

**HISTORIC DESIGNATION STUDY REPORT**  
**NORTH POINT SOUTH HISTORIC DISTRICT**

**I. Name**

Historic: Glidden and Lockwood's Addition  
Current: North Point South Historic District

**II. Location**

The North Point South Historic District is located on Milwaukee's Upper East Side on a bluff overlooking Lake Michigan. The district includes the residential area bounded approximately by North Avenue and Water Tower Park, Terrace Avenue, Lafayette Place and Summit Avenue.

**III. Classification**

District

**IV. Owner of Property**

Multiple ownership.

**V. Description**

**A. Boundaries**

The North Point South Historic District is bounded on the north by East North Avenue beginning midway between North Summit Avenue and North Lake Drive, thence easterly to the intersection of North Avenue and North Terrace Avenue; on the east by North Terrace Avenue beginning at North Avenue, thence southwesterly to East Lafayette Place including to the edge of the bluff tops and extending to the rear lot lines of the residences fronting Terrace Avenue and East Back Bay; on the south by East Lafayette Place beginning at a point where the rear lot line of 2105 Lafayette Place meets the bluff top, thence westerly to North Summit Avenue including to the edge of the bluff tops and extending to the rear lot lines of the residences fronting Lafayette Place; on the west by North Summit Avenue beginning at Lafayette Place, thence northeasterly to North Avenue excluding non-contributing structures as indicated on the map.

**B. General Character**

North Point South Historic District is a clearly definable part of the upper-middle class residential area on Milwaukee's upper east side. It is characterized by wide streets, large well-built, architect-designed homes and by commanding views of Lake Michigan. Situated atop a bluff overlook the Lake, North Point South Historic District is located about a mile and a half northeast of Milwaukee's central business district. The historic district lies just south of the St. Mary's

Hospital Complex and Water Town Park. The park, which is part of the district, serves as the demarcation between North Point South and North Point North Historic District, a neighborhood of similar residential character.

“North Point” refers to a bulge in the coastline of Lake Michigan that, in conjunction with “South Point,” forms Milwaukee’s harbor. The North Point area became one of Milwaukee’s most prestigious residential neighborhoods, largely because of the panoramic lake views that the bluff sites commanded.

North Point South Historic District is the portion of the bluff that was known as Glidden and Lockwood’s Addition. The district is comprised of the blocks in the eastern half of the original plat. The district is comprised of the blocks in the eastern half of the original plat. The district has remained exclusively residential in character and is boarded by Lake Michigan to the east, St. Mary’s Hospital to the north and a mixed neighborhood of commercial, retail and apartments to the west and south. North Point South is built-up mostly with large, masonry, single-family homes, but includes a number of duplexes on the side streets as well as former mansions that have been converted into multi-family dwellings. Within the district one mansion has been converted into a church another into a public owned museum. There are a few vacant lots within the district.

The residences in North Point South are considerably larger than those found in other Milwaukee neighborhoods of the same period. They were mostly built for prominent Milwaukee citizens, from the end of the nineteenth century through the first two decades of the twentieth century, and reflect the high status and prosperity of their owners and the high standards of the era in which they were built. Most of the residences are two and a half stories in height. The partial third story was often intended for servant’s quarters. There is also one apartment building within the district that is two stories in height and contains four units. With some exceptions, the buildings are predominately brick masonry. The most frequently used exterior materials are brown brick with wood and limestone trim, but there are a number of stone-faced residences as well. There is also some use of stucco, especially in conjunction with brick. In addition, there are a few clapboard structures.

The architectural styles represented in the district include the Queen Anne, Colonial Revival, German and English Renaissance, Tudor Revival and English Arts and Crafts. English-styled and Colonial Revival residences predominate, some academically faithful to their European and American models and others vaguely reminiscent of them; but, in general, the designs reflect the eclecticism that pervaded architecture during the early part of the twentieth century. Exterior decoration is rich, but restrained in nature, giving the buildings a dignified character. Almost all of the buildings were custom-designed by architects and exhibit a high quality of design and workmanship.

