

factories spread into the study area from Walker's Point. The size of commercial buildings increased as the demand for office and retail space grew. New possibilities in structure, materials, and style were explored. Exteriors became increasingly intricate, employing a variety of shapes and outlines. Rooflines became equally complex. Mirroring the new commercial wealth, buildings were enriched by elaborate ornamentation made of terra cotta, carved wood or stone, inlaid brickwork, and cast or stamped metal. The first architectural style to be employed for commercial buildings in the study area was the Italianate Style.

Italianate

Architects and builders in this period adopted a wide variety of architectural styles for places of business. Among these, the Italianate Style was most common in Milwaukee. The Italianate was the practical building style of the day. Italian design sources -- from the Renaissance as well as the late Romanesque of northern and southern Italy -- were used eclectically in the creation of commercial facades. This style has also been called Commercial Italianate, or in its later more elaborate form, Victorian Italianate.

These buildings can be distinguished by their ornate treatment of windows, cornices and parapets. Pilasters, belt courses, and corbel tables add to the compartmentalized effect of the facades of masonry buildings. Buildings are crowned with bracketed cornices, sometimes with a pediment for added vertical emphasis.

From the 1870s into the 1880s, a number of Italianate stores, offices, and shops were constructed in the study area. Of the examples, 2220-22 South Kinnickinnic Avenue (MI 320-12a), and 2499 South Delaware Avenue (MI 360-18) are representative of the frame buildings of the 1870s and early 1880s. The later Victorian Italianate style is represented by brick structures with elaborate brickwork such as 2378 South Howell Avenue (MI 410-32).

Queen Anne

The Queen Anne style succeeded the Victorian Italianate style in popularity. It combined English architectural features primarily drawn from the seventeenth and early eighteenth centuries with original ornament and facade configurations in a free-form manner. Queen Anne commercial buildings are relatively numerous in the study area. Most were small-scale stores and shops. They can be identified by their irregular silhouettes, often with round or polygonal turrets or oriel windows. Surface materials vary in texture and color, and may be brick, clapboard, shingle, stone, stamped sheet metal or combinations thereof. A variety of window types were used, particularly three-part windows. Typical of the range of Queen Anne influenced commercial buildings in the study area are 2902 South Kinnickinnic Avenue (MI 323-6), 2212-18 South Kinnickinnic Avenue (MI 320-11) and 2414 South St. Clair Street (MI 387-3).

Turn Of The Century Styles: 1890-1915

During this period, the study area experienced a commercial boom, particularly on Kinnickinnic Avenue. Many small stores and larger structures were built to house the expanding number of retail and commercial service businesses that came into being to serve Milwaukee's burgeoning population.

Two forces shaped commercial building after 1890. One was stylistic, and the other was technological. Architects returned to the classical styles which emphasized order, symmetry, and restraint. Although historicism continued to play a large role in commercial design, there was also a concerted attempt to express the structure and function of buildings more clearly in their design. Some Chicago architects of the late nineteenth century, especially the personal styles developed by Louis Sullivan and Frank Lloyd Wright, achieved this ideal most successfully. Inventions such as electric lighting radically altered the appearance and functioning of commercial structures.

Neo-Classical Revival

The Neoclassical Revival was the sterner relative of Beaux Arts Classicism. Corporations often chose the Neoclassical Revival for the power and monumentalism of the style. Of the few examples in the study area, the bank at 2683-87 South Kinnickinnic Avenue (MI 325-26) is the finest. The building at 2438 South Lenox Avenue (MI 344-20) illustrates the application of classical features to an essentially late Victorian building type.

German Classicism and the Flemish Revival

Milwaukee provided its own interpretation of the Renaissance revival styles at the turn of the century. While eastern cities such as Boston and New York extolled the virtues of the Italian Renaissance in their prominent new buildings, Milwaukee built theaters, office blocks and factories with German Renaissance elements in recognition of the city's Germanic heritage. Often these buildings featured Flemish motifs, such as elaborate curved gables, and German Baroque ornamentation. It was no coincidence that they were usually designed by Milwaukee architects of German extraction for German-

American clients. Of the many examples 2400 South Logan Street (MI 346-24) and 2479 South Howell Avenue (MI 385-33) illustrate a few of the variations on the basic end-gabled format.

Commercial Style

The Commercial style developed in Chicago in the 1890s as a direct outgrowth of experimentation with tall buildings. The character of Commercial Style facades derives chiefly from the fenestration rather than the wall surface, and ornament is kept subordinate. The result is that the buildings have a skeletal appearance. Windows are usually rectangular, large, and regularly-spaced. The "Chicago window," a three-part window with a wide fixed central light flanked by two narrower double-hung sashes, is another common feature. This style was popular in Milwaukee for commercial and industrial buildings. They are distinguished by their shaped brick parapets and sparingly used tile, concrete or limestone, or terra cotta ornament. Sometimes bay windows and overhanging tiled false roofs used as parapets are also employed. There are a large number of Commercial Style structures in the study area of which 2306-18 South Kinnickinnic Avenue (MI 320-20) and 2254-64 South Kinnickinnic Avenue (MI 320-18) are typical.

Twentieth Century Styles: 1915-1940

The period between the First World War and the onset of the Great Depression was one of general prosperity for Americans. Architecturally, there was a great deal of experimentation with new materials and technologies. Stylistically, commercial architecture between 1915 and 1940 was influenced by two strong contrasting currents. It was a period in which modernism and nostalgia developed simultaneously. There was an attempt to establish a new

"industrial aesthetic" in architecture: a severe, geometric, utilitarian expression free of historicism, which was felt by some to be the most appropriate style for an industrialized culture. The impetus for this "Modern Movement" came from contemporary work in France, Germany and Holland, and resulted in the International, Art Deco and Moderne styles.

On the other hand, commercial designers looked backward as well as forward. Period revival commercial buildings, most often Mediterranean in the study area, became the fashion for shops and particularly funeral homes. Of the Mediterranean period revival buildings, the Avalon Theater at 2469 South Kinnickinnic Avenue (MI 325-5) is the finest and 2569-73 South Kinnickinnic Avenue (MI 325-13) is typical of a large number of small commercial structures built in the 1920's.

The trend to austere modernism in the late 1920s and 1930s is illustrated by the study area's few Art Moderne and International Style buildings. The severe flowing horizontality of 1417 East Potter Avenue (MI 380-10) illustrates one of the rare manifestations of modern design in the study area.

INDUSTRIAL BUILDINGS

Milwaukee's earliest industrial buildings were little different in appearance than the commercial buildings of their era. It wasn't until the late nineteenth century that the city's industries had achieved sufficient size to warrant the construction of huge industrial complexes. By the time that these large plants were built beginning in the 1880s, a simple brick industrial style had developed featuring regularly-spaced tall, narrow segmentally-arched windows and a corbelled brick cornice.

Red brick and cream brick were both used for the construction of the many pier-and-panel, flat-roofed, factory structures common from the 1880s into the 1900s. Two examples of this functional factory type with their rhythmic rows of multi-paned windows are 2625 South Greeley Street (MI 426-35) and 1977 South Allis Street (MI 426-5).

CIVIC STRUCTURES

Not surprisingly, all of the survey area's public structures constructed prior to 1875 have disappeared. Architecturally, they were all some variation on the Italianate. Before the writings of John Ruskin and the onset of the Victorian Gothic, few governmental buildings anywhere in America departed much from the classically-inspired architecture of the Italian Renaissance. Most of the city's early public schools and fire stations reflected this design inspiration.

The survey area's surging growth from the 1880s to the turn of the century fueled the zeal of its politicians and residents for municipal improvement. This growing civic pride was reflected in the drive for a new library as well as public schools. The small-scale school buildings of the village period were soon replaced with larger, more technologically-advanced structures.

Schools

Milwaukee established its formal system of public education in 1846, but did not get around to building its first school buildings until 1849 when a two-story, brick schoolhouse was built in each of the city's five wards. These Italianate Style structures have all been razed. The first substantial

public school, also Italianate in style, was built in the survey area about 1874 by the Village of Bay View, which was a separate municipality from Milwaukee until the 1880's. It was razed many years ago.

After Bay View was annexed into Milwaukee, the city began another round of school construction and replaced all of the original buildings with larger structures. Today only two nineteenth century public school buildings remain intact in the study area. The Mound Street School at 2147 South Winchester Street (MI 336-16a) built in 1886 and the Trowbridge School at 1943 East Trowbridge Street (331-28) built in 1894 both designed by Walter A. Holbrook, are good examples of the Queen Anne style. The Bay View High School at 2751 South Lenox Avenue (MI 355-26) built in 1919-23 is one of the city's finest examples of a Tudor Revival style school.

In addition to public schools, many of the larger churches also operated schools. Most of their schoolhouses have been razed since World War II or else almost completely rebuilt in the modern style of the 1950s. Today only St. Augustine's School, 2507 South Graham Street (MI 399-15) retains its original Victorian appearance. It is a two-story, paneled brick structure of vaguely Italianate character.

ECCLESIASTICAL BUILDINGS

Ministers and priests were among the pioneer settlers of the study area and church spires have pierced the neighborhood's skyline since the 1870s. Prior to the construction of the first church buildings, services for members of the various congregations were held at schools, the rolling mills, in homes, and rental halls. Several nationalities were represented in the

various congregations. Within the Catholic Church, for example, there were Irish and German congregations. Churches and their companion schools and rectories were an important element in the development of the study area. In addition, there was a wide range of Protestant denominations.

Stylistically, the churches in the study area are representative of a wide variety of ecclesiastical architectural fashions popular between the Civil War and 1940. Bay View, in fact, has one of the most stylistically diverse inventories of churches of almost any neighborhood of its size in the city.

The oldest church structure to survive in Bay View is the former 2739 South Superior Street (MI 375-17) built in 1873. It is a simple vernacular front-gabled, wooden structure. The present facade is the result of some 1960s alterations made for its current owners, a Christian Science congregation, but generally the structure retains the simple character it has always had.

The late 1880s witnessed the construction of a number of substantial brick churches in the Victorian Gothic style. These range from such modest English Victorian Gothic style buildings as the ell-plan Bay View United Methodist Church at 2772 South Kinnickinnic Avenue (MI 322-3) built in 1888-89 (now much altered by a 1950s remodeling) to the soaring Victorian Gothic St. Lucas Evangelical Lutheran Church at 2605 South Kinnickinnic Avenue (MI 325-17). The latter, perhaps the finest and least altered example of a flamboyant Victorian Gothic church in the survey area, was also built in 1888. Representing the stylistic middle-ground between these two is the former

Bethel Evangelical Church at the northeast corner of East Conway and South Woodward Streets (MI 339-26) built in 1896-97. The low, ell-plan building combines the massing of Bay View United Methodist with robust detailing that is reminiscent of the German Victorian Gothic of St. Lucas. The result is a charmingly original composition in the late High Victorian Gothic style.

The former Christ Evangelical Church at the southeast corner of South Pine and East Russell Streets (MI 416-33), built in 1895, is the survey area's finest surviving Queen Anne style church. The rambling, clapboard and shingle structure was somewhat altered from its original form by a 1908 enlargement, but still retains the informal, picturesque appearance originally intended. It is one of the better preserved Queen Anne style frame churches in the city.

The area's two Roman Catholic congregations each chose to build in a round arch style. St. Augustine and Immaculate Conception each present a dramatically different appearance from the spiky Protestant churches of Bay View. This may have been intentional. St. Augustine was built in 1908 at the corner of East Homer Street and South Howell Avenue (MI 411-18). It is Victorian Romanesque in style with a tall pointed spire as the central feature of the symmetrical facade, which is fenestrated with round-arched openings and accented with heavy corbelling. Immaculate Conception, at the southeast corner of East Russell and South Kinnickinnic Avenues, also built in 1908, is more Neoclassical in style with a domed cupola, a classical cornice, quoining and arched fenestration. A dramatic enlargement in 1958 created a new facade facing Kinnickinnic Avenue with a monumental classical portico. These alterations greatly strengthened the somewhat timid Neoclassical character of the original 1908 design with the result that Immaculate Conception is now perhaps the most imposing Neoclassical church in the city.

The newest churches in the survey area are the new homes of Christ United Church of Christ congregation at East Oklahoma Avenue and South Lenox Street (MI 422-28) built in 1940-41, and the nearby Unity Lutheran Church at East Oklahoma Avenue and South Herman Street (MI 422-23) built in two stages in 1939-40 and 1949. Both are similar sprawling, lannon-stone clad, ground-hugging structures in the Neo-Gothic style. Broad roof plains, stone buttressing and Tudor Gothic fenestration are characteristic of both churches.

16. Notable People

NOTABLE PEOPLE

The hard-working, dynamic population of Bay View has always been the community's single greatest resource. Bay View's notable people represent a diverse mix of ethnic backgrounds and occupations. This chapter explores the life histories of Bay Viewites who were well known in their lifetimes in their community such as Dr. Charles Graham, a physician, and Thomas H. Stemper, who developed a thriving church supply business. A few Bay Viewites in this chapter have made contributions to society on a national level such as actor Spencer Tracy and geologist Nelson Hulst.

To the greatest extent possible, the lives of these people have been linked with buildings or sites they knew in life. The simple brick house at 2593 South Wentworth Avenue, for example, is cited in the biography of Joseph Bearman, the tailor who built it in the early 1870s.

The following biographies have been assembled as an overview of "who was who" in Bay View. Most of the biographies contained here are from published histories of the City of Milwaukee published between 1895 and 1930. These biographies may contain obsolete street addresses which predate the city's current street numbering system. At the end of each biography, is a short description of a Bay View building or site importantly associated with the life of the individual.

JOSEPH BEARMAN

Joseph Bearman, a well-known tailor, who conducted a prosperous business at 1201 Kinnickinnic Avenue, was born in Baden, Germany, October 8, 1835, the son of Joseph and Regina (Dorst) Bearman. The parents were both natives of Baden, Germany, where the father was a peasant and which place he never left. He reared a family of six children, two of whom, Phillip and Joseph, came to America, the former in 1850. Joseph attended the schools of his native village until he was fourteen years of age. After leaving school he served as an apprentice in the tailor's trade for Mr. George Has. After completing his apprenticeship he traveled through Europe for nearly two years, working at his trade in various places. In March, 1853, he came to America and located at Dunkirk, N.Y. Soon after, he started west to locate his brother. After reaching Chicago he learned that his brother was in Louisville, Ky., where he went to meet him. In June, 1855, he came to Milwaukee and entered the employ of McGee & Swain, and, after that time, Mr. Bearman worked for all the leading manufacturers of Milwaukee. In 1864, he opened a store on Fond du Lac Avenue and remained there until 1871. In that year, he disposed of his business in Milwaukee and went to Manistee, Michigan, and started in business, but soon after getting established there, he was burned out. He returned to Milwaukee and located at 1201 Kinnickinnic Avenue, where he enjoyed a very prosperous business. During all those years, neither he nor his brother Phillip ever heard a word from the family in Germany. On September 13, 1857, Mr. Bearman was married to Miss Elizabeth Baltes, daughter of George Baltes, of Milwaukee, and this union was blessed with six children: George, Edward, Alfred, Mary, Sarah and Josie. George practiced law in Colorado; Edward was employed by the City of Milwaukee; Alfred was a doctor in Milwaukee, and the daughters all were married. Politically, Mr. Bearman voted the Republican ticket and belonged to the German Methodist Church. He belonged to many societies and fraternal organizations, but he eventually dropped them all.

