

prepared by C Lynch

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Washington Highlands Historic District  
other names/site number \_\_\_\_\_

### 2. Location

street & number Various, See Inventory N/A not for publication  
city, town Wauwatosa N/A vicinity  
state WI code WI county Milwaukee code 079 zip code 53213

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>319</u>	<u>54</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>4</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>323</u>	<u>54</u> Total

Name of related multiple property listing: None  
Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other. (explain:)

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic: single dwellings
Domestic: multiple dwellings
Landscape: parks
Commercial/Trade: specialty store

Current Functions (enter categories from instructions)
Domestic: single dwellings
Domestic: multiple dwellings
Landscape: parks
Commercial/Trade: specialty store

7. Description

Architectural Classification
(enter categories from instructions)
Tudor Revival
Colonial Revival
Mission/Spanish Colonial Revival

Materials (enter categories from instructions)
foundation Stone
walls Brick
Stone
roof Slate
other Tile
Wood

Describe present and historic physical appearance.

Washington Highlands is a 133-acre suburban subdivision on the eastern edge of Wauwatosa, Wisconsin, designed in 1916 and developed through the 1920s and 1930s. It was the first large subdivision in Milwaukee County designed according to the standards of the Garden City movement. Its curving streets are planned to follow and enhance the undulating topography, and the residences along them are fine examples of the eclectic styles of domestic architecture popular at the time.

In 1920 the virtues of Washington Highlands were described by the Milwaukee Journal. Citing the post-war housing boom as impetus for its development, the Journal states: "Two years ago, Milwaukee's interest was attracted to the plan of a new type of subdivision ... proposed for the ... Pabst Farm. Washington Highlands is the name of the little garden city, distinguished by a system of restrictions and home protections, a profusion of private parks, and harmony in architecture."1

PLAN OF STREETS

In sharp contrast to the grid-plan streets surrounding them, the streets of Washington Highlands represent a careful adaptation to the undulations of the Wisconsin landscape. This adaptation to the topography produces continuous interesting vistas and discovers distant views. Rather than following meaningless irregularities, the streets are arranged into a harmonious system with a large central axis (W. Washington Blvd.), intertwined with a sinuous cross-axis (Martha Washington Drive) and gently curving boulevards.2

1 "Distinct, That is Wauwatosa," Milwaukee Journal, (August 1, 1920) Sec. II, p. 5.

2 Persistent local gossip claims that the Highlands street plan depicts a "Prussian Helmet." Probably precipitated by designer Werner Hegemann's German background, we have found no evidence to support this supposition, although a lively imagination can conjure a resemblance. [X] See continuation sheet

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The straight street which dominates the design is a continuation of Milwaukee's Washington Boulevard; this formal axis, which drops ten feet to its middle point and then rises twenty, both in straight grades, bridges over a creek valley that is developed as the informal cross-axis. (See Photo 1) Above the end of W. Washington Blvd. the visual axis continues up a steep hill (Apple Croft, an orchard park) and terminates at a large house at the high point of the district, a hundred feet above the valley park. The designers' desire to heighten the perspective impact of this axis led them not only to make the street narrower west of the valley, but also to vary the setbacks from 40' on the east end to 30' on the west. With the steep rise from the valley to the Apple Croft, this overall diminishing scale creates a dramatic vista. Among the 23 houses on Washington Boulevard are primary examples of Tudor Revival, Spanish Eclectic and Mission architecture.

Wide Washington Circle connects the northern part of the district with the main axis and provides a route at easy grade rather than the steep ascent of Washington Boulevard. It is the Highlands' widest and longest split-grade boulevard, being divided into two, one-directional lanes by six curbed islands planted with grass, flowers and shrubs. (See Photo 2) The short section of the street south of Washington Plaza is not a boulevard, but a sinuously curved single lane road which follows a steep ravine down into the valley. Ninety-four residences -- 25% of all buildings in the Highlands -- are on Washington Circle. Three of the largest homes in the district (6300, 6454, and 6506) sit on multiple lots on this broad boulevard.

Upper Parkway North parallels the inner curve of Washington Circle, beginning and ending at Washington Boulevard. East of its intersection with Martha Washington Drive it is a split-grade boulevard, accommodating the steep slope of the hillside and creating one of the most picturesque blocks in the subdivision. (See Photo 3) West of Martha Washington the street is a single lane, with a 45' setback on the sharply rising west side, and a 25' setback on the more level east side. Some of the earliest residences (1919) were built on this street.

Mountain Avenue and Alta Vista Avenue cover the highest ground in the subdivision, running parallel to 68th Street. Both are split-grade boulevards with subtle curvature. (See Photo 4) Setbacks range from 25' to 40' depending on the amount of curve in the roadway (houses maintain an even line while the road may curve outward and then back). At the cul-de-sac ending Alta Vista (the only "dead end"

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street in the development) a 10' setback allows two large residences to intimately flank a small circular plaza. (See Photo 5) On a large lot between Mountain and Alta Vista sits what is the most prominently located residence in the Highlands: the fine Tudor Revival home that terminates the long vista of Washington Boulevard beyond the Apple Croft. (See Photo 6)

Martha Washington Drive follows the path of Schoonmaker Creek, forming the dominant cross-axis of the plan. (See Photo 7) For most of its length houses are built only on the east side, facing South Park and Central Park to the west. The land across from South Park rises steeply, necessitating deep, 60' setbacks in this area; setbacks diminish to 35' where Martha Washington curves under the massive stone bridge that carries Washington Boulevard across the valley. (See Photo 8) The setbacks broaden again to as much as 90' north of Upper Parkway North, where houses are built on the west side of the street. (See Photo 9) These homes, some with private foot bridges, have what can only be described as a "storybook character" -- so charming is the total effect.

Hillcrest Drive and Revere Avenue provide continuously changing vistas as they meander from the high ground down to the valley, following multiple twists and turns in accord with sloping topography and ravines. (See Photo 10) All of the ten homes on Hillcrest were built within the first 10 years of development; large lots resulted in the construction of large homes, among which is one of the most ornate Spanish Eclectic residences in the area. (See Photo 11) While the scale of residences on Revere is smaller, its tighter, almost zig-zag curvature makes the streetscape no less interesting. (See Photo 12).

There are three other streets in the interior of the Highlands. Two Tree Lane was designed with a bulbous bend to accommodate large trees existing at the time of construction (the trees were lost to Dutch Elm disease in the early 1970s); this street provides the northeastern gateway to the Highlands. (See Photo 13) Betsy Ross Place forms a straight east-west connection between Washington Circle and Upper Parkway South (See Photo 14); the first of its 11 residences was built in 1921 and by 1928 all lots on the street were developed. Homes are of a smaller scale and are closely spaced; the one-block straight street has a sheltered, secluded feeling. Upper Parkway South provides a central point of entry on the neighborhood's south side, running north to Washington Boulevard. Although

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the street is straight, setbacks on the east side taper from 40' at the south end to 25' at the north, giving a more spacious feeling to the entrance. (See Photo 15)

The four streets which form the outer edges of the Highlands were designated not only for residences but also for business purposes and "flat" buildings for up to four families, provided that these building types were well adapted to the particular practical and aesthetic requirements of their site. In the days before zoning ordinances, this restriction of use offered an unusual guarantee against intrusions into the residential area. 60th Street, (See Photo 16) which forms the border between Wauwatosa and Milwaukee, was completely developed by 1928 with 20 single-family residences, 7 duplexes, and the major commercial block that marks the south-east corner of the Highlands. Because these dwellings were all constructed within a 6-year period, there is a cohesive feeling to this street; the stylistically varied duplexes, including Dutch Colonial, Craftsman, Germanic Cottage and Italian Renaissance styles, blend harmoniously with the single-family dwellings. Lloyd Street, on the northern edge of the Highlands, was the site of a streetcar line that linked Wauwatosa to Milwaukee's downtown. It is faced with 5 single-family residences and 25 two-story duplexes dating from the mid-1920s. (See Photo 17) These duplexes are typical of those built throughout Milwaukee after World War I: a simple hipped roof block with an attic dormer and a massive front porch.<sup>3</sup> Their regularity in form creates a streetscape quite different from that on 60th Street.

