

**MILWAUKEE HISTORIC PRESERVATION COMMISSION  
TEMPORARY HISTORIC DESIGNATION PETITION**

1. **Name of Property:** DISCH / RISING / MORGAN PUDDER'S COTTAGE

Address of Property: 2530 S Superior Street

53207  
Zip Code

2. **Name and Address of Owner**

Name: SHERI E AIOSA

Street Address: 607 ASPEN STREET

City SOUTH MILWAUKEE State: WI Zip Code: 53172

Daytime Telephone Number: \_\_\_\_\_  
(Area Code)

Applicant (if different from owner) JOE PATERICK

Street Address: 2522 S SUPERIOR STREET

City: MILWAUKEE State: WI Zip Code: 53207

Daytime Phone: 414-791-0896 Evening Phone \_\_\_\_\_

3. **Attachments**

The following information is enclosed:

- ☒ Exterior photographs or digital images (required)
- ☐ Copy of newspaper notice of demolition permit application
- ☐ Copy of Orders from the Department of Neighborhood Services
- ☐ Other (explain) \_\_\_\_\_

4. **Legal Property 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



- HOME
- SEARCH
- SUMMARY
- INTERIOR
- EXTERIOR
- ABOUT

Previous Assessment | Sale Owner History | Permits

Card 1 of 1

Location	2530 S SUPERIOR ST	Taxkey	5010308100
Current Property Mailing Address			
Owner	SHERI E AIOSA		
Address	607 ASPEN ST		
	City SOUTH MILWAUKEE		
	State WI		
	Zip 53172-		
	Zoning RT3		
Current Property Sales Information			
Sale Date	8/21/2017		
Sale Price	190,000		
Grantor(Seller) ALAN J FRENCH			
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			

**5. Description of Structure**

Number of stories: 1.0

**Wall cladding** (check each that apply)

Clapboard ☒ Brick ☐ Stucco ☐ Stone ☐ Wood Shingle ☐

Terra Cotta ☐ Asphalt Siding ☒ Asbestos Tile ☐ Aluminum/Vinyl Siding ☐ Artificial Stone ☐

Other: \_\_\_\_\_

Describe Outstanding Features:

One story house with rear wing  
and gable fronting the street.  
Front entry is enclosed; vinyl siding;  
vinyl windows, brick foundation.  
AT rear is a large barn.

**6. Significance**

Areas of Significance:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> agriculture        | <input type="checkbox"/> engineering            | <input type="checkbox"/> philosophy          |
| <input type="checkbox"/> architecture       | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> politics/government |
| <input type="checkbox"/> art                | <input type="checkbox"/> industry               | <input type="checkbox"/> religion            |
| <input type="checkbox"/> commerce           | <input type="checkbox"/> invention              | <input type="checkbox"/> science             |
| <input type="checkbox"/> communications     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> community planning | <input type="checkbox"/> law                    | <input type="checkbox"/> theater             |
| <input type="checkbox"/> conservation       | <input type="checkbox"/> literature             | <input type="checkbox"/> transportation      |
| <input type="checkbox"/> economics          | <input type="checkbox"/> military               | <input checked="" type="checkbox"/> Other:   |
| <input type="checkbox"/> education          | <input type="checkbox"/> music                  | <i>History</i>                               |

Date Built: 1894

Date(s) Altered (if applicable) 1950 & 1970

Builder/Architect: Unknown

Written Statement of Significance, including history of structure:  
(continue on a separate sheet, if necessary)

*SEE ATTACH*



United States Department of the Interior  
Heritage Conservation and Recreation Service

EXP. 12/31 84

National Register of Historic Places  
Inventory—Nomination Form

Bay View Historic District  
Continuation sheet

Item number 7

Page 5

For HCERS use only

received

date entered

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.<sup>1</sup>

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.

United States Department of the Interior  
Heritage Conservation and Recreation Service

EXP. 12/31/84

For HCRS use only

received

date entered

National Register of Historic Places  
Inventory--Nomination Form

Bay View Historic District

Continuation sheet

Item number 8

Page 5

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.<sup>14</sup> It was also one of the first mills to employ the new Bessemer process on a large scale.<sup>15</sup> 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.<sup>16</sup>

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.<sup>17</sup> 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.

EXP. 12/31 84

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form  
Bay View Historic District

For HCRS use only

received

date entered

Continuation sheet

Item number 8

Page 6

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.



**7. 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.

**8. Form Prepared By:**

WITH ASSISTANCE OF TIM ARKIN + CAROL HATALA

Name: Joseph D. Patavick Date: 02-02-2021  
Address: 2552 S. Superior Street  
City: Milwaukee State: WI Zip Code: 53207  
Telephone: 414-791-0896  
Email: JPatavick@gmail.com

**Signature must be acknowledged by a notary**

Signature of preparer/applicant: Joseph D. Patavick

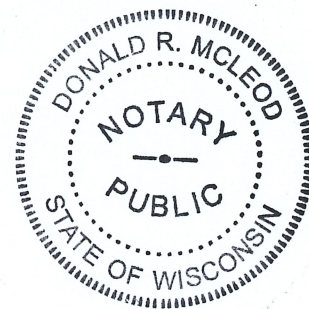
State of Wisconsin

County of Milwaukee

This document was acknowledged before me on 2/2/2021 by Donald R. McLeod.

Donald R. McLeod  
Seal & Signature of notarial officer

My commission expires: 9/20/2021



Milwaukee Historic Preservation Commission  
Office of the City Clerk  
841 N Broadway, Rm B-1  
Milwaukee, WI 53202

414-286-5722



2530 South Superior Street





2530 S Superior South Elev Google





Aerial barn behind 2530 South Superior Google





2530 South Superior Rear Barn from Alley, Joe Paterick photo





2530 South Superior Rear Barn looking NE Joe Paterick photo