North Point South’s character is partially based on the plan of its streets, which departs from the Cartesian grid that dominates most of the city. Platted before the city grid had been extended that far north; the district’s streets were laid parallel to the bluff’s edge. Hence, the major streets – North Terrace Avenue, North Lake Drive, and North Summit Avenue – run in a southwest to northeast direction, and the side streets – East Wyoming Place, Ivanhoe Place, Kenilworth

Place, Woodstock Plane and Windsor Place – run northwest to southeast. Lafayette Place also follows the bluff line, but is perpendicular to the regular grid. On the edges of the district trapezoidal blocks are created where the streets intersect with the regular grid. However, the bulk of the district is comprised of nearly square blocks of similar size. The lots vary in size from the spacious lakeside properties on Terrace Avenue and Lafayette Place, which extend from the street down the bluff to Lincoln Memorial Drive, to small side street lots measuring only 40 x 100 feet. There are no alleys in the district; therefore, properties meet back to back. Garages are generally located at the rear of the properties and are reached by long drives. Although they are more generous than the more modest Milwaukee neighborhoods, the sideyards are not ample, a factor that contributes to the urban quality of the neighborhood. A consistency in the siting of the residences is established by the fact that most of their facades are parallel to the streets they face.

On Lafayette and Terrace Avenues are the largest mansions, which take full advantage of the lake view and the lake breezes. On the lake sides of these streets only a few houses remain the rest of the houses having been demolished for parkland. On Lake Drive, the houses are still very large, but are closer together, conveying a more urban feeling. The side streets are infilled with slightly smaller houses and duplexes, except for Wyoming Place where larger residences face Water Tower Park. With its fountain and tower, the park provides an important focus for the neighborhood. The North Point Water Tower and Park was designated a Milwaukee Historic Site in 1982. In the southeast corner of the district, tucked near the once smoky railroad corridor, are the carriage houses for many of the mansions within the district. Many of those remaining on narrow East Windsor Place have been converted into residences without loss of the inherent character of the block.

The old incandescent streetlights within the district add much to its character. Called Milwaukee Harp Luminaries, and first introduced in 1915, their design provided a transitional bridge between the traditional gas light or carbon arc unit and the tungsten filament incandescent light. The finial of the harp was a replica of the vent chimney of the gas light unit. The artistic supporting harp fixture was originally fabricated from cast iron, but the material was changed in the 1930's to aluminum to reduce weight and avoid rust. The Milwaukee Harp houses the optical assembly of prismatic glassware designed to provide "refractively controlled asymmetric lumination of residential roadways and sidewalks." The glassware was designed and manufactured for the Milwaukee Harp by the Holophane Company of Newark, New Jersey. The lamp was normally mounted on a fifteen to seventeen foot spin molded octagonal pole formulated from the very hard Wisconsin Red Granite, quarried in the Montello and Red Granite areas of Waushara County. There is another design variance in the brim above the bowl: the original harp had rectangular insets of art glass. There are some examples still remaining within the district. This design survived the transition to the aluminum fixture, but later the glassed area was omitted and a solid area painted white to simulate the glass.

North Point South is a well-preserved neighborhood. Except for the repavement of its streets, the district is much the same in appearance as it was in the early 1900's. Most of the houses have been well maintained, and alterations have

been minimal. Some infill structures have been built of the years, but most of these later buildings are somewhat compatible with their surroundings in scale and materials. There are approximately 100 residential buildings in the district.

## **VI. Significance**

Date Build: 1885 - 1915

National Register of Historic Places: 1979

Milwaukee Landmark: 1979

The North Point South Historic is significant as an intact upper-middle-class residential area displaying high quality domestic architecture by some of Milwaukee's leading architects. It is historically significant as the home of many prominent Milwaukeeans.

## **VII. Staff Recommendation**

Staff recommends that the North Point South Historic District be designated as an historic district in accordance with the provisions of Section 2-335 of the Milwaukee Code of Ordinances.

## **VIII. History**

In 1854, Jefferson W. Glidden and John Lockwood platted the North Point area with avenues which ran diagonal to the perpendicular street grid and followed the natural line of the lake bluff. Two years later Lockwood built what was reputed to be the most expensive house in the city at a cost of \$20,000. Located near the present intersection at East Back Bay and North Terrace, it fell into ruin and was razed in 1889. Other homes were built during the early years of development (1860-1890) with the oldest extant house in the district located at 2214-2216 North Terrace Avenue. The original Italianate-style structure was built in 1861-63 and significantly altered in 1902 and 1913 to resemble an early twentieth century Georgian Revival house.