Joseph Bearman died on January 3, 1910 at the age of 74. Tax roll research indicates that by 1874 he built a 1-1/2 story, cream brick, L-plan, simple Italianate style house at 2593 S. Wentworth Ave., and lived there until he died. It is one of the earliest brick residences still extant in the survey area.

According to city directory research, Bearman had a tailor shop in his house during the 1870s and early 1880s, but by 1885 he moved his business to 2243 S. Kinnickinnic Ave., which is in the five points commercial area (see Commerce chapter). He moved his business again in 1889 to 2230 S. Kinnickinnic Ave. In 1892 he moved his business for a final time to 2573 S. Kinnickinnic Ave. All of the business locations are in the survey area.

(Milwaukee city directories; Town of Lake tax rolls, 1873, 1874; Milwaukee building permits; Watrous, 1909, vol. 1:271-272)

MARTIN DAVELAAR

Martin Davelaar, senior member of the prosperous firm of M. Davelaar & Son, manufacturers of cream-colored brick, Pryor Avenue, Milwaukee, Wisconsin, was of Dutch descent, and was born in the city of Utrecht, Holland, December 14, 1839, the son of Garrett Jacob and Wilhelmina Davelaar, both natives of the same place. His father was a blacksmith by trade and emigrated to the United States with his family in 1847. On his arrival, he continued to follow his trade as a blacksmith, and was first located for three years in Pittsburgh, Pa.; he then moved west to Cedar Grove, Wis., where he kept a blacksmith shop for some four years, and then moved to Milwaukee and conducted a shop for quite a number of years on the Fox Point Road. He was a respected and hard-working man, a faithful member of the Dutch Reformed Church, and an excellent husband and father. His death took place in 1895, and his wife survived him four years longer. They reared a large family of six children: John, the oldest, was a veteran of the Civil War, having served in the First Missouri light artillery; Martin, our subject, was the second son; Hannah, the third child, was the wife of Peter Delcke and resided in Milwaukee; Bart Garrett, the fourth child, was a painter and resided in Sioux City, Iowa; Mary, the fifth, lived in Milwaukee; and William, the youngest, also made his home in Milwaukee. Martin Davelaar was educated in the public schools and lived at home until he was twenty-one years of age. He learned the trade of a mason, and followed that trade with success for about twenty years. He was thus employed at the time of the Civil War, of which he was an honored veteran. In December, 1864, he enlisted as a recruit for the Third Wisconsin Infantry, and was assigned to Company G. He joined Sherman's victorious army near Charleston, S.C., early in 1865, and participated with his command in an engagement at Mill Springs, near Goldsboro, N.C. After ten months of active service, he was honorably discharged with the regiment at Louisville, Ky., July 18, 1865. Upon leaving the Army, he returned to his home in Milwaukee and continued to work at his trade for some nine years longer. In 1875, he branched out into a general contracting and building business, which he conducted successfully until 1880. He then embarked in business as a brick manufacturer; his first yard was located at Chase's Valley, and five years later, he established his yard at the corner of Ellen and Pryor Avenues. In that business he achieved an honorable and worthy success. Starting out in life as a poor boy, by his own industry and unaided efforts, Mr. Davelaar acquired a comfortable fortune, and his reputation as an upright businessman was without stain or blemish. He took his son, George H., into business with him, and the firm was known as M. Davelaar & Son. Mr. Davelaar was affiliated with the Republican Party politically and served as one of the trustees of the village of Bay View. He was an honored member of E. B. Wolcott Post No. 1, Grand Army of the Republic, at Milwaukee. He was married on March 17, 1862, to Miss Sophia Geithman, a native of Germany, and they had a family of four children: John, a farmer in Westgate, Iowa, married to Helena Heues; Wilhelmina, wife of Henry De May, of Milwaukee; George H., married to Margaret Price, and associated in business with his father; and Helen, wife of John B. Julian, of Milwaukee.

Martin Davelaar's earliest extant house stands today at 2467 S. Burrell Street (MI 426-23). Davelaar and his family occupied the substantial brick dwelling from 1886 through 1890. Martin Davelaar's last house is also still standing in the survey area at 2513 S. Kinnickinnic Ave. Building permit #918 was issued on December 13, 1890 to Davelaar to build the house. He is listed as both owner and builder. The house as it stands today atop a bermed lawn on a large lot is a combination gable/hip-roofed, 2-1/2 story, Queen Anne style structure that cost approximately \$2,500 to build.

The house is located on a strip of South Kinnickinnic Avenue that was originally one of the most fashionable residential areas in Bay View. In 1934 the house was converted to a duplex. Although most of the building has been sheathed with modern substitute siding, a wide band of original, dimension-cut wood shingles remains at the second-floor level and gives an indication that premium quality materials were used in the construction.

(Milwaukee city directories; Town of Lake tax rolls; Milwaukee building permits; Watrous, 1909, vol. 2:814-815)

FRANK PAUL DILGER

Frank Paul Dilger is one of the prominent florists of the Cream City. He was born in Rose Hill, now a part of Chicago, Ill., on Aug. 26, 1857, and is a son of Frank P. and Charlotte (Wollner) Dilger, the former of whom was born in Dorndorf, Wurtemberg, Germany, and the latter in Mecklenburg, Germany. The father was reared in his native city and there learned the carpenter's trade. This vocation furnished him employment until he came to the United States in the early fifties, locating in Chicago. In that city he conducted a general market-gardening business up to the time of his death, which occurred on Dec. 25, 1872. The mother died on Nov. 24, 1869. There were three sons and two daughters in the family. Of these Robert F. is in the green-house business in Chicago; Mathias M. is in the same business in Waukegan, Ill.; Sophia is now Mrs. N. H. Kransz, of Chicago; and Anna is Mrs. William Volk, of Chicago. Frank P. Dilger, the subject of this memoir, attended the public schools of Rose Hill, Ill., and the Andersonville school at Lake View. At the age of thirteen years he dropped his studies and entered the employ of H. M. Hanson, of Rose Hill, Ill., in the green-house business, where he worked for a year. Then he returned to Chicago and for three years engaged in the marble business, one of the first buildings he worked on being the old Custom House. Then he re-entered the floristry work for two years, and the three years immediately following found him in the wholesale seed business with J. C. Vaughan. It was through Mr. Vaughan that he established what was one of the first wholesale florist's businesses in the west. When he had successfully conducted that for two years he opened a seed and flower store at 266 Milwaukee avenue, Chicago, and in August, 1883, removed to Milwaukee, Wis., where he embarked in the same business at the corner of Reed and Mitchell streets. Five years later, in 1888, he purchased land in the Village of Bay View, on what is known as 418 Pryor avenue, and erected the green-houses which he now manages. His venture was successful in a financial way from the start, and today he is doing exceptionally well, specializing in cut flowers for wholesale trade and in bulbs. In his religious belief Mr. Dilger is affiliated with the Bible Institute of Allegheny, Pa., and is a Bible student. Politically he is identified with the Republican party, but has never aspired to public office. On Sept. 6, 1882, Mr. Dilger was united in marriage to Miss Agnes L. Daube, a daughter of Franz Frederick and Doris (Clausen) Daube, of Chicago. This union was blessed with the following children: Charlotte Sophia Agnes, now Mrs. Charles H. Bunde, of Fargo, N. D., born July 20, 1883; Frank Paul, Jr., born March 12, 1885; Leila M., born Nov. 28, 1886, died May 26, 1887; Ruth L., born Aug. 30, 1895, died Jan. 14, 1903; Lillian Doris, born April 6, 1901.

A house built for Frank Dilger in 1892 next to his greenhouse, still stands in the survey area at 1214 E. Pryor Ave. The original building permit lists Adam Baltes as the builder and Otto C. Uehling as the architect.

The house is a 1-1/2 story, clapboard-sided gabled-el that is in excellent condition today. The concrete block foundation is a twentieth century replacement for an earlier foundation. The vacant lot located immediately east of the house is the site of the greenhouse.

(Milwaukee city directories; Milwaukee building permits; Watrous 1909, vol. 2:664-665)

FRED DOEPKE

Fred Doepke, vice-president and superintendent of the Wrought Washer Manufacturing Company of Milwaukee, is recognized as one of the leaders in the manufactured iron industry of the Cream City. He is a native of Wisconsin, born at Kenosha on March 28, 1862, the son of John and Emilia Doepke, who were born and reared in the Fatherland. His father immigrated to America when he was a young man and settled in Kenosha, where he engaged in the fishing industry. When twenty years of age he came to Milwaukee and found employment with G. D. Noryis & Company, for whom he worked twenty years. Fred was reared in Milwaukee, where he continued to reside and was sent to the German-Lutheran Academy at Scott and Grove streets. He engaged in the grocery business for two years after leaving school, but he did not care to become a storekeeper and worked at the Cream City Iron Works to learn the machinist's trade. Subsequently he worked as a journeyman machinist for several years and was employed in one of the largest bolt shops in the east. Mr. Doepke learned every branch of the business and twenty years ago came to Milwaukee and almost immediately went into partnership with A. J. Reed, who had been manufacturing for some years. The company was reorganized and assumed its present name, Mr. Doepke becoming vice-president. The company is one of the substantial manufacturing concerns of the city, due to the untiring efforts and excellent management of its members. Mr. Doepke has varied business interests and is a director of the Merchants' & Manufacturers' Bank and president of several mining companies. Being one of the oldest residents of the city Mr. Doepke is a member of the Old Settlers' Club; he is a popular member of the Merchants' & Manufacturers' Association, the Milwaukee Athletic Club, and he is a thirty-second degree Mason. In 1892 Mr. Doepke was united in marriage with Miss Anna Disch, the daughter of Myron and Elizabeth Disch, of Milwaukee. Two children have been born to this union, Ralph and Fred, Jr.

Fred Doepke lived in the survey area at 2725 S. Logan Ave. The house, which is still standing, is a large, 2-1/2 story, cross-gabled frame structure. An original building permit does not exist, but the house appears to be of late 1880s vintage. Modern asphalt siding now covers the original wooden clapboards, but an elaborate leaded glass transom in the front parlor window appears to be original to house, and is a benchmark of better-quality construction of the late nineteenth century.

Building inspection records indicate that the house was converted to a convalescent home in 1945. Today, the building is a private home. (Watrous 1909, vol. 2:384-385; Milwaukee city directories; Milwaukee building permits)

DR. EDWIN R. FLACK

Dr. Edwin R. Flack, veterinary surgeon, has only recently established himself in Milwaukee, but he has already succeeded in building up an excellent professional reputation, and his practice is growing at a rapid rate from day to day. He owns and operates a complete veterinary hospital at 1087 Kinnickinnic avenue, which is equipped with all the modern and up-to-date appliances of his profession. The Doctor was born in Green Lake county, Wis., Dec. 16, 1869, the son of John W. and Esther (Bedell) Flack. His parents were also natives of Wisconsin, but are descended from good old New England stock. Our subject received his elementary schooling in the city of Appleton, where he was reared, attending the old Ryan high school of that place, and in 1894 began the study of veterinary surgery at the Chicago Veterinary College, graduating from that well-known institution with the class of 1896. After engaging in successful practice in Manitowoc for a period of eleven years, he located at Milwaukee in July, 1907. Here he has met with a prompt and most flattering success, which his skill and thorough training and experience have richly deserved. No better equipped hospital exists in the city than the one maintained by the Doctor; it has the Professor Conking operating table, and every other convenience of a well-equipped and modern veterinary hospital. He is a member of the Presbyterian church, and is a liberal supporter of the same in all its good works. He is also a member and vice-president of the Society of Veterinary Graduates of Wisconsin, in whose proceedings he takes a lively interest, and in every way he keeps thoroughly abreast of the latest discoveries in his chosen calling. He was united in marriage in 1897 to Miss Mayme, daughter of Edward H. Rand, of Manitowoc, Wis., and two charming daughters are the fruit of this union, the Misses Lillian and Helen. The Doctor is a courteous and affable gentleman, of most pleasing address and makes friends readily. He is a close student of his profession and an indefatigable worker, and one can readily predict for him a brilliant and successful future.

Dr. Flack conducted his practice and lived at 2419-21 South Kinnickinnic Ave. in the survey area. The building as it stands today is a small, 2-story, front-gabled block with a modern, artificial stone veneer storefront.

Because an original building permit cannot be found, it is believed that the construction pre-dates the advent of city building permits in 1888. From the overall massing of the building it was probably built during the early to mid-1880s. Today the commercial space on the first floor is used by the Bay View Barber Shop.