The southern boundary is Milwaukee Avenue. With the exception of the fine, 1928 Tudor Revival commercial block at the corner of 60th Street, the east end of this street was developed after 1940, with two four-unit apartments that are of a different scale than the rest of the neighborhood. (See Photo 18) It should be noted, however, that this area had been set aside for commercial or multi-family development from the onset and that these structures, although non-contributing due to age, should not be considered intrusions into the district. West of Upper Parkway South is another cluster of 6 typical Craftsman style duplexes built in 1924 and 1927. (See Photo 19)

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<sup>3</sup>Landscape Research, Built in Milwaukee: An Architectural View of the City (Milwaukee: City of Milwaukee/Department of City Development, n.d.).

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68th Street forms the western boundary of Washington Highlands. The 18 single-family residences on this street were built during two time periods: the early group of 10 homes in Tudor, Germanic and Colonial Revival styles date from 1925 to 1930; a later group of 8 homes was built between 1948 and 1952.

### STREETSCAPE ELEMENTS AND PARKS

The neighborhood produced from plans by Hegemann & Peets included specific streetscape elements that further defined and enhanced its character. (See Map #5, Landscape Features) From the beginning, promotional materials mentioned the use of distinctive gateways to promote a sense of seclusion; today, each street entering the Highlands is marked with a large and prominent wooden sign bearing the inscription "Washington Highlands." (See Photo 20) These signs, erected in the early 1960s, replaced the original concrete plinths that had stood on either side of each entering street. (The original markers were crumbling or missing at the time of replacement.)<sup>4</sup> A system of hedges once marked the outer boundaries of the development and lined the major axis; portions of this hedge can still be seen at Washington Plaza, where red brick walks also remain intact.

Besides the numerous boulevard islands, there are two circular plazas in the Highlands: one where Washington Boulevard intersects Washington Circle, called Washington Plaza, and one at the cul-de-sac of Alta Vista Avenue. The larger Washington Plaza (See Photo 21) is edged with boulders that are repeated further west on the massive stone-faced bridge that carries Washington Boulevard over the valley and Martha Washington Drive below. (See Photo 8) The bridge was designed by Hegemann & Peets with the assistance of engineer George L. Brun.

In addition to this large stone bridge, ~~three private bridges cross~~ Schoonmaker Creek to give foot or automobile access to Martha Washington Drive. Of concrete, the bridges were put in place when these homes were constructed in the 1920s. The most elaborate, at 1907 Martha Washington Drive, is seen in Photo 9, with Lannon stone-faced plinths and wood railings.

<sup>4</sup>Milwaukee Journal, June 11, 1963.

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Lannon Stone retaining walls were built along Washington Circle at the east edge of the Apple Croft (See Photo 6) and Milwaukee Avenue, where the high ground had been cut to allow a smooth grade for this major thoroughfare. This local limestone is seen throughout the District not only in these and numerous private retaining walls, but also as a facing material on many homes. The repeated use of this regional material adds an element of cohesiveness to the District.

A chain of parks occupies most of the floodplain of Schoonmaker Creek on the west side of Martha Washington Drive. North Park, facing Lloyd Street where Martha Washington Drive meets Revere Avenue is the northernmost, followed by Central Park, located between Upper Parkway North and Washington Boulevard, and finally South Park, between Washington Boulevard and Milwaukee Avenue. These parks form a large recreation area reserved for the inhabitants of Washington Highlands. Large willows and other stately trees provide shade for the grassy floodplain. Although Schoonmaker Creek historically ran further north and south than the Highlands development, surrounding neighborhoods buried the creek in culverts to allow the platting of gridiron streets; only here was the creek made a visual asset. The creek bed is edged with stone walls to help prevent erosion. (See Photos 23 and 24) For many years, no winter went by without the creation and maintenance of a large ice rink on the flat ground of Central Park.

### ARCHITECTURAL DESCRIPTION

The 373 primary buildings of Washington Highlands are designed in no less than 14 basic styles popular for domestic architecture during the period of significance, 1918 through 1940. While the eclectic nature of many of these buildings often makes exact classification difficult, in general the dominant stylistic elements can be discussed within these 14 groups. Eighty-six percent (319 of 373) of all buildings in the Highlands contribute to its significance. The majority of residences are of Lannon stone or brick veneer, a building technology that was new when the Highlands were developed. There follows a detailed discussion of the distinguishing elements of each architectural style as it appears in the Highlands, with a list of examples of each style.<sup>5</sup> Where known, the name of architect or builder is indicated.

<sup>5</sup>Except where otherwise noted, A Field Guide to American Houses, by Virginia and Lee McAlester, Alfred A. Knopf, 1986, was used throughout to determine architectural classifications.

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A complete listing of noncontributing buildings is appended at the end of this discussion; although of the period of significance, two structures were deemed noncontributing due to alterations, the remaining 52 noncontributing buildings were built after 1940. These buildings retain the scale, materials and setbacks of the District, but are too recent to be considered for the National Register. (See Map #2)

### English Tudor Revival

The Tudor Revival style is based on a variety of Medieval English building traditions ranging from thatch-roofed folk cottages to grand manor houses. The fact that nearly one-third of the residences in the Highlands possess some elements of this style attests to its great popularity in the 1920s. It is also noteworthy to understand that each building is distinctly different from the next: there are no identical houses, no repeated designs.

Identifying elements of this style as it is found in Washington Highlands can include:

- 1) Steeply pitched roofs, usually with a dominant front-facing gable;
- 2) Picturesque massings;
- 3) Tall, narrow windows placed in groups;
- 4) Elements of craftsmanship such as leaded glass, decorative half-timbering, iron work;
- 5) A variety of materials in combination;
- 6) Massive chimneys, often with chimney pots.

The more than 110 buildings in the Tudor style range from landmark examples to modest cottages, yet each displays some of the elements of Medieval English architecture described above. Because the style is so diverse, classification of the various subtypes is based on the dominant first-story wall materials. The most commonly used material is brick veneer, often with contrasting stucco-infilled half-timbering on upper stories, and stonework for major design elements. Roughly 66% of the Tudor Revival residences in the Highlands are of this subtype.

The tan brick residence with half-timber and stucco panels at 1529 Upper Parkway South (1923) (See Photo 25) utilizes a sweeping hipped roof to cover front and side porches. Tudor arches frame paired French doors facing the front terrace and an oriel window, supported by scroll-cut brackets, protrudes from the half-timbered second story. The design is further enlivened by the exposed rafter ends which punctuate the eaves.



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More in the scale of a Manor house is 1639 Alta Vista (1925, Theo. Stark & Co.) (See Photo 26), with gabled stone entry, numerous stone-based bays, and a three-story chimney (pierced by an arched slot window) forming the front facade. The individual tiles of the original rough-cut slate roof diminish in size as they reach the ridge to further emphasize the steep pitch of the roof.

6123 Washington Circle (1928, Milwaukee Construction Corp.) (See Photo 27) features multiple front gables, the two foremost edged with gently scrolled vergeboards. Half-timbering and unusually complicated leaded glass give this residence visual interest; the steep topographic slope immediately south of the house is enhanced with a grotto.

The more formal simplicity of 6319 Washington Boulevard (1929, Joseph Sausen) (See Photo 28), with its full two-story height and bay window accented with dressed limestone, is characteristic of the Jacobethan Revival.

~~6128~~ Washington Boulevard (1927, Herman Buehning) (See Photo 29) and 6112 Washington Boulevard (1928, Herman Buehning) (See Photo 30) both feature two-story entry towers set within the intersection of cross gables: 6112 utilizes half-timbering on its round tower topped by a conical roof, which is repeated in the dormers; 6128 features a polygonal, parapeted tower with castellations. In both houses wall dormers pierce the eaves of steeply gabled roofs.

Finally, the commercial structure at 1401-15 North 60th Street (1927, Rosman and Wierdsma) (See Photo 18) offers a large-scale example of this subtype. In this design, arched doorways enframed with small tabs of cut stone, steep roofs punctuated with a variety of half-timbered gables and dormers, and a round tower topped by a conical roof all combine to form a visually impressive gateway at the southeast corner of the Washington Highlands development. The building contains small shops and flats essential to Werner Hegemann's ideal planned community.