Abner Kirby purchased the Lockwood property in 1889, including all of the land south of Kenilworth Place and east of North Terrace Avenue to the intersection of East Lafayette Place and North Terrace Avenue. He platted lots in two new subdivisions, Terrace and Woodland Court, a circular drive paved with round cedar blocks. Development of the two subdivisions proceeded with the construction of several homes in the early 1890's. By 1915 all of the residences on Woodland Court had been demolished. By 1944, all of those constructed on the south side of East Back Bay had met the same fate. The land was condemned by the Milwaukee County Park Board for park expansion.

The peak development period for North Point South was between 1895 to 1915 when the neighborhood was built to near capacity. Architects of the residences had largely discarded the anachronistic styles of the Victorian era in favor of the Colonial and Classical Revival, English Tudor, Italian Renaissance and eclectic Queen Anne styles. The neighborhood was home for those with newly acquired wealth as well as descendants of long-established Milwaukee business and industrial families such as the Brumders (banking), Pabsts and Blatz (brewing), Vogels and Galluns (tanning), and

Cudahys (meat packing). In addition, there were a significant number of professionals including doctors, attorneys, engineers and architects.

North Point South became the showcase of the finest works of Milwaukee's leading architects and builders. William Schuchardt, Howland Russel, Thomas Van Alyea, Armond Koch, Otto Strack, and Gustav Dick were all represented. The most prolific were Fred Graf, who designed many of the duplexes and investment houses along the side streets, and the firms of Ferry and Clas and of Alexander C. Eschweiler, whose designs were among the most distinguished residences of the district.

## **IX. Attribution**

The content of this Historic Designation Study Report is based upon the works of Shirley du Fresne McArthur who filed this information in her National Register of Historic Places Inventory-Nomination for "North Point South Historic District," 1978; and her books North Point South (Milwaukee 1978) and North Point Historic Districts, Milwaukee (Milwaukee 1981).

## **X. Preservation Guidelines**

The following preservation guidelines represent the principle concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design submissions. These guidelines shall be applicable only to the North Point South Historic District. Nothing in these guidelines shall be construed to prevent ordinary maintenance or restoration and/or replacement of documented original elements.

### **A. Guidelines for Rehabilitation**

The North Point South Historic District is important because of its concentration of well-designed residences exhibiting fine craftsmanship and materials. Throughout the district's history owners have maintained their properties in nearly original condition. This has resulted in a neighborhood of well-preserved period residences and cohesive streetscapes. These guidelines are based upon those contained in Section 2-335(10) of the historic preservation ordinance. These guidelines are not intended to restrict an owner's use of his/her property, but to serve as a guide for making changes that will be sensitive to the architectural integrity of the structure and appropriate to the overall character of the district.

#### **1. Roofs**

- a. Retain the original roof shape. Dormers, skylights and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-of-way. Avoid making changes to the roof shape that would alter the building height, roofline, pitch or gable orientation.
- b. Retain the original roofing materials wherever possible. Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood.
- c. Replace deteriorated roof coverings with new materials that match the old in size, shape, color and texture. Avoid replacing deteriorated roof covering with new materials that differ to such an extent from the old in size, shape, color and texture so that the appearance of the building is altered.

#### **2. Exterior Finishes**

##### **a. Masonry**

- (i) Unpainted brick or stone should not be painted or covered. Avoid painting or covering natural stone and unpainted brick. This is likely to be historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date.
- (ii) Repoint defective mortar by duplicating the original in color, style, texture and strength. Avoid using mortar

colors and pointing styles that were unavailable or not used when the building was constructed.

- (iii) Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting brick or stone surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products that could have an adverse reaction with the masonry materials, such as the use of acid on limestone or marble.
- (iv) Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed, such as artificial cast stone or fake brick veneer.

b. Stucco

Repair stucco with stucco mixture duplicating the original as closely as possible in appearance and texture.

c. Wood

- (i) Retain original material, whenever possible. Avoid removing architectural features such as clapboards, shingles, cornices, brackets, half-timbering, window architraves and doorway pediments. These are in most cases an essential part of a building's character and appearance that should be retained.
- (ii) Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials that are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.