(Milwaukee building permits; Milwaukee city directories; Watrous 1909, vol. 2:251)

HOMER H. FOWLE

Homer H. Fowle, D. D. S., one of the able and representative dentists of Milwaukee, who is engaged in the active practice of his profession in the bank building at the corner of Kinnickinnic and Lincoln avenues, is a native of Milwaukee county, born at South Milwaukee on April 23, 1883, being the son of Horace N. and Ellen (Thompson) Fowle, who were born and reared in the same county. The maternal grandparents of our subject were John and Sarah (Dibley) Fowle, natives of Wadherst, Sussex county, England, who immigrated to the United States and landed in Milwaukee on June 5, 1835. Before the year closed John Fowle and his sons took up six hundred acres of government land in Oak Creek township, the first land that was cleared in that locality. A large and for that period commodious log cabin was immediately constructed close to the edge of the bluff along Oak Creek, where Mr. Fowle kept a tavern and station, the only stop between Milwaukee and Racine where travelers could find accommodation for themselves and their horses. After a few years John Fowle built a saw and grist mill, which is said to have been the first grist mill in the county, and he gave up the tavern. Both the tavern and bluff have now disappeared, owing to the constant wearing of the earth by Lake Michigan. Horace N., the youngest of his father's children, and the only one born in America, first saw the light of day on Feb. 26, 1837, in the old log cabin on the lake shore. He was the second white child born in Oak Creek township and received his early education in the public schools of the district. He helped his father at the mills and also assisted about the farm, but finally became associated with Horace Wells in the manufacture of brick, and continued in this occupation until about sixteen years ago, when he retired from business to enjoy the sunset years of life. During his business life Mr. Fowle was particularly well located for the manufacture of building brick. Clay and fuel as well as means of transportation were all within easy reach and he carried on a thriving business along the shore of Lake Michigan and in Milwaukee and the adjacent settlements and towns. Mr. Fowle is a self-made man and the prosperity and affluence which he now enjoys are due entirely to his own initiative. For many years he has lived a quiet retired life on his fine farm in Lake township. On Jan. 20, 1859, Mr. Fowle married Ellen F. Thompson, the daughter of Jared and Minerva Thompson. She was born in the town of Lake, Milwaukee county, Jan. 25, 1841, and bore nine children, of whom Homer H. is the youngest. He received his elementary education in the graded schools of South Milwaukee and then finished a course in the South Milwaukee high school with great credit. Subsequently he entered the dental department of the Milwaukee Medical School, at which he was graduated with a well-earned degree of D. D. S., in 1904. For two years he was established in practice at Wautoma, Wis., but in 1906 came to Milwaukee and established himself at his present location, where he has met with most gratifying success in his chosen profession. Homer Fowle is a Republican in politics and is a member of the Alumni Association of Marquette College, and a Mason, being a member of Rusk Lodge, No. 259, Free and Accepted Masons. On June 21, 1905, occurred the marriage of Mr. Fowle and Eugenia, the daughter of E. W. and Delia (Brown) Dousman, of Milwaukee. One child has come to bless this union, Eugenia, born Nov. 26, 1906. Both Mr. and Mrs. Fowle are members of the Congregational church.

In 1909 Homer Fowle lived in the survey area at 2124 E. Estes St. in a small, 1-1/2 story, gabled house that is still standing. The original clapboard siding has been covered with modern cement asbestos shingles. His office was located 405 E. Lincoln Avenue in one of the largest commercial buildings in the five points business district on the north end of the survey area. The early-twentieth century commercial style building is now used by KK Federal Bank.

(Milwaukee city directories, Watrous 1909, vol. 2:148-149)

DR. CHARLES WESLEY GRAHAM

Charles Wesley Graham, M. D., is a practicing physician in the city of Milwaukee, where he has been located for the past twelve years, and the patronage which he receives is a fine tribute to his ability as a physician and his worth as a citizen. He was born at Blenheim, Ontario, Canada, on Jan. 19, 1869, the son of William Nixon and Ellen (Clark) Graham, the former of whom was born in Scotland and the latter in England. These worthy parents migrated to Canada in the early years of their wedded life and there spent the remainder of their days, following farming as an occupation. Six sons and three daughters were born to them, and of these nine children six are now living. Dr. Graham received his early education in the public schools of Canada, and at the age of eighteen years he removed to Michigan and graduated at the East Jordan high school in that state. He then studied under a private tutor for a period of five years, after which he began the study of medicine in the Rhinehart Hospital at Ashland, Wis., and he graduated at the Detroit Medical College on May 6, 1896. He immediately located in the city of Milwaukee, opening an office for the practice of his profession on Kinnickinnic avenue, and there he has since been engaged as an eminently successful practitioner. He also for one year served as an assistant instructor in the Milwaukee Medical College. On Sept. 26, 1908, the Wesley Hospital was established with Dr. Graham as superintendent, for the prevention, cure and treatment of diseases of the ear, nose, throat, and chest. It is located at 1017 Kinnickinnic avenue, Milwaukee, and is designed especially for the accommodation and treatment of out-of-town patients, or those who have not the proper convenience to carry out the instructions of their physician at their city residences. It affords opportunity for those unacquainted in the city to receive proper care; and besides, a cozy, homelike atmosphere, in which to enjoy their leisure moments during the interval of treatment, at most reasonable rates. A cordial invitation is extended to physicians, who may feel assured all patients referred will receive the best attention and that as soon as practicable they will be re-referred for subsequent treatment. As the name implies, only cases affected with acute or chronic diseases of the ear, nose, throat, and chest, such as acute and chronic Rhinitis, nasal, post-nasal, pharyngeal and laryngeal; and allied affections are treated. Dr. Graham was married on Dec. 8, 1896, the lady of his choice being Rose Caroline Palmer, daughter of Charles and Mary (Benn) Palmer, the former of whom lives at Maybee, Mich., and the latter is deceased. To Dr. and Mrs. Graham there has been born one child, Wesley Palmer. Dr. Graham keeps in close touch with his professional associates by a membership in the Milwaukee County and the Wisconsin State Medical associations. In politics he adheres to the platform expressions of the Republican party, and his religious faith is expressed by membership in the Trinity Methodist Episcopal church.

Dr. Graham conducted his practice from an office/flat building constructed for him in 1900 at 2329-31 S. Kinnickinnic Ave. It is a large, brownstone, 2 story, flat-roofed, Colonial revival style building designed by Jacobi and Birnbach, a local architectural firm and built by mason contractor A.G. Taddy for approximately \$7000. According

to the original permit, the building contained one flat, probably the residence of Dr. Graham, and four small offices.

The brownstone facade is trimmed with extensive dressed and carved stonework. A projecting, two story, curved bay on the main elevation is fenestrated with leaded glass transoms. This is the only known brownstone commercial/apartment building in the city and it is one of the most architecturally outstanding buildings in the survey area. The main elevation facing South Kinnickinnic Ave. appears to be in original condition.

(Milwaukee city directories; Watrous 1909, vol. 2: 797-798; Milwaukee building permits)

NELSON POWELL HULST

One of the pioneers in the exploration of mineral deposits in Wisconsin, Michigan and Minnesota was Nelson Powell Hulst who worked for the Milwaukee Iron Co. in Bay View. In 1870 he settled in Bay View, but the city directory does not give the exact location of his residence in the survey area. He later moved to the Yankee Hill area, which is north of the city's central business district. The following biography of Nelson Hulst is a fascinating account of the pioneering spirit of an early Milwaukeean.

This sketch is not intended to be a conventional eulogy of Dr. Hulst, "the greatest American authority on iron." If it accomplishes its purpose it will be a portrait of a rare character, in which, along with a necessary assemblage of facts, will be found a spiritual background which could be furnished only by himself, and by warm, sincere, long-time coworkers and devoted friends. Even as I knew him, after his retirement, a kind neighbor and a most thoughtful and considerate friend, I learned to appreciate that beneath his quiet voice and gentle manners was force of character and example which had made him an executive of unusual quality and rare achievement. His morals were like his manners, unaffected, genuine, and of certain rectitude. The things "men grovel to attain" were outside the pale of his unspoiled ambitions. He did work, unusual, absorbing work, of great dignity and importance, without parade and with a zeal beyond the measure of material reward.

His life work was virtually confined to the iron fields of Michigan, Wisconsin, and Minnesota. His home was in Wisconsin, where he will remain forever a part of the state's interesting development and history. Fresh from school, he entered the virgin forests as an explorer, became a discoverer, and thirty-four years later retired from a vice presidency of one of the branches of the greatest iron mining and steel producing organization in the world.

Dr. Nelson Powell Hulst died at his home in Milwaukee, on Thursday, January 11, 1923, within twenty-eight days of his eighty-first birthday. He was one of the men who leave the world richer for their friendly, long, and useful lives. A typical American in lineage, Nelson Powell Hulst was of the eighth generation from Jacobus Ver Hulst or van der Hulst, as it was originally known, and Marie Bennett, of Gowanus (E. Brooklyn), Long Island, 1625. Contemporaneous with Jacobus, was William Ver Hulst, who was the second director-general, or governor, of New Netherland. William had succeeded Cornelius Jacobson in 1625, and was himself succeeded by Peter Minuit in 1626. The name Hulst was, therefore, very early in New Netherland. Nelson Powell was the son of Garret Hulst and Nancy Powell (1821-1905). She was fifth in descent from Thomas Powell (1641-1721), who came from Wales. He was a Quaker, as were his son, and grandson Thomas II, who died in 1781, and it is possible that the third Thomas may have been a Quaker also. The Powells, like the Hulsts, were early pioneers on Long Island; all were farmers, and members of a large family. Nelson Powell Hulst was born in East Brooklyn (in the early days called Bushwick, and later

Williamsburgh), February 8, 1842. It is of record, in the family, that during the British occupation of Long Island, at the time of the Revolution, the family of Hulst fled to Dutchess county, west of the Hudson, and there remained until the war ended. A document found at the Gowanus farmhouse when the family returned, showed that the Hulst property had been confiscated by the British "because the owners were in rebellion against His Majesty," and that it had been given to the British general, Monckton, later killed at Monmouth, New Jersey. The Hulsts probably took some active part as rebels, to be thus punished. It is worthy of record here, as of possible value to some future genealogist, that Dr. Hulst in a visit to Amsterdam, Holland, found in an old church there a monument to Vice-Admiral Abraham van der Hulst, who was killed by the English in a four-day naval engagement in 1666. He was born at Amsterdam in 1618, at a time nearly contemporaneous with the official elevation of William Ver Hulst to the governorship of New Netherland.

Dr. Nelson Powell Hulst spent his life in a busy and important sector of the great advance that has made the "Old Northwest Territory" teem with the activities of men and reveal its wealth of soil and climate, woods and minerals, to those pioneers who dared face large primal undertakings. We all have faith and pride in the man with prevision and persistence, who has accomplished great results. Dr. Hulst's quiet early life gave little hint of his later career. His father, Garret Hulst, who had been a wholesale merchant in Brooklyn, New York, gave up all active business when his son was a lad and moved in 1857 to Alexandria, Virginia, to find a milder climate. There Nelson spent his early boyhood and attended the small Quaker private school of Caleb Hallowell, which the outbreak of the Civil war brought to a close. Later he was fitted for college, not very thoroughly, at another Quaker school at Sandy Spring, Maryland, just outside the District of Columbia. The head of this school, Francis Miller, did his pupil one great service, for he was largely responsible for the selection of Yale College for his young student.

Just here came one of those disappointments that change the whole course of a young man's life. Nelson Hulst was influentially recommended to President Lincoln for appointment to the United States Naval Academy at Annapolis. He had called with his father upon Mr. Lincoln, and had been promised the appointment. But, unhappily, the young man no doubt then thought, the president soon withdrew the promise, under pressure to save his personal appointments for the sons of army officers who had died in the service. Dr. Hulst, whose home atmosphere was of the best, used to relate how Mr. Lincoln received his father, himself, and the senator who introduced them. The president was sitting at his desk, his long legs resting upon its top. His feet were elevated considerably above his seat, and there remained, for he did not rise to greet his callers. He was kindly and agreeable, and the promise, for the moment at least, placed his manners above criticism. . . . He entered Yale College in 1863, graduating in 1867, at the age of twenty-five, with the degree of Bachelor of Arts. He then went through Sheffield Scientific School, receiving his Ph. B. in 1869, and after a year of postgraduate work, the degree of Doctor of Philosophy in 1870. In Sheffield he "found himself" and began to lead. His college fraternities and societies were: Alpha Delta Phi, Wooden Spoon, Berzelius, and Brothers in Unity. In the line of his

profession, he was a member of the American Institute of Mining Engineers, of the Franklin Society of Philadelphia, and of the Iron and Steel Institute of Great Britain, also first president of the Lake Superior Mining Institute.

When he was about completing studies for his Doctor's degree, Annapolis again tempted him, this time with an offer of an assistant professorship of chemistry and natural philosophy. But an alternative appeared at the same moment which tipped the scale and settled the young man's future. He was offered the position of chemist and technical engineer by the Milwaukee Iron Company of Milwaukee, Wisconsin, a position created for him. Active work in the then quite new iron development of the northwest was alluring, and before the year 1870 was over, in his twenty-ninth year, he was established in his new office at Bay View. He early began a rapid and intelligent reconnaissance of the southern half of Wisconsin, seeking iron prospects, and within a very few years had assured himself that there were no important iron deposits in the southern half of this state, except those at Iron Ridge, which were the earliest Wisconsin workings, dating back to 1848.

In 1872 Dr. Hulst went for the first time to investigate certain prospects in Michigan, on the then scarcely embryonic Menominee range. The Milwaukee Iron Company was alert to find a soft ore, free from phosphorus, to use in its rail mill; so when, in 1872, their attention was called to a claim in Menominee county, Michigan, which had been located in 1867 by two Breen brothers, Dr. Hulst was sent to examine the prospect. He found outcroppings of a very rich blue hematite ore, and his report led to a contract for a lease. Before this option could be developed, however, the company got into difficulty, and it was later sold in bankruptcy court. No bids being received for the Breen option, it lapsed. So impressed were the principal men of the old company with the prospects of the Breen property, that they united in negotiating a new option, which later was taken over by the Menominee Iron Company, and developed to the point where what appeared to be its principal body of rich ore was believed to be exhausted, and in 1878 the work was abandoned. The discovery and development of the Vulcan mine in 1873 was the initial success of the Menominee range.

In Milwaukee, on May 12, 1875, Dr. Hulst had married Florence Terry, who was born in Hartford, Connecticut, the daughter of Frank H. Terry and Martha Ripley Birge, both natives of Connecticut, and descendants of very early settlers of that colonial state, and of the Plymouth colony of 1620. Mr. Terry was a Milwaukee merchant, of the firm of Goodrich & Terry, wholesale grocers. He came to Milwaukee in 1855 with his wife and two daughters, Florence and Ellen, of whom the latter died aged seven. Three children were born in Milwaukee: Eliza Buckingham Terry, resident of Milwaukee; Frank Taylor Terry, who died in 1915 leaving a widow, Fannie Watson Terry and three daughters; and Henry B., who died aged seven. Mr. Terry died in 1874 and his wife in 1915. Dr. and Mrs. Hulst had five children, three sons and two daughters; all but the second daughter, Alice Florence, the youngest child, are now living. She was a sophomore at Smith College at the time of her death. Her sister, Edith Ripley, was educated at Dana Hall, Wellesley, and is now the wife of Dr. John P. Koehler. Of the three sons, the eldest, Henry Terry Hulst, following in his father's footsteps, is the chief engineer on the Marquette range for the Oliver Iron Mining Company. He took a three-year course in mechanical training at Yale, then studied for his degree of Engineer

of Mines at the Michigan College of Mines, at Houghton, Michigan. He married Flora Brett and has two sons, Harold and Alfred. The second son, Clarence Powell, a graduate of Yale, married Elsie Campbell Mac-Nee. The third son, Alfred Nelson, married Clare Oliver and has three children: Mary Oliver, Barbara and Nancy Powell.