Other examples of Tudor Revival houses with brick as the principal wall material are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1623 Alta Vista Avenue	1926	Geo. Schley & Sons
1816 Alta Vista Avenue	1928	
6507 Betsy Ross Place	1927	
6513 Betsy Ross Place	1923	

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<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6550 Hillcrest Drive	1924	
6742 Hillcrest Drive	1929	
6745 Hillcrest Drive	1928	Walter Truettner
6627 Lloyd Street	1928	
6731-33 Lloyd Street	1930	
1616 Martha Washington Drive	1923	
1806 Martha Washington Drive	1930	Roland Kurtz
6520 Milwaukee Avenue	1927	Roy C. Otto
1618 Mountain Avenue	1926	Chas. Danielson
1641 Mountain Avenue	1929	Geo. Schley & Sons
1651 Mountain Avenue	1928	
1665 Mountain Avenue	1928	
1811 Mountain Avenue	1930	
1840 Mountain Avenue	1927	
1848 Mountain Avenue	1928	Roy C. Otto
6537 Revere Avenue	1928	
6624 Revere Avenue	1925	
1926 Two Tree Lane	1927	Ray W. Dwyer
6230 Upper Parkway North	1926	Scholtka Bros.
6248 Upper Parkway North	1928	Robert W. Stanhope
6273 Upper Parkway North	1924	
6314 Upper Parkway North	1924	
6432 Upper Parkway North	1927	Walter Truettner
6448 Upper Parkway North	1928	Robert W. Stanhope
6466 Upper Parkway North	1926	
6467 Upper Parkway North	1925	
6479 Upper Parkway North	1926	Ray W. Dwyer
1521 Upper Parkway South	1924	Ray W. Dwyer
1537 Upper Parkway South	1926	
1550 Upper Parkway South	1926	
6003 Washington Boulevard	1928	Roy C. Otto
6015 Washington Boulevard	1925	
6208 Washington Boulevard	1927	Herman Buemming
6211 Washington Boulevard	1928	Ray W. Dwyer
6316 Washington Boulevard	1918	
6110 Washington Circle	1925	Roy C. Otto
6124 Washington Circle	1926	
6138 Washington Circle	1928	Scholtka Bros.
6143 Washington Circle	1918	
6168 Washington Circle	1925	Geo. Schley & Sons
6167 Washington Circle	1926	Ray W. Dwyer

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<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6177 Washington Circle	1925	
6187 Washington Circle	1927	H.C. Hansen
6216 Washington Circle	1925	Barkhausen & Logemann
6232 Washington Circle	1927	
6313 Washington Circle	1924	Chas. Valentine
6439 Washington Circle	1928	
6501 Washington Circle	1924	
6505 Washington Circle	1926	Roy C. Otto
6514 Washington Circle	1929	Walter Truettner
6541 Washington Circle	1926	
6545 Washington Circle	1927	
6548 Washington Circle	1929	A.J. Pietsch
1543 North 60th Street	1926	
1805 North 60th Street	1924	Bubb & Klas
1827 North 60th Street	1924	
1716 North 68th Street	1927	
1738 North 68th Street	1926	
1840 North 68th Street	1930	
1928 North 68th Street	1926	Roy C. Otto

Approximately 25% of the Tudor Revival residences in the Highlands have Lannon stone as the principal wall material. Among these are found some of the most impressive Tudor designs. 1651 Alta Vista (1926, R.A. Uecker Inc.), sited to terminate the long vista of Washington Boulevard, covers the highest ground of the Highlands. (See Photo 31) Two steep gables flank the half-timbered second story and groups of tall casement windows create an airy interior; narrow roof dormers pierce the slate roof.

On a slightly smaller scale is 6524 Betsy Ross Place (1927) (See Photo 32), also constructed by the R.A. Uecker Company. Dominated by massive half-timbering, the gables of this residence are edged with scalloped vergeboards. The doorway is topped by a stone label mold, a favorite Renaissance detail.

6300 Washington Circle (1930, Fred Howend) offers the Highland's only example of a stone Tudor residence with parapeted gables, often known as "Jacobethan" style. (See Photo 33) A flat-roofed parapeted entry porch projects from the facade; the stone coping on its roofline continues as a stringcourse on all sides of the house. Of impressive scale, the house is surrounded by a spacious lawn; a free-standing

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stone arch stands in the rear garden and a three-car, two-story stone garage completes the ensemble.

6561 Washington Circle (1938, Spinti & Veneendahl) illustrates the continuing popularity of the style through the 1930s. (See Photo 34) Its massive grouped chimneys and half-timbering with brick infill in a herringbone pattern offer the historically-derived appearance, so popular in earlier Tudor Revival residences, yet the restrained, compact massing denotes its late date.

Other Tudor Revival residences in the Highlands with stone as the principal wall material are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1605 Alta Vista Avenue	1926	Herbst & Kuenzli
1821 Alta Vista Avenue	1925	
6536 Hillcrest Drive	1929	
6537 Hillcrest Drive	1925	
6708 Hillcrest Drive	1928	Walter Truettner
6715 Hillcrest Drive	1928	Walter Truettner
1644 Mountain Avenue	1928	
1652 Mountain Avenue	1926	
1826 Mountain Avenue	1936	
1833 Mountian Avenue	1926	Frank Drolshagen
6274 Upper Parkway North	1925	
6284 Upper Parkway North	1934	Daum & Zingen
6332 Upper Parkway North	1925	
6490 Upper Parkway North	1936	
6418 Washington Boulevard	1928	A.J. Pietsch
6423 Washington Boulevard	1930	R.A. Uecker
6105 Washington Circle	1924	E.P. Potter
6170 Washington Circle	1928	Roy C. Otto
6178 Washington Circle	1930	Stanhope & Irish
6182 Washington Circle	1935	
6197 Washington Circle	1926	Frank Drolshagen
6223 Washington Circle	1940	Walter Lippmann
6324 Washington Circle	1928	Geo. Zagel
6336 Washington Circle	1928	A.J. Pietsch
6578 Washington Circle	1928	Herbst & Kuenzli
6581 Washington Circle	1928	Zingen & Braun
6585 Washington Circle	1935	
1531 North 60th Street	1936	

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A subgroup of residences have wood or stucco as their principal wall material. Among these are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6421 Betsy Ross Place	1924	
1546 Martha Washington Drive	1923	
1728 Martha Washington Drive	1922	
1738 Martha Washington Drive	1921	
1830 Martha Washington Drive	1924	
1524 Upper Parkway South	1920	Charles Valentine
6216 Washington Boulevard	1923	
1811 North 60th Street	1923	

A single Tudor Revival residence was built of hollow tile block:  
6718 Revere Avenue, 1926.

### Germanic Cottages

A sizeable portion of Tudor-form residences in the Highlands display a Continental influence with clipped, jerkin-head gables and low eave lines. The builders of the 1920s often called these houses "Germanic Cottages" and, with the heavily German population of Milwaukee, it is appropriate to gather these residences into a subgroup and describe them separately from the other Medieval Revival styles.

Elements of the Germanic Cottage, in addition to typical Tudor details, include:

- 1) Steeply pitched hipped or gabled roofs with clipped or jerkin-headed gables;
- 2) Irregular, asymmetrical facades;
- 3) Grouped windows;
- 4) Low eave lines, giving a cottage appearance even to residences of ample scale.

6256 Upper Parkway North (1925, E.P. Potter) (See Photo 35) in uncut and uncoursed limestone typifies the overall form, with multiple jerkin head gables and dormers covering a story-and-a-half mass. Tall casement windows are paired or arranged in groups.

1907 Martha Washington (1928, William F. Thalman) utilizes roughcut limestone laid in irregular courses and a cedar roof to evoke the tactile, craftsmanlike qualities of this style (See Photo 9). Jerkin

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headed gables, a polygonal tower with pierced arches that recall castellations, and a private stone and wood footbridge over Schonmaker Creek make this residence one of the most picturesque in the Highlands.

1841 Mountain Avenue (1927, John Topzant) is built of the same materials, but adds a classically German bow to the jerkin head gable to enhance the design. (See Photo 36). A low polygonal tower, second-story oriel window, and uneven eave heights on the dominant front gable further typify the style.

