2500 South Superior Street



2506 South Superior Street



2508 South Superior



2512 South Superior Street



2518 South Superior Street



2522 South Superior Street



2530 South Superior Street