It was in 1878 that Dr. and Mrs. Hulst and their two little sons made their way into the then northern wilderness. The Milwaukee Iron Company had been chartered in March, 1867, with an authorized capital of one million dollars. Captain E. B. Ward of Detroit was the moving spirit and president, with J. J. Hagerman, his local representative, as secretary and superintendent. Alexander Mitchell was treasurer, John H. Van Dyke attorney, and the officers, with O. W. Potter, made up the board of directors. The plant was located in what was then the village of Bay View, now a part of the busy south side of Milwaukee. The business of this company was the rerolling of the iron rails then used by railroads. The business developed rapidly, and in 1870, realizing the necessity for a more scientific selection of materials and better methods of manufacture, they employed Dr. Hulst, who had just graduated from Yale and the Sheffield Scientific School, where he had been a prize man in metallurgy and German. Things were moving smoothly, and the company were not at all alarmed by the panic conditions of 1873. They were, in fact, in the midst of plans and operations for expansion, when a blow more severe than the financial conditions of the country suddenly fell upon them—the invention of Bessemer steel. Iron rails could not successfully compete with steel rails. They recognized a conqueror, and surrendered. By 1878 operations were entirely suspended at Bay View and the property later passed into the hands of the North Chicago Rolling Mills. It continues today, as a plant of the United States Steel Corporation. Contemporaneous with these rapid changes the new field of iron ore was entering upon its initial stages, in the region later celebrated as the Menominee range, in the upper peninsula of Michigan.

Some earlier discoveries had been called to the attention of members of the Milwaukee Iron Company, and after their Milwaukee business was closed, several of them, headed by Mr. Hagerman and encouraged by the preliminary scouting of Dr. Hulst already referred to, determined to pursue iron further. Dr. Hulst had examined the field and knew, generally, the extent and character of the new range, and his first comprehensive, printed report had been published in February, 1875. The definite result of this report was the continuance of explorations and further careful tests of ore, found in various localities, which led, in 1876, to the organization of the Menominee Mining Company, with an authorized capital of one hundred thousand dollars.

By this time the Menominee iron range was becoming widely known among the great iron producers, and the Menominee Iron Company, with Dr. Hulst as its general superintendent, was operating the seven principal mines on the range, namely: Vulcan, E. Vulcan, Cyclops, Norway, Quinesec, Chapin, and Florence. He discovered and opened every one of these mines except the Florence. It was the exception in those days for a superintendent to have charge of more than one mine, and these seven mines were producing seventy-five per cent of the entire output of the range.

The Chicago & North Western Railroad reached Escanaba in 1872, and the Menominee River Railroad, ultimately a branch of the North Western, was extended from Powers to Vulcan in August, 1877, and thence

was built westward, crossing the boundary into Wisconsin in 1881. In 1881 the Menominee Mining Company sold to the Cambria Iron Company, of Johnstown, Pennsylvania, its interests in four mines, retaining the Chapin and Florence.

It is appropriate here to introduce Mrs. Hulst into this story of pioneering, and there is no more suitable way than to quote another letter from Mr. Hagerman. Addressing Mrs. Hulst from the company's Milwaukee office, under date of December 15, 1875, Mr. Hagerman wrote: "The time is come when we must give a name to the town in Wisconsin, at the end of the railroad now building, and the mine in the vicinity now called the 'Eagle' but which name we do not wish to keep, as there already is an Eagle post office in Wisconsin. The company owns all the land, around the lake, where the town will be located. It will be a lively town. We shall put an anti-whisky clause in all the deeds, and expect it will be as much noted for its temperance and morality as for its—its, well anything the future may develop. We all wish to call the new town and mine Florence, in honor of the first white woman who had courage enough to settle (for a while) in that rugged country. I mean the first white woman known to us. Will you permit your name to be so used?"

Mrs. Hulst gave her consent. The mine, the county, and the county seat, all bear the name of "Florence," and it is the only county in Wisconsin named for a woman. The above letter is enduring evidence which, like the Menominee River Railroad, links this entire iron development story with Wisconsin history. During all these years the Hulst family counted themselves as of Milwaukee. They owned and maintained a home there. That city was also the official home of the several iron companies controlled by the Milwaukee Iron Company, the Menominee Mining Company, and the Pewabic Mining Company, managed by Dr. Hulst, and, beginning in 1897, the Oliver Mining Company. Dr. Hulst became vice president and general manager of the Oliver Iron Mining Company, and then general manager in charge of the Carnegie mining interests in all five iron ranges of the Lake Superior country. These interests were eventually absorbed by the United States Steel Corporation, of which he was a vice president of their mining branch at the time he retired in 1904.

Along the course of these great developments, there are two outstanding mile-posts of the greatest importance in Dr. Hulst's professional history. The first was his discovery of the Chapin mine in 1879. The property became famous as the largest underground producing iron ore mine in existence. Its production was all high grade and much sought for by furnace men because of its desirability for fluxing purposes.

The second discovery was the Pewabic mine which became a producer in 1887. It, too, was the result of Dr. Hulst's theory that either the ore formation from the Chapin extended eastward or another rich deposit would be found beyond it. Dr. Hulst's duties had been so arduous, and his application to them so constant that late in 1881 his physician peremptorily ordered him to give up all work for a year, and he very reluctantly obeyed. On January 1, 1882, he began a year of out-of-door physical recreation, free from compelling cares. He had a natural taste for using woodworking tools, that proved a great resource in this emergency, and the year's rest was a success in restoring his health. He made various excursions, to Mexico, New Mexico, Canada, and other mining districts of this continent, seeking properties for investment, without finding anything that proved as tempting to him as his old Michigan stamping ground.

Near the close of 1886, owing to ill health, Mr. Hagerman retired, taking with him, in settlement, a great part of the company's ready cash assets, and leaving the other stockholders with very considerable holdings in lands, chiefly on the Menominee range. Not long after Mr. Hagerman's retirement the younger men of the old organization, who were hopeful of the prospects of their remaining Michigan lands, and confident in their trust that Dr. Hulst could determine the question, encouraged further exploration, and on January 1, 1887, organized the Pewabic Mining Company, with much land and little money. It was agreed among the stockholders that Dr. Hulst should be financed for two years of prospecting. The participants were the three Van Dykes, Albert Conro, and Nelson P. Hulst, of Milwaukee; and A. C. Brown, of Marinette. After working three months with diamond drills, the Carnegie Brothers & Company, Ltd., of Pittsburgh, Pennsylvania, who had been looking for Menominee range ore, were taken into the new exploring venture, putting in one hundred thousand dollars in cash, with an agreement that they should participate, equally with the Pewabic Company, in any favorable results of the explorations. This agreement marked the entrance of the Carnegies into upper Michigan, a beginning which ultimately led them into all of the Lake Superior iron fields. The work of exploration was largely done with diamond drills, an expensive process; and as the months wore on, without success, some dismal doubts began to be heard from the older men, and when the twenty-second month of the two-year limit closed, Dr. Hulst was himself under a strain lest two more months might pass and his record prove one of failure. But his confidence did not waver, nor his nerve fail, and just as the twenty-third month was entered, his persistence was richly rewarded. The Pewabic mine was found, and the high quality of its ore became a marvel among iron miners. The Pewabic began producing in 1887 and closed in 1918.

The importance of the Pewabic mine to Dr. Hulst and to the company can hardly be exaggerated, for it produced steadily for thirty years and still contains lower grade ores that will some day pay for working. The product was so rich that it was never without a market. Steel makers from far and near sought it and paid the highest prices for it. During the season of 1922 forty-three million tons of iron ore were shipped from the Lake Superior region with an average analysis of 58.14 per cent iron and .099 per cent phosphorus.

The Carnegie interests in the Pewabic led them into larger investments in the iron ranges of Lake Superior. In the order in which they were developed they are: the Marquette and Menominee ranges of Michigan, the Gogebic ranges of Wisconsin and Michigan, and the Vermilion and Mesaba ranges of Minnesota. By 1897 the Carnegie interests had property in all three states, and early in that year Dr. Hulst was called to the general management of these properties, with his office in Milwaukee. Later when these interests were assembled in a corporation, the Oliver Iron Mining Company, Dr. Hulst acted as their chief of mining engineers in the entire field. This large responsibility for a time necessitated the temporary residence of Dr. Hulst and his family in Duluth.

Dr. Hulst continued his connection with the United States Steel Corporation until December 31, 1904. On October 14 of that year his resignation was tendered to First Vice President Gayley, the close of the year being fixed as the date for it to become effective.

There is a pleasant and enduring satisfaction for Dr. Hulst's family and friends, in the knowledge that the services which he performed in

advancing one of the world's greatest modern industries were rendered when scientific iron production and steel making, as known today, were in their infancy, not only in America, but everywhere else.

In June, 1921, John H. McLean, general manager of mines for the Oliver Iron Mining Company, gave a "fortieth anniversary" dinner in Duluth to one hundred pioneer mining men with whom he had been associated, beginning on the Menominee range in 1881. His former employer, Dr. Hulst, was present as guest of honor, surrounded by many men who had formerly served under him.

This sketch needs but one more quotation, and that from Dr. Hulst's own lips. In addressing the graduating class at the Michigan College of Mines in 1900, Dr. Hulst expressed himself as no one else could do. He did not write without effort. He was anything but a phrase maker. There was no pose of virtue. He merely "rang true." This quotation might stand alone as his own most appropriate eulogy. "I cannot close without saying a word about that priceless element of character, honesty. Be honest always in the most trivial things. Make it an inflexible rule of your conduct that in time it may become a part of your very nature. Never drift into slipshod work, whether it be that of timekeeper, chemist, or engineer, for such work would be dishonest work. It would be dishonest to yourselves. It would not be rendering to your employer what he expects and what he pays for—your best efforts. From a slipshod way of doing things, the steps are very easy to greater acts of dishonesty. Cultivate, therefore, the habit of always doing your very best, and you will become girded with an armor which has no weak spots for the foils of the tempter. The steady effort to do your best will not only ennoble your character, but it will bring to you in time that sweet reward—a glorious success."

Accustomed as he had been to large affairs of business his days of retirement would have been irksome if they had not been occupied in many and various interesting fields. A member of Plymouth Congregational Church, he became a trustee, and a deacon for life; he served for years on the Board of Associated Charities of Milwaukee, and as chairman of the public charities committee of the Merchants and Manufacturers Association. He was active in the management of the Boys Busy Life Club, the Martha Washington Home, the Free Employment Bureau, and the City Club, all local organizations for public service. He became a trustee of Milwaukee-Downer College in 1900, and of Beloit College, January 15, 1917, holding both positions until his death. He had been president of the Milwaukee University Club, also of the Wisconsin Yale Association, and was a member of the Town Club. Nor did Dr. Hulst divorce himself entirely from business. He was a vice president of the Milwaukee Gas Light Company; director of the Pewabic Mining Company, of the Reymert Company, and of the Land Development Company. He was a member of the National Civil Service Association, and of the State Historical Society of Wisconsin. Among all these connections he found opportunity for much useful activity, and he never accepted responsibility to neglect it.

Dr. Hulst industriously sought to further the ambitions of his sons in their various business enterprises, and they found his practical knowledge and experience of great value. So his days of leisure and retirement were never those of a purposeless or indifferent idler. He took to golf as a chance to keep up outdoor life, but in the main his time was spent to more definite purpose than mere amusement. He found time to make a

trip to Europe with his wife and daughter, and to get occasional vacation seasons in the south and east. Later he was intensely interested in a fruit farm that his youngest son was developing in Massachusetts. He was fond of children, and all young people were fond of him.

Dr. Hulst was a purposeful man. His plans were clear and definite. This characteristic was illustrated when he planned his retirement from business. He had a competence. He had ambitions for his sons and daughters, and felt that he owed it to himself, as well as to them, to find time for closer association. Having determined, he could not be swerved from his purpose. He turned to a new life with vigorous interest and found pleasure and satisfaction in the change, where a man less sure might have drifted into a wearisome and aimless existence.

Dr. Hulst was eminent among scientists to a degree that his neighbors little realized. An illustration is furnished in a notice in the "Obituary Record of Yale Graduates who died in 1922-1923," which says that "at the time of his death he was said to be the greatest American authority on iron." When his appreciative friends think of him, they remember how well that splendid title "gentleman" applied to him. Gentle he was, and every inch a man. Dr. Hulst was a just man. The Golden Rule seemed always at hand, a part of his life, which indicates the practical wisdom of his philosophy. His Christianity was woven into his daily existence. So he was a man of forbearance as well as courage. He will have no successor. He was a pioneer in an elementary development. Neither the man nor the opportunity will be repeated. He did a great work well and will be remembered.

(This biography, written by Ellis B. Usher, is reprinted from the Wisconsin Magazine of History, Vol. VII, Number 4, June, 1924).

(Milwaukee city directories; Gregory 1931, vol. III: 128-136)

LOUIS G.J. MACK

Louis G. J. Mack, one of the prominent pharmacists of the Cream City, was born at Proviso, Cook county, Ill., on May 3, 1878. He is a son of August F. and Sophia (Morman) Mack, the former of whom was born in Cleveland, Ohio, on March 12, 1854, and the latter in Beardstown, Ill., on Jan. 6, 1856. The father is a graduate of an Illinois university and is now engaged in pedagogic work in this city. The mother died on Aug. 7, 1904. Both the grandfathers were soldiers in the American army during the War of 1812. Both parents were ardent members of the Lutheran church and they sent their son Louis, who was one of the twelve children, six sons and as many daughters, born to them, to the Lutheran parochial school at St. Charles, Mo. With the parents Mr. Mack came to Milwaukee in 1893 and took a course of study in the Rheude Business College here. When he had completed that course he entered the employ of Henry Roemheld, the druggist, and subsequently was with Teich & Freischmidt. During this time he applied himself to the study of his chosen profession and most successfully took the examination submitted by the state board of pharmacy for applicants for the pharmacy degree. On July 6, 1898, he engaged in the drug business at his present location at 960 Kinnickinnic avenue, where he has since been very successful. That his standing among his fellow pharmacists is high is best evidenced by the fact that he has served a term as president of the Milwaukee Pharmaceutical Association, and is now serving his second term as vice-president and is also a member of the executive committee. His other professional associations include memberships in the Wisconsin State Pharmaceutical Association, the National Association of Retail Druggists and the American Druggists' Syndicate. In politics he is a staunch Republican and in religious matters is allied with the English Lutheran church. On June 11, 1901, Mr. Mack was united in marriage to Miss Viola Grundmann, of Milwaukee, a daughter of Henry and Elizabeth (Bulger) Grundmann. To this union was born one child, Louis, now deceased.