1620 Upper Parkway South (1926, Hugo Logemann) (See Photo 37) exaggerates the planar qualities of smooth brick by eliminating the eave overhang on the dominant front gable and by crisply piercing the wall with paired casement windows. The one story side wing terminates in a polygonal bay capped by a hipped roof. Glazed tiles decorate the cornice line and the blind arch that tops the windows over the entry.

Other examples of this style are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1839 Alta Vista Avenue	1924	
6531 Betsy Ross Place	1925	
1747 Mountain Avenue	1927	A.J. Pietsch & Co.
6519 Revere Avenue	1923	
6623 Revere Avenue	1925	
6706 Revere Avenue	1926	
6457 Upper Parkway North	1921	Geo. Zagel & Bros.
6012 Washington Boulevard	1925	
6114 Washington Circle	1926	
6116 Washington Circle	1925	
1537 North 60th Street	1926	
1613-15 North 60th Street	1925	
1737 North 60th Street	1925	
1821 North 60th Street	1924	
1704 North 68th Street	1926	
1726 North 68th Street	1925	
1850 North 68th Street	1926	Scholtka Bros.

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French Eclectic

French Eclectic architecture is based upon precedents provided by many centuries of French domestic architecture and therefore shows great variety in form and detailing. Visually, it is very similar to the English Tudor Revival style, in great part because of the linked histories of these countries. In general, the characteristics of the French Eclectic style can include:

- 1) A tall, steeply pitched hipped roof (occasionally gabled in towered subtype) with shallow eaves;
- 2) Massive chimneys;
- 3) The mixing of materials, usually stone and brick, and the inclusion of occasional half-timbering;
- 4) Arched windows, dormers or doors with surrounds or pilasters;
- 5) Crisp forms and masses.

Two subtypes can be identified in the Highlands, both with asymmetrical massing. 6454 Washington Circle (1936, E. Steigerwald & Sons) offers a rambling mix of hipped and gabled roofs over an irregular brick and stone mass. (See Photo 38) Oriel windows, bays, massive chimneys and carved ornament further enliven the silhouette. Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1806 Mountain Avenue	1928	
6191 Washington Circle	1939	Erich Prag
6337 Washington Circle	1930	Ray W. Dwyer
6531 Washington Circle	1926	Gurda & Gurda

The second major French Eclectic subtype in the Highlands is also asymmetrical, with the addition of a round tower that usually houses the entrance. 6478 Upper Parkway North (1928, Schent), of uncoursed limestone with radiating stone door and window surrounds, and buttresses at outer corners, displays the picturesque quality of Norman Cottages so popular in the 1920s. (See Photo 39) The heavily textured walls and roofs are further enlivened by exposed rafter ends and ornately carved barge boards; finials, a weathervane and clay chimney pots offer more detail. Other examples of the towered subtype are:

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<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1716 Alta Vista Avenue	1930	Roy C. Otto
6631 Revere Avenue	1929	Roy C. Otto
1514 Upper Parkway South	1926	
6174 Washington Circle	1927	Chas. Clouse

Colonial Revival

The term "Colonial Revival style" refers to the rebirth of interest in the early English houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival and details from these, and other, precedents are freely combined in many examples so that pure copies of Colonial houses are far less common than eclectic mixtures. The style was widely publicized in the early decades of the century in architectural periodicals, making it popular for everything from cottages to apartment flats.

Among the elements usually found in Colonial Revival houses:

- 1) An accented front door, normally with decorative crown, pedimented hood or entry porch;
- 2) Entrance enhanced with fanlight and/or sidelights;
- 3) Rectangular, double-hung windows with multiple panes in upper or both sashes - windows frequently paired;
- 4) Balanced, often symmetrical facade;
- 5) Application of Neo-Classical detailing such as simplified columns, Greek Revival returns at gable eaves, Palladian windows.

The majority of Colonial Revival Houses in the Washington Highlands are designed with a center entrance and five-ranked facade. The example at 1613 Upper Parkway South (1924, Leenhouts & Guthrie), displays the strict symmetry found in southern Adam houses of the 18th Century: five-ranked windows align horizontally and vertically, and keystones accent the flat brick lintels. (See Photo 40) An unbroken pediment supported by pilasters tops an elliptical fanlight. Further design elaboration is found in denticulated cornices and a south-facing sunporch detailed with corner pilasters and Tuscan columns in antis.

The hipped roof example at 6101 Washington Circle (1928, Ray W. Dwyer) uses a centered cross-gable to focus attention on the entrance. (See Photo 41) A shallow porch with paired columns protects the doorway which is enhanced with a fanlight and sidelights. Other examples of two-story, five-ranked Colonial residences are:



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<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1547 Upper Parkway South	1928	
6567 Washington Circle	1926	

A second group of Colonial Revival buildings is similar to the above but, due to the number of windows or their grouping, these are considered three-ranked symmetrical examples. 2026 Martha Washington Drive (1922) exemplifies the arrangement of the door and windows into three vertical sections (See Photo 42); the simplified details of the doorway and the three flowerboxes are frequently found on houses in this style. Other examples of symmetrical, three-ranked Colonial Revival residences are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6420 Betsy Ross Place	1921	
1556 Martha Washington Drive	1927	E. Steinhagen
1606 Martha Washington Drive	1927	H.C. Haeuser
6106 Milwaukee Avenue	1940	
1740 Mountain Avenue	1926	
2032 Two Tree Lane	1924	
2035 Two Tree Lane	1929	
2041 Two Tree Lane	1926	
6421 Washington Circle	1927	
6527 Washington Circle	1934	Daum & Zingen
1934 North 68th Street	1926	Robert W. Stanhope

Houses in the Colonial Revival style can also be asymmetrical, either in plan and massing or in door and window arrangement. Four of the examples from the 1930s have side-gabled roofs with a front-facing cross gable projecting from one side of the facade. (See Photo 43) Of stone or brick veneer, all have wood siding on the second story gable which overhangs the lower story facade. The example at 1721 Mountain Avenue (1937, Royale Construction Company) is of stone veneer with a massive, two stack chimney at one end; the "L" formed by the projecting gable is filled with a half-width, one-story porch which shelters the entrance. The side gable usually has several dormers. Other examples of this type are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6405-07 Lloyd Street	1936	Clarence Knuth
6719 Revere Avenue	1936	
2020 Two Tree Lane	1937	Daum & Zingen

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Other Colonial Revival residences or duplexes with asymmetrical massing and/or door and window placement are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6217-19 Lloyd Street	1924	
1821 Mountain Avenue	1927	
6405 Washington Boulevard	1938	Ray W. Dwyer
6509 Washington Boulevard	1936	Ray W. Dwyer
6132 Washington Circle	1935	
1523 North 60th Street	1928	
1743 North 60th Street	1923	

Neoclassical Revival

The Neoclassical style was waning in the 1920s when the Highlands subdivision was being developed, but one fine example of this type was built. The style is characterized by a facade dominated by a full-height portico with full entablature supported by classical columns; the facade shows symmetrically balanced windows and a center door. (See Photo 44)

The example at 2031 Martha Washington Drive (1923) is of painted brick, with thin, simplified Corinthian columns typical of its relatively late date. The doorway is enhanced with an elliptical fanlight and sidelights; a one-story sunporch extends from the south side with heavy rusticated quoins and large paired windows topped by elliptical fanlights.

Dutch Colonial Revival

Residences with the distinctive gambrel roof form are a subcategory of the Colonial Revival style often called Dutch Colonial Revival. While the style relies on both authentic and liberal interpretations of the plans and forms of original Dutch Colonial architecture, the dual pitched roof form and pent eaves provide the major design characteristics.

Identifying features of the style can include the following:

- 1) Characteristic dual pitch roof facing the side or end, occasionally with flared eaves. (In some examples, a steeply pitched gable roof with full-width dormer produces a gambrel effect);

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- 2) A rectangular floor plan with symmetrically placed entrance and center hall, or, in asymmetrical examples, the door to one side. A sun porch often extends to one side;
- 3) Main entrance with architectural emphasis on a door with side-lights and transoms, and/or an entry hood or small porch;
- 4) Balanced facades with symmetrically placed windows, multipaned in upper sash;
- 5) Use of brick, stone, stucco, clapboard or shingles, with the upper story often a different material than the base;
- 6) Chimneys as prominent features located at gable ends.