3. Windows and Doors

- a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configurations of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door panes or sash. Avoid discarding original doors and door hardware when they can be repaired or reused.
- b. Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the

original window sash or door. Avoid using inappropriate sash and door replacements such as unpainted galvanized aluminum storm and screen window combinations. Avoid the filling in or covering of openings with materials like glass-block or the installation of plastic or metal strip awnings or fake shutters that are not in proportion to the openings or that are historically out of the character with the building. Avoid using modern style window units such as horizontal sliding sash in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

#### 4. Porches, Trim and Ornamentation

- a. Retain porches and steps visible from the public right-of-way that are historically and architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architectural features, such as handrails, balusters, columns or brackets.
- b. Retain trim and decorative ornamentation including copper downspouts and guttering, copings, cornices, cresting, finials, railings, balconies, oriels, pilasters, columns, chimneys, bargeboards or decorative panels. Avoid the removal of trim and decorative ornamentation that is essential to the maintenance of the buildings historic character and appearance.
- c. Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible. Avoid using replacement materials that do not accurately reproduce the appearance of the original material.

#### 5. Additions

Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.

### B Guidelines for Streetscapes

The streetscapes in North Point South are visually cohesive because of the intact building stock and the retention of period street and landscaping features. There are few non-contributing buildings or visually prominent inappropriate additions to historic structures. The traditional landscape treatment of the building lots and

the period streetlights contribute to the maintenance of the district's traditional residential character.

1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.
2. Use traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district.

#### A. Guidelines for New Construction

There has been very little new construction in North Point South. Only twelve buildings have been constructed since 1940, two single family residences and a duplex. One original residence and part of another had to be demolished to accommodate these structures. It is important that additional new construction be designed so as to harmonize with the character of the district.

##### 1. Siting

New construction must reflect the traditional siting of buildings in North Point South. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings.

##### 2. Scale

Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.

##### 3. Form

The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.

##### 4. Materials

The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in North Point South. The physical

composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.

B. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable, if approved by the Historic Preservation Commission. The Commission shall take the following guidelines, with those found in subsection 9(h) of the ordinance, into consideration when reviewing demolition requests.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Location

Consideration will be given to whether or not the building contributes to the neighborhood and the general street appearance and has a positive affect on other buildings in the area.

4. Potential for Restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

5. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.

6. Replacement

Consideration will be given to whether or not the building is to be replaced by a compatible building of similar age, architectural style and scale or by a new building that would fulfill the same aesthetic function in the area as did the old structure (see New Construction Guidelines).

E. Guidelines for Water Tower Park

The North Point Water Tower and Water Tower Park were previously designated as a Milwaukee Historic Site (Common Council Resolution No. 82-1243). As part

of the North Point South Historic District, the preservation guidelines adopted for this site shall apply and are part of this historic district designation.

1. Roofs

The existing spire, which is decorated with gables and finials, shall not be changed or modified.

2. Openings

The location, style and material of a window and door openings, and the number and configuration of panes, shall be retained on all elevations. Additional openings, or changes in the size or configuration of existing openings shall not be permitted, unless approved by the Historic Preservation Commission, except that restoration to the documented original condition shall be permitted. Approval for changes shall be based on the compatibility of the proposed changes with the style and period of the structure.

3. Additions

No additions may be made to any elevation.

4. Trim and Ornamentation

There shall be no changes to the existing trim or ornamentation except as necessary to restore the building to its original condition. Replacement features shall match the original member in scale, design, color and material.

5. Materials

Unpainted brick and stone shall not be painted or covered. Any repairs, including repointing of defective mortar, shall match the original in color, style, texture and strength characteristics. Masonry shall be cleaned only when necessary to halt deterioration and with the gentlest method possible approved by the Commission. The galvanized iron spire shall be retained with replacement to match the original in color, design and texture.

6. Site

The site of the North Point Water Tower includes all of Water Tower Park, which is bounded by North Lake Drive, St. Mary's Hospital, North Terrace Avenue and East Wyoming Place. New plant materials, fencing, paving and street furniture shall be compatible with the traditional formal character of the park.