Like many merchants and businessmen of his day, Louis Mack lived in a shopkeeper's flat above his store at 2238 South Kinnickinnic Ave. The large, three-story, frame building was constructed in 1887 and called Masonic Hall because it featured a third floor meeting hall for social and fraternal groups. (See Commerce chapter for more information and a line drawing of this building.)

(Milwaukee city directories; Watrous, 1909, vol. 2:137)

JOHN T. MEREDITH

John T. Meredith was born in England. He was a builder of iron and steel furnaces in his native country, and immigrated to the United States in 1868. He located in Milwaukee and practically ever since has been identified with what is now the United States Steel Company. He erected the steel plant in South Chicago and has the unique distinction of being the first builder of malleable iron furnaces in Milwaukee and the Northwest. When the village of Bay View was in its infancy he served for a time as its president. The Meredith Brothers Company engaged in business in 1892, doing a general contracting business. In 1901 the firm was incorporated under the laws of Wisconsin with John T. Meredith as president, Richard secretary, and George S. treasurer. Since 1903 the officers have been John T. Meredith president and George S. secretary and treasurer. The firm makes a specialty of heavy construction for manufacturing plants, and erecting blast furnaces, heating furnaces, malleable melting furnaces, open hearth steel furnaces and annealing furnaces of all kinds. John T. Meredith, the head of the company, came to Milwaukee in 1868, and has since resided here. He has been twice married. His first wife was Sarah A. Swain, by whom he had six children, five of whom grew to maturity: Maria, the wife of F. W. Bailey; Alfred J., deceased; Mary, the wife of Howard Thornberry; Richard, and George S. The first wife passed away in 1872, and his second union was to Miss Eliza Swain, who died on July 28, 1908. She was the mother of four children, three of whom grew to maturity: Horatio S., Sarah, and Harry, now deceased.

Meredith lived in a brick, Dutch Colonial revival style, 1-1/2 story house that is still standing today at 607 E. Lincoln Ave. An original building permit apparently does not exist, according to current research, which indicates a construction date prior to the advent of city building permits in 1888.

It is likely that Meredith constructed and perhaps even designed the house himself. Architecturally, the house is a large, sprawling example of the Dutch Colonial revival style. The gambrel roof may be an early twentieth century remodeling, but this cannot be confirmed by present research.

In 1905 Meredith constructed a small, frame, 1-story, flat-roofed office building for his construction business at 2363 S. Kinnickinnic Ave. The building is still standing but now has a modern, limestone-veneer storefront.

(City of Milwaukee building permits;
Watrous 1909, vol. 2:536-537)

THEOBALD OTJEN

Theobald Otjen, of the firm of Otjen & Otjen, attorneys. Milwaukee, was born on Oct. 27, 1851, at West China, St. Clair county, Mich. His parents were John C. and Dorothea (Schriner) Otjen, both born in Germany, the former in 1809. The parents came to the United States in 1827, locating in Baltimore, Md., later removing to Cincinnati, Ohio, and then to Michigan. In the first two named places the father followed his trade of cabinet-making, but after settling in Michigan he became a farmer. Theobald Otjen was educated at an academy in Marine City, Mich., and at a private school in Detroit, the latter conducted by Prof. P. M. Patterson. He came to Milwaukee in 1870 and remained two years, being at that time foreman in the rolling mills; and then concluding to study law he entered the legal department of the University of Michigan, in which he was graduated in 1875 with the degree of LL. B. He immediately began practicing at Detroit, Mich., and was for two years a member of the firm of Otjen & Rabbeaut, afterward practicing alone until he came to Milwaukee in 1883. Here he has since continuously resided, and he has been eminently successful both in his profession and in real estate business. His practice has been connected more especially with business transactions, rather than with court work. He was the attorney of the village of Bay View from 1885 until 1887, in the latter year was elected to the common council of Milwaukee, and was re-elected three times, serving in all seven years. He was nominated for Congress by the Republican party in 1892, by acclamation, but was defeated by Hon. (afterward Senator) John L. Mitchell, that being one of the years when the agitation of the "Bennett law" transferred a large foreign vote to the Democratic party. He was, however, elected in 1894, and continued in Congress thereafter until 1907, serving as a member of the Fifty-fourth, Fifty-fifth, Fifty-sixth, Fifty-seventh, Fifty-eighth, and Fifty-ninth congresses, a period of twelve years. He was a trustee of the public library and museum of Milwaukee from 1887 until 1904, during which time the beautiful new building was erected, and he has served in the state central committee of the Republican party. His public career has been one eminently satisfactory to his constituents—an honorable career, reflecting credit on both himself and the people whom he served so long and faithfully. On March 12, 1879, he was united in marriage to Miss Louisa E. Heames, daughter of Henry and Neoma (Carpenter) Heames, of Detroit, Mich., and they have four children: Henry H., Grace V., Fannie H., and Christian John. Mr. Otjen ranks high in Masonic circles, belonging to Ivanhoe Commandery, and he is also a member of the Royal Arcanum. In religious faith he belongs to the Methodist Episcopal church.

Otjen's house which stood in the survey area at 2501 S. Kinnickinnic Avenue was demolished and replaced with a modern design apartment building. (Watrous 1909, vol. 2:529; Milwaukee city directories)

STANLEY E. PIASECKI

Stanley E. Piasecki, a pharmacist of Milwaukee, who resides at 710 Wentworth avenue, is a native of the Cream City, born April 12, 1878. He is a son of Theophil and Catherine (Inda) Piasecki, natives of Posen Poland. The father emigrated to the United States in 1872 and located at Syracuse, N. Y. This was the period when so many Germans and Poles were settling in the new country to the west and Theophil Piasecki joined the army of westward migration and settled in Milwaukee two years after reaching America. After reaching Milwaukee he pursued his trade as a miller. There he met and married his wife and reared a family of seven children: Peter F., Stanley E., Veronica, Agnes, Pelagia, Helen and Conrad. Mr. Piasecki died in Milwaukee in 1904, an upright and respected citizen, greatly mourned by his wife and children. But two short years elapsed before the faithful wife followed her husband and was laid to rest by her sorrowing children in 1906. Stanley received his education in the parochial and public schools of Milwaukee. He was ambitious and desired a position which could be obtained only by a professional education, and in order to secure it took a private course in pharmacy under a graduate of pharmacy. He successfully passed the examination given by the Wisconsin State Board of Pharmacy and was admitted to practice in the state in 1896. He has held several excellent positions in Milwaukee and since 1902 has had charge of the rubber and cigar departments of the Drake Bros.' wholesale and retail drugstore on East Water street. Mr. Piasecki was married Sept. 25, 1902, to Bertha, the daughter of Julius and Mary (Bodeman) Malinowski, natives of Poland, who emigrated to the United States in 1872 and located in Milwaukee. The issue of this union is one daughter, Evelyn M. Both Mr. Piasecki and his wife are members of St. Stanislaus Polish Roman Catholic church. Mr. Piasecki became a member of the Wisconsin National Guard in 1897 as a private in Company B, Fourth regiment, and when the Spanish-American war broke out was transferred to the First Wisconsin regiment, Company K, which was stationed at Jacksonville, Fla., for seven months. He was mustered out with the other members of the regiment at Milwaukee in September, 1898. In December of the same year he became a charter member of Company K, known as the Kosciusko Guards, First Wisconsin National Guards, as sergeant. In a short time he was promoted to second lieutenant, then to first lieutenant, and has proved so able and capable a commander that on July 6, 1906, he was given a commission as captain of the guards. Mr. Piasecki is a member of the Polish Young Men's Alliance and commander-in-chief of that organization for the United States. He is also a member of Allyn Capron Camp, Spanish-American War Veterans, and of the Harmoni Polish Singing Society. He is affiliated with the Republican party in politics.

In 1902 a house was built for Stanley Piasecki at 2968 S. Wentworth Ave. in the survey area. The 1-1/2 story, frame, front-gabled Queen Anne style cottage was designed by local architects Uehling and Linde and built by August Bandlow, a carpenter-contractor. The house was built for approximately \$1800 and had a cedar post foundation that Piasecki had replaced with a concrete block basement in 1912. Piasecki apparently finished attic space in 1921 at a cost of \$1000, according to building permits.

The house has been sheathed with modern aluminum siding that obliterates the original narrow wood clapboards.

(Milwaukee building permits; Watrous 1909, vol. 2: 229-230; Milwaukee city directories)

THOMAS H. STEMPER

European Statuary and Art Company

Born in Port Washington, Wisconsin, December 6, 1883. Attended a parochial school there until twelve years of age, when he went to St. Francis and attended the Pio Nono College until eighteen years of age. He then taught the eighth grade school in Milwaukee and was organist at the St. Boniface Church until 1911, when he took over the business of the European Statuary and Art Company, which was founded in 1894. In 1916 he also organized the Milwaukee Church Supply Company. The firm specializes in ecclesiastical supplies made in tesco composition, marble and wood art statues, terra cotta, cast iron, oil painting, and Venetian mosaics, also altars, pulpits, and everything pertaining to the furnishings of a church. They are the only firm of its kind in the state which manufactures these products. Mr. Stemper is a member of the Knights of Columbus, and his brother is Father H. T. Stemper, Pastor of St. Boniface Church, and a brother, John H., is an organist in the same church. Mr. Stemper's hobby is music. In 1908 he married Elsa Van Assche of Milwaukee, and there are two children, Eugene and Daniel.



In 1926 Thomas Stemper had a house built in the survey area at 3090 S. Superior St. Designed by local architects La Croix and Memmler, it is a large, 2-1/2 story, multi-gable, buff brick, English Tudor Revival style house trimmed with rusticated limestone quoins. Built at an estimated cost of \$13,000, it is one of the more costly early twentieth century houses in the survey area. The Stemper house is located on the Lake Michigan bluff and is surrounded by a two-block strip on S. Superior St. of similar quality and vintage houses that together comprise the most fashionable residential neighborhood in the survey area.

The T.H. Stemper Co. is still in business in the survey area at 1125 E. Potter Ave. and ranks as one of the foremost church supply stores in the city.

(Milwaukee building permits; Milwaukee city directories; Men of Milwaukee 1929, vol. 1:255)

ELIAS STOLLENWERK

Elias Stollenwerk is the senior member of the old and well-known firm of Elias Stollenwerk & Company, contractors and builders, of 952 Aldrich street, Milwaukee. Mr. Stollenwerk has been a successful contractor in Milwaukee and many handsome and substantial buildings have been erected by him. He is the son of Joseph and Mary (Schummel) Stollenwerk, both natives of the Rhine country in Prussia, Germany. Mrs. Stollenwerk was born in Luxemburg. Hubert Stollenwerk, father of Joseph, was a native of Prussia, and in 1846 came to America with his family. They established themselves upon a farm in New Coeln, Milwaukee county, and their prospects for a happy life in the new home seemed of the brightest. The dreadful cholera epidemic of 1850 was, however, fatal to both Mr. and Mrs. Stollenwerk, and their family of two sons and two daughters was left to carry on the work of the farm alone. Joseph, Hubert, Annie M. (wife of John Pfeifer) and Kate (wife of Theodore Frederick), made up the family, all of whom are living except Mrs. Pfeifer. Joseph, the oldest son, born in 1830, was sixteen years of age when the family came to Milwaukee county and upon him devolved the responsibilities of the farm upon the death of his parents. He continued to operate the parental farm until 1890, when he retired from active business, and has since made his home in Milwaukee. Fourteen children received their early training upon Joseph Stollenwerk's comfortable farm, of whom ten are living and have become prosperous citizens of Milwaukee. Margaret is the widow of Alois Arnolds. The others are Hubert, Elias, Nicholas, John, Katie, Joseph, Frank, Thomas and Lena, who is the wife of August Schuster. Elias, the subject of this sketch, was born on the farm at New Coelu, Jan. 2, 1857, attended the public schools, and at the age of sixteen years was apprenticed to a carpenter. He worked five years as an apprentice and five years as a journeyman, and in 1883 embarked in business as a contractor and builder. His rapidly growing business soon required him to employ a number of assistants, and in 1893 he found it expedient to take into partnership with him his brother John, also a skilled and experienced carpenter and builder. Their work has not been confined to Milwaukee, and many conspicuous edifices bear tribute to their success. The St. Louis Roman Catholic church at Caledonia, Racine county, was erected by the Stollenwerk firm; also St. Bartholomew's Roman Catholic church at Charlesburg, Fond du Lac county; St. John's Lutheran church, at New Coelu; St. Mary's Roman Catholic church at Marytown, Fond du Lac county; the St. Augustin church and school in Milwaukee, and the St. Francis Hospital, Milwaukee county. While Mr. Stollenwerk and his brother have been remarkably successful in their contracts for public buildings of various kinds, they have also built many handsome apartment buildings and residences. Mr. Stollenwerk was married on June 20, 1882, to Miss Mary Loeffler, daughter of Joachim and Gertrude (Uet-hoff) Loeffler, of Milwaukee. The marriage was blessed by nine children, of whom seven are living: George, August, Annie, Caroline, Elias, Mary and Joseph. The first-born daughter, Mary Kate, and one son, Urban, are deceased. The family are devout members of St. Augustin Roman Catholic church. Mr. Stollenwerk belongs to several Catholic societies: St. Peter's Society, the Knights of St. George, the Catholic Order of Foresters, St. Anthony's Society and also to the South Side Old Settlers' Club and the Liederfreund Singing Society. He is a loyal Democrat and has three times been elected alderman from his ward, serving as a member of the city council from 1894 to 1900.