The Dutch Colonial residences in the Highlands fall into four basic categories: 1) Center entry symmetrical facades with roof ridge running parallel to the street; 2) Gable end to the street; 3) Asymmetrical entry with ridge parallel to the street; and 4) Cross-gable with entry at intersection of gables.

By far the most common is the symmetrical version. 6426 Upper Parkway North (1919) has a full shed dormer extending across the lower pitched roof; the fenestration is symmetrically placed with multiple pane sash and wood shutters. (See Photo 45) This residence is the only one with a full-width front porch; entrances in other examples of this subtype are embellished by gabled or arched door hoods, or porches with trellis or columns.

Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6437 Betsy Ross Place	1924	
1642 Martha Washington Drive	1925	
6707 Revere Avenue	1928	
6223 Upper Parkway North	1927	
6181 Washington Circle	1923	
6511 Washington Circle	1927	
1635 North 60th Street	1925	
1858 North 68th Street	1926	

An additional five residences offer the same massing and symmetrical fenestration as those above, but instead of a true gambrel roof they have steeply pitched gable roofs with full-width dormers. 1820 Martha Washington Drive (1921) illustrates the type. (See Photo 46) In this example the central entry is located in a projecting bay covered by a continuation of the principal roof. The flowerbox beneath the second floor center windows is a frequent embellishment.

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Other examples of this subgroup are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6504 Betsy Ross Place	1923	
6510 Betsy Ross Place	1926	Scholtka Bros.
6521 Washington Circle	1924	William Scholtka
1837 North 60th Street	1925	

There are four examples of houses in the Dutch Colonial Revival style with asymmetrical facades, each with its roof ridge parallel to the street, and a full-width dormer. At 6418 Washington Circle (1922, Frederick Gezzelschap), the doorway is balanced visually with a multi-windowed bay on the opposite side. (See Photo 47) Note the sun porch and the attached garage which became characteristic extensions on Colonial Revival houses of the 1920s.

Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1752 Martha Washington Drive	1924	
1919 Martha Washington Drive	1927	A.J. Pietsch
6301 Washington Circle	1925	

Of the gable-end to street examples, 6434 Betsy Ross Place (1924) offers a charming design complete with trellises, flower boxes and picturesque interpretation of the gambrel roof form. (See Photo 42)

Other examples of this type are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1513 North 60th Street	1926	
1557-59 North 60th Street	1925	
1603-05 North 60th Street	1924	
1801 North 60th Street	1922	

A single cross-gable example is found at 6526 Hillcrest Drive (1922), with shingled gables over a thin clapboard ground story.

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Wauwatosa, Milwaukee County, WIItalian Renaissance Revival

Italian Renaissance residences in Washington Highlands were built between 1921 and 1935. Elements of the type include the following:

- 1) A flat, block-like rectangular mass covered by a simple, low-pitched roof, usually hipped;
- 2) Renaissance details, such as quoins, classical pediments, columns and/or pilasters, belt courses, and decorative eave brackets;
- 3) Round arches above doors, first-story windows or porches;
- 4) Windows in the upper story smaller and less elaborate than those below.

Three basic subtypes are identified in the Highlands. The most commonly seen subtype displays a symmetrically balanced, smooth facade with a central entry ornamented with Renaissance details. (See Photo 49) The residence at 1542 Upper Parkway South (1923) is a smooth brick block covered by a gently flared hipped roof of red tile. The entry is a simple, segmentally arched pediment carried by square posts and pilasters. A string-course denotes the second floor line, and simple double-hung windows are ornamented with flat brick lintels bearing a keystone. First floor windows are grouped beneath blind arches in a Palladian motif.

Similarly, the residence at 1616 Alta Vista (1922, Walter F. Neumann) displays brick window heads treated as Jack arches with decorative stone keystones. (See Photo 50) In this example, brick quoins and paired stone columns complete the Renaissance detail.

Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1506 Martha Washington Drive	1927	Robert W. Stanhope
1634 Martha Washington Drive	1925	
1910 Martha Washington Drive	1921	
2014 Martha Washington Drive	1935	
6700 Revere Avenue	1926	
6311 Upper Parkway North	1928	Roy C. Otto
1511 Upper Parkway South	1932	
1534 Upper Parkway South	1924	
6135 Washington Circle	1925	Ray W. Dwyer
6139 Washington Circle	1926	
6162 Washington Circle	1926	

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<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6171 Washington Circle	1926	
6193 Washington Circle	1926	
6233 Washington Circle	1926	Walter Truettner
6327 Washington Circle	1927	

A second subgroup differs from the first only in that the eaveline is broken with a pediment or pavilion that accentuates the entry. 6520 Washington Circle (1929, Walter Truettner) features a shallow, two-story pavilion topped by a gable; its shallow eaves are decorated with large modillions. (See Photo 51)

Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6600 Hillcrest Drive	1924	
1717 North 60th Street	1924	

A single example of a Renaissance Revival duplex is found at 1627-29 North 60th Street (1925). Its symmetrical design features a central bay which projects to the eaveline, flanked by doorways on either side. All first floor doors and windows are arched, giving the effect of an arcade. (See Photo 52)

The final subgroup contains buildings with asymmetrical facades. (See Photo 53) 6642 Revere Avenue (1926, Charles Koeppen) is a cubic mass with a simple hipped roof, embellished by a delicately detailed entry, a first floor bay with its own hipped roof, and paired second story balconettes. Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1566 Martha Washington Drive	1927	Hugo Logemann
6133 Washington Boulevard	1927	John Fischer
6203 Washington Boulevard	1927	John Fischer
6108 Washington Circle	1925	

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Wauwatosa, Milwaukee County, WISpanish Eclectic (Spanish Colonial Revival)

Houses in the Spanish Eclectic style are based on the historic architecture of Spain -- whether exhibiting Moorish, Byzantine, Gothic or Renaissance influences. The style gained popularity after the 1915 Panama-California Exposition, in which architect Bertram Grosvenor Goodhue displayed his thorough knowledge of the Spanish Colonial architecture found throughout Latin America. This widely publicized exhibition inspired the fashionable architects of the 1920s and 1930s to look to Spain for design source material. Although the style is often called "Spanish Colonial Revival," the eclectic nature of the designs found in the Highlands is better described as "Spanish Eclectic." The highly rustic materials used in these houses, and throughout the Highlands, give the buildings in this district an unusual eclectic character.

Specific identifying characteristics of the style are the following:

- 1) An irregular floor plan with an asymmetrical facade enhanced with porches, bays, and/or attached archways for garden walks or driveways;
- 2) Red tile low-pitched roofs, either gabled or hipped. Silhouettes are enriched with chimneys, dormers, towers and house-form chimney caps;
- 3) Half round arches at entrances or windows;
- 4) Picturesque fenestration with asymmetrically placed windows of varying sizes and proportions;
- 5) Window groupings which form an arcade, usually on a primary facade;
- 6) Windows treated as balconettes with decorative iron railings and grillwork;
- 7) Porches detailed as loggia with spiral columns;
- 8) Rusticated stone surrounds or more elaborate Churrigueresque surrounds at major entrances;
- 9) Exterior walls of a single material, with stucco, brick or stone being the most common.

In the Washington Highlands, houses in the Spanish Eclectic style were built in the ten-year period from 1925 to 1935. There are four subtypes represented: 1) Combined hipped-and-gabled roof; 2) Cross-gabled roof; 3) Side-gabled roof; and 4) Hipped roof. 6506 Washington Circle (1930, Walter Truettner) is an example of the combined hipped-and-gabled roof type. (See Photo 54) The house has a rambling, compound plan which is the source of its eclectic silhouette. The facade is

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dominated by a round-arched arcaded entry porch and an adjacent block-like tower. Windows are of multiple shapes and sizes -- some with shutters, some with rusticated enframingent, and others as balconettes with iron grillwork. This design successfully integrates a two-car garage within its picturesque massing.