In 1890 Elias Stollenwerk built a small, frame, 2-story, Queen Anne style house for himself at 2246 S. Aldrich St. According to the building permit dated Nov. 1, 1890, the house cost approximately \$1500 to build and had a brick foundation. The house is still standing today and the current owners appear to be restoring the original clapboard siding and decorative wood sidewall shingling. According to a 1911 building permit, Stollenwerk added a rear 1-story addition to the house at a cost of \$300. (Milwaukee building permits: Milwaukee city directories; Watrous 1909, vol. 2:882-883)

FRANK STOLLENWERK

Frank Stollenwerk, of the firm of F. & T. Stollenwerk, dealers in flour, feed and baled hay at 680 Smith street, Milwaukee, is one of the leading produce merchants of the city. He is the son of Joseph A. and Mary (Schummel) Stollenwerk, both natives of Rhenish Prussia, who emigrated to America and settled in Milwaukee county about the middle of the nineteenth century. The elder Stollenwerk was a boy of sixteen when his parents settled near new Coeln; and he lived at home until the death of both parents by cholera in 1850, when he took charge of the farm and ran it until he retired from active business life in 1890 and went into the city of Milwaukee to live. Frank was one of the fourteen children born to Joseph Stollenwerk on the old farm. He was reared there and received his education at St. Stephen's parochial school. At seventeen years of age he became apprenticed to his brother Elias, who was a contractor and builder, to learn the carpenter's trade. For some years he worked as an apprentice and for five years as a journeyman carpenter. His brother Elias then took him into his business as a partner in the contracting business. Mr. Stollenwerk gained a wide business experience while with his brother and in 1896 embarked in the hay, feed and flour business with his brother Thomas for a partner. This new line has proved a success and trade has increased so rapidly that they are the leading commission dealers in Bay View. On May 30, 1900, Mr. Stollenwerk married Mary Rehorst, the daughter of John and Annie (Hartman) Rehorst, of Milwaukee. They have been made happy by three daughters: Loretta, Marcella and Adley. The family are devout Catholics and members of St. Augustin Roman Catholic church. Mr. Stollenwerk belongs to several Catholic societies; St. Peter's, Knights of St. George, the Catholic Order of Foresters, and is a loyal member of the Democratic party.

Frank Stollenwerk lived in a simple, gabled-el, 2-story frame house that is still standing at 720-722 E. Lincoln Ave. in the survey area. Built in 1891 at an estimated cost of \$2400, the original owner, according to the permit, was Joseph Stollenwek, Frank's father.

In 1913 with Frank Stollenwerk the owner, a \$2760 rear addition was added to the house according to the designs of Bay View architect Stanley Kadow.

Frank Stollenwerk's flour and feed store was located in the survey area about 1/2 mile west of his house at 438 E. Smith St. The store was built in 1889 for August Flach's flour and feed business. Originally a 1-story building, a second story was added in 1890. Elias Stollenwerk was the builder. Frank Stollenwerk apparently bought the business from August Flach in 1896. The building is still there and retains its original Queen Anne style cornice. The storefront has been altered with smaller windows and siding replacing the original large display windows. The first story is now an apartment. The original wooden clapboard siding has been obscured by a layer of modern cement asbestos siding. (Milwaukee building permits; Watrous 1909, vol. 2:226-227)

NICHOLAS STOLLENWERK

Nicholas Stollenwerk, the senior member of the prosperous firm of Stollenwerk Bros., hardware merchants, of 938 Kinnickinnic avenue, Milwaukee, was born in Lake township, Milwaukee county, March 23, 1860. He is the son of Joseph A. and Mary (Schummel) Stollenwerk, who were born in the beautiful Rhine country, of Rhenish Prussia. Nicholas' grandfather, Hubert Stollenwerk, with his family migrated to the United States in 1846 and settled on a farm in Milwaukee county, where they were prosperous and happy. During the dreadful cholera epidemic of 1850, Hubert Stollenwerk and his wife were carried away by this most dreaded disease, leaving their three children to carry on the work of the farm. The oldest son, Joseph, Nicholas' father, born in 1830, who was sixteen years of age when his parents came to America, shouldered the responsibilities of the family when his father and mother died and continued to farm the old homestead until 1890, when he gave up active life and retired from business and has since resided in Milwaukee. Nicholas, the third of the fourteen children born to Joseph Stollenwerk, was reared on the hospitable old farm in Lake township and attended the parochial school of St. Stephanie's Roman Catholic church. At the age of sixteen years he began to work in the rolling mills at Bay View and followed this occupation for three years, then served an apprenticeship of twelve years at the carpenter's trade, at which he worked as a journeyman carpenter for a number of years and met with such success that in 1892 he formed a partnership with his brother Joseph T. and embarked in the hardware business on Kinnickinnic avenue. The business has been most prosperous and continues to be the largest hardware store on the south side. On Nov. 13, 1883, Mr. Stollenwerk was united in marriage with Margaret, the daughter of Peter J. and Susan (Toomet) Hurlback, who were among the early settlers of Lake township, Milwaukee county. The issue of this marriage has been four children: Arthur, Nora, Roman and Clemens. Mr. Stollenwerk and his family are members of St. Augustin Roman Catholic church. He is also a member of the Order of Catholic Foresters, St. Peter's Benevolent Society, and represented the Democratic party as alderman of the Seventeenth district of Milwaukee in 1905 and 1906.

The original address of the Stollenwerk hardware store, 938 Kinnickinnic Ave., was changed in 1930 following a city-wide renumbering to 2204 S. Kinnickinnic Ave. The building which was originally constructed for Charles Daumling in 1892 is still standing. It is a 2-story, cream brick, Queen Anne style store building that is representative of the better class of commercial buildings erected for Bay View businesses near the turn of the century.

The house built in 1893 for Nicholas Stollenwerk by his brother Elias, a well-known Bay View contractor, still stands at 653 E. Otjen St. It is a large, 2-story, frame, multi-gabled

Queen Anne style house that features a prominent corner tower capped with a pyramidal roof. The original estimated cost, according to the building permit, was \$1850. The house retains its original clapboard siding and decorative wood shingling in the gables and on the tower walls. The Stollenwerk house is one of the better-preserved Queen Anne style buildings in the survey area.
(Milwaukee building permits; Milwaukee city directories; Watrous 1909, vol. 2: 227-228)

SPENCER TRACY

Spencer Tracy, the celebrated actor, was born and raised in Milwaukee. The Tracy family originally lived on N. Prospect Ave., a fashionable residential area north of the central business district. Due to the family's fluctuating economic status, they moved several times within the city. Spencer Tracy began playing in or near the survey area in the Kinnickinnic River mud flats while the family was living on N. Prospect Ave.

The family lived in Bay View sometime between about 1910 and 1917. Researching the family's address through city directories has proved fruitless. Several personal accounts of the Tracy family in Bay View have circulated locally over the years. By one newspaper account, the Tracy family lived briefly in a large upper flat located at 2902 S. Wentworth in the survey area. The owner of the flat, John Morganroth, was reportedly a family friend and the owner of a thriving nightspot in the city's central business district.

Spencer Tracy reportedly attended Trowbridge elementary school in the survey area located at 1943 E. Trowbridge St. Tracy's elementary school years were slightly longer than usual.

Another source, based on an interview with a local resident, reported that the Tracy family may have lived in a duplex located at 2532 S. Delaware Ave., which is also within the bounds of the survey area.

The following is a brief biography of Spencer Tracy.

Tracy, Spencer. Actor. b. Apr. 5, 1900, Milwaukee. d. 1967. The son of a truck salesman, he was educated at a Jesuit prep school and intended to study for the priesthood, but he quit school in 1917 to join the navy. After WW I ended, he resumed his studies at Northwestern Military Academy and in 1921 enrolled at Ripon College (Wis.). At Ripon he scored an unexpected triumph playing the lead in a college play and made up his mind to become an actor. In 1922 he enrolled at the American Academy of Dramatic Arts in New York and that same year landed his first bit role on Broadway as one of the robots in Karel Capek's 'R.U.R.' But after graduating the following year he found the going rough and was forced into a series of odd jobs to survive—as bellhop, janitor, door-to-door salesman, etc. He finally found employment in stock and gradually built himself a reputation as a solid, dependable leading man whose acting ability overshadowed his moodiness, rudeness, and short temper.

He began appearing on Broadway with increasing frequency and, finally, in 1930 landed the lead role in 'The Last Mile,' a successful prison drama that led to his career in films. Impressed with Tracy's performance in the play, director John Ford chose him for the lead in the Hollywood gangster drama *Up the River*. Tracy was signed by Fox and for several years he was typecast in "tough guy" roles. Stocky and craggy-faced, he wasn't handsome in the conventional Hollywood way and was rarely cast as a typical

leading man. Yet in just a few years he was to become one of the top stars in the business, admired by the public for his unpretentious humor and his ability to project sincerity and straightforward manliness, and by the critics for his seemingly effortless, completely natural, and restrained performances. Some wags called him "The Prince of Under-players."

Through much of his career, Tracy was widely acknowledged as one of Hollywood's greatest screen actors. Laurence Olivier once commented: "I've learned more about acting from watching Tracy than in any other way. He has great truth in everything he does." Tracy's big break came in 1935, when he switched to MGM and was assigned roles that allowed him to demonstrate his versatility. He won Academy Awards for *Captains Courageous* (1937) and *Boys Town* (1938), the first (and thus far the only) actor to win two Oscars in succession. In addition he received Oscar nominations for *San Francisco* (1936), *Father of the Bride* (1950), *Bad Day at Black Rock* (1955), *The Old Man and the Sea* (1958), *Inherit the Wind* (1960), *Judgment at Nuremberg* (1961), and *Guess Who's Coming to Dinner* (1967). With the passage of years he gradually moved into warm and dignified but irascible fatherly roles. Tracy, who had been married since 1923 to former stage actress Louise Treadwell, received much unwanted publicity in the early 30s as a result of a romantic interlude with Loretta Young. In 1942 he began a lifelong close relationship with actress Katharine HEPBURN, his co-star in nine films. Their intimate friendship became a Hollywood legend and by silent consent was

never exploited by the scandalmongers of the gossip columns. A devout Catholic, Tracy never divorced his wife, although they lived separately for years. In the early 60s, when Tracy was felled by lung congestion, Miss Hepburn interrupted her own career to be at his bedside. They returned to the screen together, after several years of absence, as co-stars of *Guess Who's Coming to Dinner* (1967). Tracy appeared very ill throughout the production but carried on with his role with admirable courage. Several weeks after the completion of shooting, he died. The Tracy-Hepburn affair was the subject of a 1971 bestseller by Garson Kanin, *Tracy and Hepburn*.

FILMS: Shorts—*Taxi Talks, The Strong Arm, The Hard Guy* 1930. Features—*Up the River* 1930; *Quick Millions, Six Cylinder Love, Goldie* 1931; *She Wanted a Millionaire, Sky Devils, Disorderly Conduct, Young America, Society Girl, The Painted Woman, Me and My Gal* 1932; *20,000 Years in Sing Sing, Face in the Sky, Shanghai Madness, The Power and the Glory, The Mad Game. A Man's Castle* 1933; *The Show-Off, Looking for Trouble, Bottoms Up, Now I'll Tell, Marie Galante* 1934; *It's a Small World, The Murder Man, Dante's Inferno, Whipsaw* 1935; *Riffraff, Fury, San Francisco, Libeled Lady* 1936; *They Gave Him a Gun, Captains Courageous* (as Manuel), *Big City* 1937; *Mannequin, Test Pilot, Boys Town* (as Father Flanagan) 1938; *Stanley and Livingstone* (as Stanley) 1939; *I Take This Woman, Northwest Passage, Edison the Man* (as Thomas A. Edison), *Boom Town* 1940; *Men of Boys Town* (again as Father Flanagan), *Dr. Jekyll and Mr. Hyde* (title role) 1941; *Woman of the Year, Tortilla Flat* (as Pilon), *Keeper of the Flame* 1942; *A Guy Named Joe* 1943; *The Seventh Cross, Thirty Seconds Over Tokyo* 1944; *Without Love* 1945; *The Sea of Grass, Cass Timberlane* (title role) 1947; *State of the Union* 1948; *Edward My Son* (as Arnold Boulton), *Adam's Rib* 1949; *Malaya, Father of the Bride* 1950; *Father's Little Dividend, The People Against O'Hara* 1951; *Pat and Mike, Plymouth Adventure* 1952; *The Actress* 1953; *Broken Lance* 1954; *Bad Day at Black Rock* 1955; *The Mountain* 1956; *Desk Set* 1957; *The Old Man and the Sea* (title role), *The Last Hurrah* 1958; *Inherit the Wind* (as a renamed Clarence Darrow) 1960; *The Devil at 4 O'Clock, Judgment at Nuremberg* 1961; *It's a Mad Mad Mad Mad World* 1963; *Guess Who's Coming to Dinner* 1967.

(Davidson 1987:1-17; Trowbridge History, unpublished manuscript by Historic Milwaukee, Inc.; Milwaukee city directories; Milwaukee building permits)

JAMES H. VAN ELLS

James H. Van Ells, of 1262 Kinnickinnie avenue, one of the honored pioneer residents and business men of Milwaukee, was born in the town of Bergen, Holland, on April 7, 1837, the son of Jacob and Ellen Van Ells, both of whom were natives of the same place. His parents grew to maturity at Bergen and were there married. Jacob was a dealer in horses, cattle and grain while living in Holland, and in the year 1844 embarked for America with his family on one of the old sailing vessels of that period. After a tedious voyage of some nine weeks' duration, he finally landed at New York, whence he proceeded to Albany. He remained in that city for some years, and was subsequently a resident of Buffalo, N. Y., for a number of years. In 1849 he came to Milwaukee with his family, making the trip by way of the Great Lakes and canal. On his arrival he embarked in the meat packing business, and after a number of years retired from active business. His death took place in 1893, aged 96 years and 6 months; his wife had previously died in 1888, at an advanced age. Both were faithful members of the Catholic church, and they reared a large family of seven children. Of these the three eldest: Gertrude, John and Pauline, are deceased; the other four are James H., the subject of this sketch; George, formerly a mill man, who now resides at 415 Potter avenue; Martin, a miller at Camp Douglas, Wis.; and Harry, who makes his home in the South. Our subject was educated in the public schools, and upon leaving school was employed for a number of years in teaming and hauling supplies between Milwaukee and Stevens Point, Wis., making his home at the latter place. In 1866, when he was 29 years of age, he came to Milwaukee and entered the employ of the Bay View Rolling Mills, where he was technically known as a hooker. He was severely injured at the mills in 1893, and abandoned his work there. He next ran a confectionery store for a time, and in 1895 embarked in the hardware business, which is now being operated at No. 1262 Kinnickinnic avenue by his son, Frank J., and his son-in-law, Wm. F. Krock, under the firm name of Krock & Van Ells. Like his parents before him, Mr. Van Ells was reared in the Catholic faith, of which he has always been a zealous supporter. Politically he is allied with the Republican party, though he has never sought public office on his own behalf. He was united in marriage, June 22, 1865, to Miss Carrie Burkhart, a daughter of F. and Barbara (Kreichbaum) Burkhart, residents of Milwaukee. His wife's father was a native of Switzerland, and her mother was born in the state of Pennsylvania. They came west to Milwaukee in 1846, where Mr. Burkhart was a painter and a marble worker by trade. Both he and his wife are now deceased. Mr. and Mrs. Van Ells reared a family of four children, all of whom are now living. The oldest, Margaret, is unmarried and lives at home; Frank J. is in the hardware business on Kinnickinnic avenue, as above stated, is married to Margaret Diedrich, and has one son, Howard; Mary, the third child, is the wife of Ferd. Leistikow, resides at 1182 Kinnickinnic avenue, and has one son, Markwell; the youngest child, Catherine, is the wife of William Krock, senior partner in the firm of Krock & Van Ells, and their one son is named William F., Jr.

James Van Ells apparently lived in a shop-keeper's flat above the family hardware store located at 2650-52 South Kinnickinnic Ave., according to the 1910 city directory. The building is still standing although it

has been stripped of its historic character and now has a modern, artificial stone storefront. The two-story, front-gabled building is located in one of the two principal areas of commerce in the survey area. (See Commerce chapter.) Research of building permit files has not revealed a construction date, but the building appears to be of late 1880s vintage.
(Milwaukee building permits; Watrous 1909, vol. 2:67-68; Milwaukee city directories)

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The notable persons chapter is basically a compilation of the biographies published in the standard Milwaukee Histories: Conard's (c. 1895) History of Milwaukee County from Its First Settlement to the Year 1895; Men of Progress in Wisconsin (1897); Watrous' (1909) Memoirs of Milwaukee County; Bruce's (1922) History of Milwaukee; and Gregory's (1931) History of Milwaukee.

Korn's (1980) The Story of Bay View refers to many of the prominent and notable people who lived and/or worked in the survey area. Zillman's (1966) So You Will Know is a collection of newspaper clippings that researchers will find valuable for identifying and tracking many important Bay Viewites.

City directories are indispensable for tracking the addresses and occupations of research subjects. Early city directories also list a death date. The obituaries of many prominent Bay Viewites are compiled in Wisconsin Necrology. The Milwaukee Sentinel index (1846-1890) at the Milwaukee Public Library also lists many scattered bits of information on the activities of early Milwaukeeans.

Perhaps the most comprehensive approach to identifying prominent Bay View residents is to refer to the city's Blue Book which was published annually and lists the names of important Milwaukeeans by street address.

17. Bibliography

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III. Survey Methodology

III. SURVEY METHODOLOGY

The intensive survey includes three phases: field survey and preparation of survey forms and cards; historical research; and preparation of an intensive survey report. A set of state inventory cards and a set of standard survey forms, which include historical and architectural information and identifying photographs are prepared for every building in the survey area with the exception of residential garages. Historical information is obtained through the use of historic maps, published and unpublished histories, guidebooks, manuscripts, newspapers and periodicals, deed research, census materials, building permits, as well as from knowledgeable local residents.

The Intensive Survey Report is based on the field survey and on additional historical research. Its core is a comprehensive history which focuses on the development of the survey area from the time of aboriginal habitation to the present, as revealed in the area's topography and natural setting as well as its building, social, commercial and institutional history. The thematic historical narrative is followed by a summary of the survey results and recommendations for National Register listings.

The objectives of the intensive survey are threefold: to provide a comprehensive planning tool for the preservation of the area's cultural resources, to serve as an academic and educational resource useful in the study of state and local history, and to make property owners aware and proud of the historic and visual environment around them. Only an informed and responsible local effort can ensure that the historic cultural resources of the survey area will be wisely used and preserved.

IV. Survey Results and Recommendations

IV. Survey Results and Recommendations

SURVEY RESULTS

Surveyed properties -- every building within the survey area (see attached map) was inventoried. Copies of all of the survey products including the Intensive Survey Forms and the Intensive Survey Report are kept at:

The Department of City Development
809 North Broadway
Milwaukee, WI 53202

and

Historic Preservation Division
State Historical Society of WI
816 State Street
Madison, WI 53706

In addition, copies of the Intensive Survey Report are on file at:

Memorial Library
Marquette University
1415 West Wisconsin Avenue
Milwaukee, WI 53233

Golda Meir Library
University of WI - Milwaukee
Milwaukee, WI 53211

Library
State Historical Society of WI
816 State Street
Madison, WI 53706

Local History Room
Milwaukee Public Library
814 West Wisconsin Avenue
Milwaukee, WI 53233

Milwaukee County Historical Society
910 North Old World Third Street
Milwaukee, WI 53203

Llewellyn Library
907 East Russell Avenue
Milwaukee, WI 53207

RECOMMENDATIONS**A. PROPERTIES CURRENTLY LISTED IN THE NATIONAL REGISTER.**

8/23/1982	Bay View Historic District
4/11/1977	Jos. Schlitz Brewing Company Saloon (1897)

B. PROPOSED NATIONAL REGISTER NOMINATIONS

1. St. Augustine Roman Catholic Church Complex	2530 S. Howell Ave.
2. St. Lucas Evangelical Lutheran Church	2605 S. Kinnickinnic Ave.
3. Immaculate Conception Catholic Church Complex	1023 E. Russell Ave.
4. Avalon Theater	2469-83 S. Kinnickinnic Ave.
5. Trowbridge School	1943 E. Trowbridge St.
6. Kneisler's Tavern	2900 S. Kinnickinnic Ave.
7. Fred Keller Winery	324 E. Deer Place
8. F. Kleczka House	529 E. Oklahoma Ave.

V. Appendix

MILWAUKEE CLG PROJECT
Project No. 55-89-40069-001
MEMORANDUM OF AGREEMENT

AGREEMENT between

THE STATE HISTORICAL SOCIETY OF WISCONSIN

by and through

THE STATE HISTORIC PRESERVATION OFFICER

and THE CITY OF MILWAUKEE

THIS AGREEMENT between the Division of Historic Preservation, State Historical Society of Wisconsin, by and through the State Historic Preservation Officer, and the City of Milwaukee hereinafter called the subgrantee, relates to a CLG survey and planning project to be undertaken by the subgrantee, assisted with a matching grant-in-aid to support the National Register of Historic Places program in Wisconsin. The program was established by the National Historic Preservation Act of 1966, as amended, and is administered by the National Park Service, U.S. Department of the Interior.

The State Historical Society and the subgrantee agree as follows:

1. Attachments

The subgrantee shall carry out project work as specified in the "Work Program" and other attachments which are hereby incorporated into and made part of this memorandum of agreement as Attachment B. The subgrantee shall carry out project work in accordance with the project "Budget," and the "Historic Preservation Grants-In-Aid Survey and Planning Manual," which are hereby incorporated into and made part of this memorandum of agreement as Attachments A and C. Any alterations or increases in the work program or budget must be approved in writing by the Division of Historic Preservation at least 45 days in advance of the proposed effective date and in accordance with the requirements detailed in the "Survey and Planning Manual." Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion (Lower Tier Covered Transactions), review and sign Attachment D.

2. Period of Performance

All work carried out as part of this grant-assisted project shall be conducted from the date of the subgrantee's receipt of a state purchase order and a signed memorandum of agreement and the project completion date, July 15, 1990. It will not be possible to extend the period of performance for this project.

A draft of any publications prepared as part of this project shall be submitted by June 1, 1990, or at least 45 days before the project completion date, for review and approval by the Division of Historic Preservation.

MILWAUKEE CLG PROJECT
MEMORANDUM OF AGREEMENT

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3. Compensation

Compensation to the subgrantee shall be on a matching basis, subject to receipt of funds from the National Park Service and to successful completion of all project work activities. The Division of Historic Preservation agrees to pay the subgrantee \$30,250.00 or 50% of eligible project costs, whichever is less, on the following schedule:

- a. Up to \$22,688.00, or 75% of the federal share in reimbursement will be paid within 60 days of the Division of Historic Preservation's receipt of two copies of an acceptable reimbursement request and auditable records as specified in the "Survey and Planning Manual." All reimbursements must be requested on "reimbursement request" forms supplied by the Division of Historic Preservation. The subgrantee must submit reimbursement requests quarterly as described in 7, below, but may elect to submit them more frequently, although no more frequently than monthly.
- b. The Division of Historic Preservation will reimburse \$7,562.00 or 25% of the federal share to the subgrantee within 30 days of receipt of two copies of the final reimbursement request and final project report (see 8, below), if all completion materials and auditable records are approved. The final reimbursement request shall be submitted no later than August 15, 1990 (30 days after the project completion date).

The subgrantee agrees to maintain all financial and administrative documents and records pertaining to the full life-cycle of the subgrant for a period of not less than five years after completion of the project. The State Legislative Audit Bureau, the State Historic Preservation Officer, the National Park Service, the Department of the Interior, the Comptroller of the United States, and any of their duly authorized representatives shall have access to subgrant records for audit purposes.

4. Allowable Costs

Allowable costs are those costs documented to the satisfaction of the Division of Historic Preservation, that conform to the approved project budget, and that are determined by the Division of Historic Preservation to:

- a. meet federal requirements for the program;
- b. be necessary and reasonable for the completion of project work; and
- c. have been incurred for project work during the period of the subgrant.

MILWAUKEE CLG PROJECT
MEMORANDUM OF AGREEMENT

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5. Professional Supervision

The subgrantee agrees to provide and maintain a principal investigator whose professional qualifications have received prior approval of the Division of Historic Preservation, to ensure that the work conforms to the work program, and to provide the necessary standard of professional conduct required for this project under the federal program regulations.

The staff of the Division of Historic Preservation will maintain regular contact with the principal investigator(s) of this project and will provide necessary and reasonable amounts of training, advice or technical assistance as required for the successful completion of project work. The Division of Historic Preservation must approve requests for proposals prior to publication or circulation and will have final approval over the principal investigator retained for the project. Personnel selection will conform to procedures established by the National Park Service and to those in the "Survey & Planning Manual".

6. Contracts

The subgrantee shall submit any contracts drafted for the performance of work activities to the Division of Historic Preservation for comment and approval prior to execution.

7. Interim Reports and Requests for Reimbursement

The subgrantee will be required to submit an interim report by January 15, 1990. Quarterly requests for reimbursement must be submitted by October 15, 1989, January 15, 1990, and April 15, 1990 on the forms provided by the Division of Historic Preservation.

The subgrantees shall contact the Division of Historic Preservation immediately if any situation should arise that will effect the timely or successful completion of this project.

8. Project Completion Materials

The subgrantee agrees to submit all the materials described in the "Work Program" to the Division of Historic Preservation by the project completion date. The Division of Historic Preservation agrees to review all materials within 30 days of their receipt, returning any incomplete or inadequate materials to the subgrantee for revision or completion. The Division of Historic Preservation must approve all project materials prior to final reimbursement.

The subgrantee shall submit the final reimbursement request, final project report, and any materials or reports that required revision after Division of Historic Preservation review, no later than 30 days after the project completion date (August 15, 1990). The final project report shall be detailed by each budget category and indicate whether items were charged to federal or non-federal funding sources, according to instructions in the "Survey and Planning Manual." The final project report shall be submitted on the form included in the "Survey and Planning Manual."

MILWAUKEE CLG PROJECT
MEMORANDUM OF AGREEMENT

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9. Acknowledgment of Federal Assistance

Federal grant assistance shall be acknowledged in any public announcements, news releases, articles, publications, and any pertinent presentations that the subgrantee participates in or initiates. The acknowledgment format is detailed in the "Survey and Planning" manual. Because costs associated with "lobbying" are not allowable as charges to Historic Preservation Fund grants in accordance with 18 U.S.C. 1913, subgrant funds will not be used to engage in any activity designed to influence legislation pending in Congress.

10. Minority Business Utilization

It is a national policy to award a fair share of contracts to small and minority business firms. Accordingly, the subgrantee must take affirmative action steps to assure that small and minority businesses are utilized when possible as sources of supplies, equipment, and services. Similar action shall be taken in support of women-owned businesses.

11. General Provisions

- a. Compliance with federal and state laws. The subgrantee agrees to comply with all federal and state laws and regulations concerning equal opportunity, affirmative action, and fair employment practices. The subgrantee further agrees to comply with all applicable regulations, laws, policies, guidelines, and requirements of this federal grant program, including the applicable Secretary of the Interior's standards.
- b. Title VI Compliance. The subgrantee agrees to comply with Title VI of the Civil Rights Act of 1964 that states that no person on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving federal assistance.
- c. Civil Rights Assurance of Compliance. The subgrantee agrees to comply with the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975 and all requirements imposed by or pursuant to the Department of the Interior Regulations (43 CFR 17) issued pursuant to these titles, to the end that, no person in the United States shall, on the grounds of age or handicap be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant-Recipient receives financial assistance from the National Park Service and hereby gives assurance that it will immediately take any measures to effectuate this agreement.

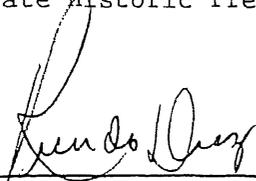
- d. Copyrights. Because of the involvement of federal funds in this project, no copyright is available to any participants in the project. All material remains in the public domain and cannot be copyrighted.
- e. Liability. The subgrantee shall indemnify and hold harmless the State Historic Preservation Officer, the State Historical Society of Wisconsin, and all of its officers, agents, and employees from all suits, actions, or claims of any character brought for or on account of any injuries or damages received by any persons or property resulting from the operations of the subgrantee in executing work under this agreement.
- f. Audit requirements. The subgrantee agrees to have its program audited in accordance with the provisions of Office of Management and Budget (OMB) Circular A-128, Single Audit Act of 1984, and to submit to the Division of Historic Preservation within 30 days of publication a copy of the audit report. If the subgrantee receives less than \$25,000 annually in federal funds, the subgrantee may request a waiver of this requirement in favor of submitting copies of all auditable records to the Division of Historic Preservation; however, the request must be made in writing to the State Historic Preservation Officer.

THIS AGREEMENT may be terminated short of conclusion upon thirty days written notice from either the State Historic Preservation Officer or the subgrantee. Should this agreement be terminated by the State Historic Preservation Officer, except for reasons of non-compliance by the subgrantee, the Division of Historic Preservation will reimburse the subgrantee for up to a maximum of 50% of the eligible costs incurred up to the termination date. Should this agreement be terminated by the subgrantee, the Division of Historic Preservation, at the discretion of the State Historic Preservation Officer, may reimburse the subgrantee for a maximum of 50% of the eligible costs incurred to the termination date or may require the subgrantee to return any or all federal funds transferred to the subgrantee by the termination date, depending upon the circumstances of the termination.

THIS AGREEMENT becomes effective upon signature by the parties below and upon receipt by the subgrantee of a purchase order for the contract sum from the State Historical Society of Wisconsin on behalf of the State Historic Preservation Officer.