Other residences of this type include:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1723 Alta Vista Avenue	1926	
6505 Revere Avenue	1935	
6513 Revere Avenue	1928	Roy C. Otto
6617 Revere Avenue	1927	A.J. Pietsch Co.
2006 Two Tree Lane	1929	Robert W. Stanhope
6222 Washington Circle	1927	Frank Howend
6551 Washington Circle	1928	

The second subtype features cross-gabled roofs with one or more prominent front-facing gables. The dominant cross gable of 1604 Alta Vista Avenue (1928) displays an elaborate stone door surround, topped by a balconette with Moorish enframingent. (See Photo 55) 6113 Washington Boulevard (1929, Walter Truettner) has a massive entry tower at the gable cross with stone columns and Moorish hood; a recessed porch lies behind a large single arch on the second floor level. (See Photo 56) The design relies on simple but heavily textured tile roofs and masonry walls for the visual consistency which emphasizes its complex forms.

Other examples of this subtype include:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6251 Upper Parkway North	1925	E.P. Potter
6304 Upper Parkway North	1927	A.J. Pietsch Co.
6026 Washington Boulevard	1927	Walter F. Neumann
6150 Washington Circle	1928	
6526 Washington Circle	1928	

The side-gabled type features one or more gabled roofs with ridges in parallel placement. An example of this type is 6614 Hillcrest Drive (1927, Hugo Haeuser) in which a highly ornate stone entry is topped by an oriel window and elaborate Islamic influenced roof parapet. (See Photos 11, 57) This is balanced on the left by a one-story Moorish bay with arched windows at the doorway and, on the right, by a tall chimney with a house-shaped cap. The side wing features shed and gable



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roof forms reminiscent of rural attached outbuildings with functional asymmetrical windows contrasting with those of the more formally balanced facade. Another example of this type is 1836 Martha Washington Drive (1933, George Zagel & Bros.) The stone facade is asymmetrically balanced by a massive chimney, decorative wing-wall, balconettes and a simple entry with terrace and rusticated surround. (See Photo 58)

Other examples of this type are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1842 Alta Vista Avenue	1925	
6175 Washington Circle	1926	
6185 Washington Circle	1926	
6190 Washington Circle	1928	

The final type of Spanish Eclectic residence features single or multiple hipped roofs. The stone veneer example at 6186 Washington Circle (1933, Daum and Zingen Construction Co.) offers a deeply set entry, tall chimneys with house-shaped caps and second-floor balconettes with grill-work. (See Photo 59) Windows with half-round arches are grouped on the primary facade.

This residence, and the others of this type, are more restrained in form and exterior treatment than the types previously mentioned.

Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
1726 Alta Vista Avenue	1931	
1718 Martha Washington Drive	1928	
6264 Upper Parkway North	1927	Roy C. Otto
6537 Washington Circle	1927	Roy C. Otto

### Mission Style

Some architectural historians view the Mission Style as California's counterpart to the Georgian-inspired Colonial Revival of the north-eastern states. California architects developed the style based on the state's Hispanic heritage; its popularity grew when the Santa Fe and Southern Pacific railways used the style for stations and resort hotels. There are two excellent examples of the Mission style in Washington Highlands. The first, 6004 Washington Boulevard (1925,

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Schuldnecht) is an asymmetrical type, in brick and stone. (See Photo 60) The entry is a one-story canted stone pavilion within the interior corner of the L-shaped plan; a tiled visor roof carried on massive brackets shelters the door. To the left of the entry, a tall shaped parapet rises through the roof and a one-story, six-sided bay projects even further forward. The side facade is a symmetrical composition with paired arched windows flanking a massive chimney decorated with a large stone quatrefoil medallion. Window grills, engaged spiral columns, and battered walls further enliven the design.

The other Mission style residence is at 6204 Washington Circle (1922). (See Photo 61) This eclectic brick residence features two low parapeted masses flanking the larger, central mass, forming a symmetrical street facade; the parapets exhibit an elaborate Spanish Baroque silhouette. The entry is inconspicuous, reached via a raised terrace edged with a low wall. The second story is of stucco, topped by a low-pitched hipped roof in tile.

### Monterey Style

The Monterey style is a revival of Northern California Colonial architecture. It is based on anglicized versions of the Spanish rancho and is characterized by a mixture of Spanish and Colonial details. The style is usually identified by a two-story L-shaped mass with a second story balcony (usually cantilevered) located within the L and covered by the principal, low-pitched roof. (See Photo 62) The detail on door surrounds, columns and balustrades generally exhibits characteristics of the Colonial Revival style of the 1930s and 1940s. There are two examples in the Highlands:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6188 Washington Circle	1939	Roland Kurtz
1832 Alta Vista Avenue	1940	Walter A. Domann

### Exotic Style

Among the buildings in the Highlands are two of unusually eclectic or exotic design. The first, at 6128 Washington Circle (1925, Home Owners Association) combines elements of many period architecture styles, including a Palladian-type window, rough textured stone, arched round-arched windows, and eaves which extend further at the peak. (See

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Photo 63) Entry is within a low-walled courtyard flanked by small projecting pavilions, one with gabled roof, one a hipped-roof polygonal bay.

6194 Washington Circle (1923) has a definite Japanese character, with the tile-covered hipped-and-gabled "irimoya-yane" roof its distinguishing feature.<sup>6</sup> This main roof, which covers the two-story central mass, is surrounded by multiple smaller roofs, all with flared eaves, with varying sizes and shapes that give the visual effect of a Japanese temple complex. (See Photo 64) The ridge finials accentuate the "suspended" quality of the roofs. Rough stone work and a stone lantern complete the exotic effect. The forms of Japanese architecture were popularized at the 1904 Louisiana Purchase Exposition (St. Louis); buildings from the Japanese pavilion later were removed to New York State and used in an exclusive rural residence which was published in "Country Life in America" in 1916.<sup>7</sup>

English Arts and Crafts

A small, early group of Highlands houses recalls the elements of the English Arts and Crafts movement associated with the innovative domestic architecture of William Morris, Sir Edward Lutyens, H.M. Baillie Scott, Parker and Unwin, C.F.A. Voysey, and others. The movement culminated in the fine architecture of the English Garden Cities and suburbs, where houses displayed a return to Medieval craftsmanship and natural materials.<sup>8</sup>

The elements of the style include:

- 1) Hipped roofs with deep, downward-sloping eave overhangs;
- 2) Simple, block-like massing;
- 3) Windows grouped to form simple, unornamented openings;
- 4) Tapered buttresses and massive chimneys;
- 5) Medieval-suggested details, such as eyebrow windows, curved roof edges suggesting thatch, chimney pots, oriels or small bays.

<sup>6</sup>Harris, Cyril M. (ed.). Illustrated Dictionary of Historic Architecture (New York, 1983), p. 305.

<sup>7</sup>Lancaster, Clay. The American Bungalow 1880-1930 (New York, 1985), p. 168.

<sup>8</sup>Davey, Peter. Architecture of the Arts and Crafts Movement (New York, 1980), pp. 88-89.

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The house at 6167 Washington Circle (1924) exhibits some characteristics of Voysey's work with hipped roof, eaves which slope down over window tops, splayed corner walls, and a symmetrically balanced facade with grouped windows. (See Photo 65) Craftsmanship is evident in the brickwork, with its subtle, simple detailing of the stringcourses and in the recessed, arched entry. Other houses of this type are:

<u>Adress</u>	<u>Date</u>	<u>Architect or Builder</u>
2023 Two Tree Lane	1921	
6517 Washington Circle	1924	

Two one-story residences display a rambling, Medieval adaptation of the Arts and Crafts influence on a smaller scale. Both appear as stylized Tudor cottages, with fenestration and entrance placed to reflect interior space planning needs of the 20th Century. One has a simulated thatch roof form. These examples are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6327 Upper Parkway North	1923	
6437 Upper Parkway North	1924	

### Prairie Style

The Prairie style is commonly associated with the landmark works of its innovators: Frank Lloyd Wright, George Maher, Robert W. Spencer, Tallmadge and Watson, Walter Burley Griffin and others. Although the style generally fell from favor after World War I, there are simple houses in the Highlands that show the Prairie School influence. In some instances these residences exhibit secondary details of other styles, such as the round-arched windows of Italian Renaissance, stucco panels of English Tudor, or traditional brick details.

The indentifying characteristics of the style include:

- 1) Low-pitched hipped or gabled roofs;
- 2) Wide, overhanging boxed eaves, sometimes flared with an oriental influence;
- 3) Horizontal detailing, including expressed window sills, and horizontal wood stripping. Occasionally, walls are divided into stucco panels trimmed with wood;
- 4) Ribbon-like groups of casement or double hung windows;
- 5) Articulated piers at corners, porches or at window openings.

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Three subgroups of the style are represented in the Highlands. Examples of the first subtype clearly are derived from the work of high-style Prairie architects; they have low-pitched gable roofs, often with cross-gables, and ribbon windows. Although also having some elements of the English Arts and Crafts style, 6241 Upper Parkway North (1922) exhibits the primary characteristics of Prairie style, with dominant masonry piers at corners and at window openings. (See Photo 66) Note the horizontal lines at window sill level and at window lintels. Curved roof dormer and rear wing are later additions. Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6726 Revere Avenue	1926	
6118 Washington Circle	1925	

Houses of the second subtype are rectangular in plan with one-and-one-half to two stories dominated by a hipped roof with boxed eaves. Windows, doors and porches are symmetrically placed to create a balanced composition. 6440 Upper Parkway North (1919) exhibits the primary characteristics of the style described above. (See Photo 67) Note the window boxes and urns, square or rectangular window lights and non-historical architectural detailing. The segmental arched entry way characteristic of the work of architect George Maher appears in three of these houses in the form of a door hood, or doorway with sidelights and pilasters or stylized columns:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6428 Betsy Ross Place	1921	
6301 Upper Parkway North	1923	
6140 Washington Circle	1923	
6147 Washington Circle	1918	
6211 Washington Circle	1924	
1517 North 60th Street	1926	

Examples of the final Prairie style subtype found in the Highlands have hipped roofs, wide eaves, and asymmetrically placed entrances. 6420 Upper Parkway North (1921) has a two-story mass, a projecting ell and lower side porch; windows are grouped; the bays with flared or shed roofs are local modifications of the stylistic tenets. (See Photo 68) In some instances, the primary mass is reduced to one-and-one-half stories. Other examples of this subtype are:

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<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6529 Revere Avenue	1924	
6646 Revere Avenue	1926	
2040 Two Tree Lane	1924	
1723 North 60th Street	1922	
6131 Washington Circle	1923	

Craftsman Style

Craftsman houses were inspired primarily by the work of California architects Greene & Greene, who were given extensive publicity in architectural journals in the early 1900s. Through these journals and pattern books, the style proliferated nationwide, and dominated the small house design market through the mid-1920s. Examples of the Craftsman style often seem similar to those of the English Arts and Crafts style, both of which concentrated on simplified masses and the use of handcrafted detail. There are 45 residences and duplexes in the Highlands in the Craftsman style, all built prior to 1929.

Identifying features characteristic of the style and common to the subcategories are the following:

- 1) Overall expression of structural construction techniques reminiscent of oriental wooden architecture;
- 2) Exposed roof rafters and wide, unenclosed eaves;
- 3) Exposed roof beams or eave brackets;
- 4) Porches, often with tapered pylons or piers;
- 5) Wide horizontal lintels, or flattened arch segments at porches or entrances;
- 6) Grouped windows with multiple panes of either casement or double-hung type;
- 7) Use of clapboard, shingles, stucco and brick.

While one material frequently is used alone, many examples show several materials, used in horizontal swaths related to the floor levels (i.e., brick first floor, shingle second story, clapboard attic).

Residences of this style are grouped in four subcategories: Side Gable, Cross Gable, Front Gable and Hipped Roof. An example of the side-gable variety is 6129 Washington Circle (1919), with shingled gable ends and central dormer over a brick first story, and a wide expanse of porch supported only at the ends by masonry piers and arched beams. (See

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Photo 69) The lack of central supports is typical of the style.  
Note also the curved roof edges and exposed rafter ends and roof beams.

Other examples of the side-gable subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6301-03 West Lloyd Street	1926	
6607 Revere Avenue	1919	
6634 Revere Avenue	1923	
6235 Upper Parkway North	1921	
6261 Upper Parkway North	1926	
6281 Upper Parkway North	1921	
6449 Upper Parkway North	1922	

The brick residence at 6146 Washington Circle (1919) illustrates the cross gable type in which a two-story bay creates the cross gable. (See Photo 70) (In other examples, a one-story half-width porch creates the cross gable.) Note the architectural features of brick banding, expressed rafter ends and beams, rolled roof edges and segmental window headers over grouped windows with multiple panes in the upper sash.

Other examples of this subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6321-23 West Lloyd Street	1924	
6327-29 West Lloyd Street	1925	
6615 West Lloyd Street	1926	
2025 Two Tree Lane	1921	
1505-07 North 60th Street	1926	
1551 North 60th Street	1925	
1731 North 60th Street	1922	

A single front-gabled example is found at 6341 Lloyd Street (1925, Henry R. Mayer). This form is more typical of examples found in California and often called "California Bungalows." (See Photo 71) A gentle curve above the grouped windows on the second floor and over the door call emphasis to these features. Expressed roof brackets, rafter ends and window box supports are characteristic of the style.

Most of the Highlands' duplexes are found within the hipped roof subtype. Buildings of this form are frequently called examples of the "American Four-Square." The all-frame example at 6420-22 Milwaukee Avenue (1924) utilizes flared hipped roofs and grouped square porch supports with a

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wood segmental arch for design interest. (See Photo 19) The more elaborate example at 1623-25 North 60th Street (1924) features a terrace and porch with battered brick piers, grouped casement windows and paired beams at eave corners. (See Photo 22) Note the horizontal emphasis created by the brick first story, the wooden stripping and shingled upper story.

Other examples of the Hipped Roof subtype are:

<u>Address</u>	<u>Date</u>	<u>Architect or Builder</u>
6039-41 West Lloyd Street	1924	
6103-05 West Lloyd Street	1923	
6109-11 West Lloyd Street	1924	
6117-19 West Lloyd Street	1924	
6221-23 West Lloyd Street	1925	
6229-31 West Lloyd Street	1923	
6235-37 West Lloyd Street	1924	
6315-17 West Lloyd Street	1925	
6335-37 West Lloyd Street	1926	
6619 West Lloyd Street	1926	
6633-35 West Lloyd Street	1925	
6637-39 West Lloyd Street	1926	
6645-47 West Lloyd Street	1925	
6703-05 West Lloyd Street	1925	
6709-11 West Lloyd Street	1925	
6715-17 West Lloyd Street	1925	
6721-23 West Lloyd Street	1926	
6727-29 West Lloyd Street	1926	
6426-28 West Milwaukee Avenue	1924	
6434-36 West Milwaukee Avenue	1927	
6500-02 West Milwaukee Avenue	1927	
6506-08 West Milwaukee Avenue	1927	
6512-14 West Milwaukee Avenue	1927	
1609-11 North 60th Street	1924	
1751 North 60th Street	1928	
2002 North 68th Street	1926	



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## NONCONTRIBUTING BUILDINGS IN WASHINGTON HIGHLANDS

With the exception of two buildings from the 1920s that have been significantly altered, all buildings in the Highlands deemed "non-contributing" are too recent to be considered for listing. They should not be considered intrusions into the District, as their scale and materials complement their older neighbors.