By _____
 Jeff Dean
 State Historic Preservation Officer

 Date

BY  _____
 Ricardo Diaz, Commissioner
 City of Milwaukee

6/5/89

 Date

Milwaukee Intensive Survey & Design Guidelines Project
 Project No. 55-89-40069-001
 MEMORANDUM OF AGREEMENT
 Attachment A: Budget

	<u>LOCAL MATCH</u>		<u>FEDERAL MATCH</u>
	CASH	IN-KIND	CASH
<u>I. Salaries and Wages</u>			
A. Project Director (316 hrs @ \$21.72/hr)		\$ 6,862	
B. Clerical Assistant (584 hrs @ \$ 7.84/hr)		\$ 4,576	
C. Principal Investigator (Survey) (1,855 hrs @ \$13.00/hr)			\$24,000
D. Principal Consultant/Architect (Design Guidelines) Lump sum fee	\$5,250		\$ 5,250
<u>II. Fringe Benefits</u>			
A. Project Director (32%)		\$ 2,196	
B. Clerical Assistant (32%)		\$ 1,464	
<u>III. Supplies, Materials, Services</u>			
Photography			\$ 1,000
<u>IV. Indirect Costs</u>			
Indirect Cost rate 21.10%		\$ 9,902	
<hr/>			
TOTAL PROJECT COSTS	\$ 5,250	\$25,000	\$ 30,250
COMBINED PROJECT COSTS		\$ 60,500	

Milwaukee Intensive Survey & Design Guidelines Project
 Project No. 55-89-40069-001
 MEMORANDUM OF AGREEMENT
 Attachment B: Work Program

The Division of Historic Preservation, State Historical Society of Wisconsin, and the City of Milwaukee, hereinafter called subgrantee, agree to the following work activities and project conditions for the conduct of an intensive survey project in the City of Milwaukee, assisted with an historic preservation grant-in-aid.

1. Consultant Selection. The subgrantee, with the assistance of the Division of Historic Preservation, will hire a principal investigator to complete the work program. Recruitment and hiring must follow Department of Interior guidelines and the Division of Historic Preservation will have final approval of the principal investigator selected. The principal investigator must be qualified according to the requirements for State Historic Preservation Office staffs, as appropriate, which are specified in the National Historic Preservation Act (see page 7 of the "Survey and Planning Manual").

2. Consultant Training. The consultant may be required to attend a training session in Madison prior to beginning work in order to receive information about project requirements.

3. Reconnaissance Survey. The project must begin with a street-by-street examination of the Bay View project area (defined as the area bounded by Kinnickinnic Ave, Lake Michigan, Bay Street & East Oklahoma Avenue - see attached Map A) in order to document properties of architectural or historical interest and potential significance. The survey must be conducted according to guidelines described in the "Manual for Conducting Architectural & Historical Intensive Surveys in Wisconsin." Products of the reconnaissance survey, listed below, must be submitted to the Division of Historic Preservation by the project completion date.
 - a. Historic Preservation Division inventory cards, for all inventoried properties, fully completed and typed, with photographs drymounted on the back.

If inventory cards already exist in the State's inventory, new materials need only be prepared if the property has substantially changed since the initial survey period. All such inventory cards must include photo codes from previous surveys, dates of previous surveys, and the names of previous surveyors. The inventory cards are prepared for the Division of Historic Preservation. A second set of inventory cards may be prepared for the subgrantee. The subgrantee shall determine whether their set will contain photographs.

- b. Negatives, organized by film roll in 9-1/2" x 12" plastic negative preservers and a sheet of contact prints for each film roll.

Milwaukee Intensive Survey & Design Guidelines Project
Project No. 55-89-40069-001
MEMORANDUM OF AGREEMENT
Attachment B: Work Program - Page 2

- c. Survey maps, indicating all surveyed properties by a dot or lot lines and referenced by the map code number. The survey map must be approved by the Division of Historic Preservation for appropriateness of scale, etc. An original mylar survey map and one print must be provided to the Division of Historic Preservation.

4. Intensive Survey. This phase of the survey contains only two basic work elements: the preparation of intensive survey forms and the survey report, due to the fact that the project area has been previously subjected to National Register level evaluation and historical documentation. The purpose of this work element is to comprehensively inventory the resources located within and adjacent to the National Register BAY VIEW HISTORIC DISTRICT. Each aspect of the intensive survey is fully described in the "Manual for Conducting Architectural and Historical Intensive Surveys." The extent of the area to be covered by the intensive survey is outlined on the attached Map A. All final products must be submitted to the Division of Historic Preservation by the project completion date. Drafts must be submitted as required by the project schedule.
 - a. Preparation of intensive survey forms. Intensive survey forms must be prepared for all properties identified in the survey. The Division of Historic Preservation requires receipt of the intensive survey form originals, fully completed and typed. By special arrangement, the Division of Historic Preservation will accept computer tapes and printouts of the site specific information. Intensive survey forms must be submitted to the Division of Historic Preservation by the project completion date. A complete set of forms should be photocopied for the subgrantee.

 - b. Preparation of intensive survey report. The intensive survey report must be prepared according to the guidelines in the survey manual (pp.85-87). Typed drafts of report chapters must be submitted for review according to the project schedule. At least eight (8) copies of the report must be submitted to the Division of Historic Preservation by the project completion date.

Milwaukee Intensive Survey & Design Guidelines Project
Project No. 55-89-40069-001
MEMORANDUM OF AGREEMENT
Attachment B: Work Program - Page 3

5. National Register Nominations. Nominations materials for a minimum of five (5) individual properties, as approved by the Division of Historic Preservation, will be prepared at the conclusion of the survey according to the guidelines promulgated by the National Register and in the format specified by the Division of Historic Preservation. The subgrantee will be responsible for the presentation of the nominations to the State Historic Preservation Review Board. Any corrections or additional information required by the State Review Board or the National Park Service shall be provided by the subgrantee. A draft of the nomination must be submitted for review by the Division of Historic Preservation according to the project schedule.

Approximately one month before the scheduled Review Board date the Division of Historic Preservation may sponsor a public meeting to inform property owners and other interested parties about the National Register program.

The Division of Historic Preservation may lead members of the Board on a tour of any proposed district approximately one month before the scheduled Review Board date. The subgrantee and principal investigator are encouraged to accompany the tour.

The following items must be submitted for each nomination by the project completion date. Each is more fully described in the survey manual.

- a. The original, fully completed, typed National Register of Historic Places Inventory-Nomination Form (10-900).
- b. Two 5" x 7" black-and-white prints of each photo submitted, labeled as specified by the National Register and the Division of Historic Preservation. Negatives, organized in plastic negative sleeves, must be submitted to the Division of Historic Preservation.
- c. 35mm slide coverage that fully documents the significance and appearance of each individually eligible property and historic district. In certain cases, the Division of Historic Preservation may require the submission of two copies of slides. Upon request, duplicate slides will be returned to the subgrantee. Slides must be labeled as specified by the Division of Historic Preservation.
- d. Original USGS quadrangle maps as needed to identify nominated properties or districts. The maps must be labeled as specified by the National Register and the Division of Historic Preservation and must include construction lines for the calculation of UTM coordinates.

Milwaukee Intensive Survey & Design Guidelines Project
Project No. 55-89-40069-001
MEMORANDUM OF AGREEMENT
Attachment B: Work Program - Page 4

- e. A complete list of all current property owners as listed in the land recordation records or tax records and current within one month of the project completion date is required. It is the responsibility of the subgrantee to amend the ownership list as necessary after the nomination is scheduled for a Review Board meeting.
6. Design Guidelines Publication. The subgrantee will develop an educational document in the form of design guidelines for the rehabilitation of the exteriors of existing buildings and new construction within the boundaries of the National Register HISTORIC THIRD WARD HISTORIC DISTRICT. The document will seek to discuss the historic and architectural context in which exterior building changes or new construction should occur and outline the significant characteristics to be retained or supported by rehabilitation and renovation efforts. The document should include a physical description of the district, general principles for rehabilitation and new construction, design guidelines for all exterior building changes and new construction, and supporting photographic reproductions and graphics.

The subgrantee will work closely with the Historic Third Ward Association Inc. and the Division of Historic Preservation on the development of the publication materials. A draft copy of the publication must be submitted to the Division of Historic Preservation according to the project schedule. Ten (10) copies of the publication must be submitted to the Division of Historic Preservation by the project completion date.

7. Public Education. The subgrantee will sponsor at least one public meeting during the course of the project period. The meeting should present the results of the Design Guidelines publication project to the community. It will be necessary for the principal investigator and the Division of Historic Preservation to participate in the public meeting. Additional public meetings in association with the publication or the National Register or survey components of the subgrant can be arranged at the discretion of the subgrantee and the Division of Historic Preservation as necessary.

Milwaukee Intensive Survey & Design Guidelines Project
Project No. 55-89-40069-001
MEMORANDUM OF AGREEMENT
Attachment B: Work Program - Page 5

8. Interim Progress Reports. All subgrant recipients must submit interim progress reports on the 15th of October, January, and April. Failure to comply is grounds for termination of the grant and return of all funding. The interim reports will be prepared on the forms provided by the Division of Historic Preservation.

9. Acknowledgment of Federal Assistance. An acknowledgment of federal funding must be made in any publication or slide or video production resulting from this project. The standard acknowledgment that must be used is stated in the survey manual. Press releases, speeches, and other dissemination of information by a subgrantee regarding grant-assisted projects must also acknowledge the support of the National Park Service and the State Historical Society of Wisconsin. Future publications, materials, or projects that result from this grant-assisted project must acknowledge the federal support.

10. The Division of Historic Preservation will provide the subgrantee with all necessary forms, including, but not limited to, state inventory cards, intensive survey forms, the interim report form, and reimbursement request forms.

11. The Division of Historic Preservation will monitor progress of the project and will schedule meetings with the project director and principal investigator, as necessary. The Division of Historic Preservation will comment upon progress, work activities, and draft and final materials submitted in fulfillment of the project work program.

12. The subgrantee shall conform to and follow all necessary program requirements and guidelines detailed in the two manuals attached to this memorandum of agreement and shall inform the principal investigator of these requirements.

Milwaukee Intensive Survey & Design Guidelines Project
Project No. 55-89-40069-004
MEMORANDUM OF AGREEMENT
Attachment E: Work Program - Map A

MILWAUKEE

AND
ENVIRONS

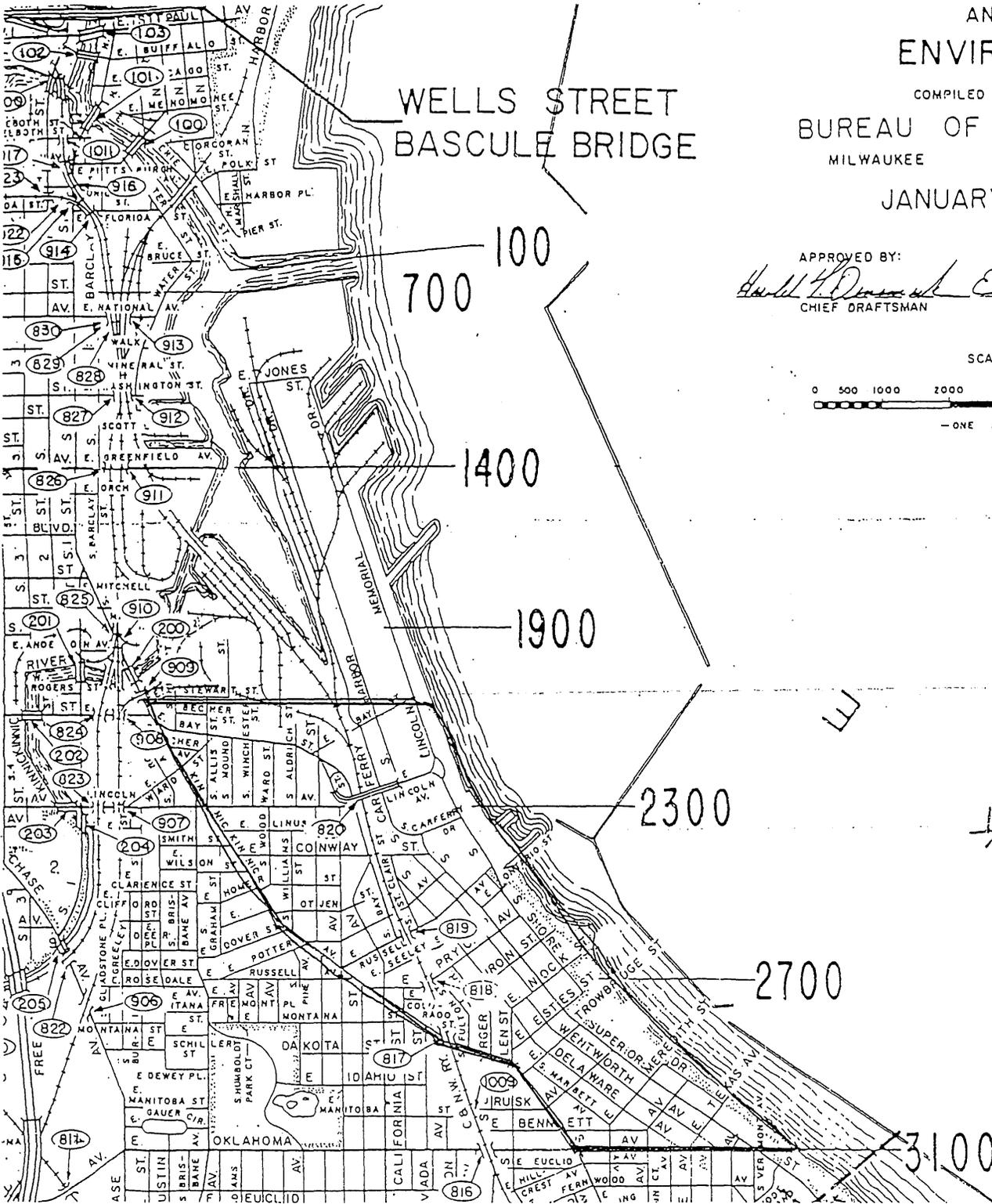
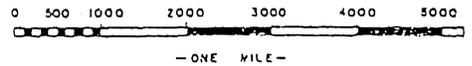
COMPILED BY THE
BUREAU OF ENGINEERS
MILWAUKEE WISCONSIN

JANUARY 1, 1972

APPROVED BY:

Harold H. Dorn CHIEF DRAFTSMAN
Edwin J. Lueger CITY ENGINEER

SCALE



MAP A
INTENSIVE SURVEY PROJECT AREA