<u>Address</u>	<u>Date</u>	
1843-45 North 60th Street	1941	
1626 North 68th Street	1948	
1644 North 68th Street	1952	
1800 North 68th Street	1952	
1814 North 68th Street	1952	
1830 North 68th Street	1955	
1920 North 68th Street	1951	
2006 North 68th Street	1950	
2012 North 68th Street	1951	
1636 Alta Vista Avenue	1966	
1709 Alta Vista Avenue	1956	
1731 Alta Vista Avenue	1952	
1738 Alta Vista Avenue	1950	
1741 Alta Vista Avenue	1960	
1804 Alta Vista Avenue	1954	
1809 Alta Vista Avenue	1953	
1824 Alta Vista Avenue	1977	
6307-09 West Lloyd Street	1924	Altered
6425-27 West Lloyd Street	1951	
1624 Martha Washington Drive	1954	
6028 Milwaukee Avenue	1945	
6100 Milwaukee Avenue	1955	
6240 Milwaukee Avenue	1951	
1615 Mountain Avenue	1953	
1630 Mountain Avenue	1955	
1720 Mountain Avenue	1949	
1732 Mountain Avenue	1971	
1735 Mountain Avenue	1951	
1812 Mountain Avenue	1975	
6603 Revere Avenue	1941	
6606 Revere Avenue	1951	
6220 Upper Parkway North	1925	Altered
6236 Upper Parkway North	1952	

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<u>Address</u>	<u>Date</u>
6324 Upper Parkway North	1951
6460 Upper Parkway North	1959
1504 Upper Parkway Souty	1951
1606 Upper Parkway South	1949
6400 Washington Boulevard	1965
6410 Washington Boulevard	1947
6428 Washington Boulevard	1952
6429 Washington Boulevard	1958
6100 Washington Circle	1945
6163 Washington Circle	1948
6166 Washington Circle	1950
6432 Washington Circle	1950
6455 Washington Circle	1953
6532 Washington Circle	1953
6538 Washington Circle	1953
6542 Washington Circle	1949
6564 Washington Circle	1953
6572 Washington Circle	1953
6582 Washington Circle	1962
6591 Washington Circle	1952
6592 Washington Circle	1960

Alterations/Integrity

As noted throughout this section, many changes have occurred in Washington Highlands since the 1920s: old trees die and are replaced with young trees; concrete entry signs crumble and are replaced with wooden entry signs; hedge plants age and are removed. However, the total changes that have been made to the District cannot - and do not - outweigh the elements that have been maintained and that continue to convey the essence of Hegemann & Peets' ideal subdivision, Washington Highlands.

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BUILDING INVENTORY

<u>Address</u>	<u>Date</u>	<u>Style</u>
1401-15 N. 60th Street	1927	Tudor Revival
1505-07 N. 60th Street	1926	*Craftsman
1513 N. 60th Street	1926	Dutch Colonial Revival
1517 N. 60th Street	1926	Prairie
1523 N. 60th Street	1928	Colonial Revival
1531 N. 60th Street	1926	Tudor Revival
1537 N. 60th Street	1926	Germanic Cottage
1543 N. 60th Street	1926	Tudor Revival
1551 N. 60th Street	1925	Craftsman
1557-59 N. 60th Street	1925	*Dutch Colonial Revival
1603-05 N. 60th Street	1924	*Dutch Colonial Revival
1609-11 N. 60th Street	1924	*Craftsman
1613-15 N. 60th Street	1925	*Germanic Cottage
1623-25 N. 60th Street	1924	*Craftsman
1627-29 N. 60th Street	1925	*Italian Renaissance Revival
1635 N. 60th Street	1925	Dutch Colonial Revival
1717 N. 60th Street	1924	Italian Renaissance Revival
1723 N. 60th Street	1922	Prairie
1731 N. 60th Street	1922	Craftsman
1737 N. 60th Street	1925	Germanic Cottage
1743 N. 60th Street	1923	Colonial Revival
1751 N. 60th Street	1928	Craftsman
1801 N. 60th Street	1922	Dutch Colonial Revival
1805 N. 60th Street	1924	Tudor Revival
1811 N. 60th Street	1923	Tudor Revival
1821 N. 60th Street	1924	Germanic Cottage
1827 N. 60th Street	1924	Tudor Revival
1837 N. 60th Street	1925	Dutch Colonial Revival
1843-45 N. 60th Street	1941	*Noncontributing
1626 N. 68th Street	1948	Noncontributing
1644 N. 68th Street	1952	Noncontributing
1704 N. 68th Street	1926	Germanic Cottage
1716 N. 68th Street	1927	Tudor Revival
1726 N. 68th Street	1925	Germanic Cottage
1738 N. 68th Street	1926	Tudor Revival
1800 N. 68th Street	1952	Noncontributing
1814 N. 68th Street	1952	Noncontributing
1830 N. 68th Street	1955	Noncontributing
1840 N. 68th Street	1930	Tudor Revival

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<u>Address</u>	<u>Date</u>	<u>Style</u>
1850 N. 68th Street	1926	Germanic Cottage
1858 N. 68th Street	1926	Dutch Colonial Revival
1920 N. 68th Street	1951	Noncontributing
1928 N. 68th Street	1926	Tudor Revival
1934 N. 68th Street	1926	Colonial Revival
2002 N. 68th Street	1926	Craftsman
2006 N. 68th Street	1950	Noncontributing
2012 N. 68th Street	1951	Noncontributing
1604 Alta Vista Avenue	1928	Spanish Eclectic
1605 Alta Vista Avenue	1926	Tudor Revival
1616 Alta Vista Avenue	1922	Italian Renaissance Revival
1623 Alta Vista Avenue	1926	Tudor Revival
1636 Alta Vista Avenue	1966	Noncontributing
1639 Alta Vista Avenue	1925	Tudor Revival
1651 Alta Vista Avenue	1926	Tudor Revival
1709 Alta Vista Avenue	1956	Noncontributing
1716 Alta Vista Avenue	1930	French Eclectic
1723 Alta Vista Avenue	1926	Spanish Eclectic
1726 Alta Vista Avenue	1931	Spanish Eclectic
1731 Alta Vista Avenue	1952	Noncontributing
1738 Alta Vista Avenue	1950	Noncontributing
1741 Alta Vista Avenue	1960	Noncontributing
1804 Alta Vista Avenue	1954	Noncontributing
1809 Alta Vista Avenue	1953	Noncontributing
1816 Alta Vista Avenue	1928	Tudor Revival
1821 Alta Vista Avenue	1925	Tudor Revival
1824 Alta Vista Avenue	1977	Noncontributing
1832 Alta Vista Avenue	1940	Monterey
1839 Alta Vista Avenue	1924	Germanic Cottage
1842 Alta Vista Avenue	1925	Spanish Eclectic
6420 Betsy Ross Place	1921	Colonial Revival
6421 Betsy Ross Place	1924	Tudor Revival
6428 Betsy Ross Place	1921	Prairie
6431 Betsy Ross Place	1925	Germanic Cottage
6434 Betsy Ross Place	1924	Dutch Colonial Revival
6437 Betsy Ross Place	1924	Dutch Colonial Revival
6504 Betsy Ross Place	1923	Dutch Colonial Revival
6507 Betsy Ross Place	1927	Tudor Revival
6510 Betsy Ross Place	1926	Dutch Colonial Revival
6513 Betsy Ross Place	1928	Tudor Revival
6524 Betsy Ross Place	1927	Tudor Revival

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<u>Address</u>	<u>Date</u>	<u>Style</u>
6526 Hillcrest Drive	1922	Dutch Colonial Revival
6536 Hillcrest Drive	1929	Tudor Revival
6537 Hillcrest Drive	1925	Tudor Revival
6550 Hillcrest Drive	1924	Tudor Revival
6600 Hillcrest Drive	1924	Italian Renaissance Revival
6614 Hillcrest Drive	1927	Spanish Eclectic
6708 Hillcrest Drive	1928	Tudor Revival
6715 Hillcrest Drive	1928	Tudor Revival
6742 Hillcrest Drive	1929	Tudor Revival
6745 Hillcrest Drive	1928	Tudor Revival
6039-41 W. Lloyd Street	1924	*Craftsman
6103-05 W. Lloyd Street	1923	*Craftsman
6109-11 W. Lloyd Street	1924	*Craftsman
6117-19 W. Lloyd Street	1924	*Craftsman
6217-19 W. Lloyd Street	1924	*Colonial Revival
6221-23 W. Lloyd Street	1925	*Craftsman
6229-31 W. Lloyd Street	1923	*Craftsman
6235-37 W. Lloyd Street	1924	*Craftsman
6301-03 W. Lloyd Street	1926	*Craftsman
6307-09 W. Lloyd Street	1924	*Noncontributing
6315-17 W. Lloyd Street	1925	*Craftsman
6321-23 W. Lloyd Street	1924	*Craftsman
6327-29 W. Lloyd Street	1925	*Craftsman
6335-37 W. Lloyd Street	1926	*Craftsman
6341 W. Lloyd Street	1925	Craftsman
6405-07 W. Lloyd Street	1936	*Colonial Revival
6425-27 W. Lloyd Street	1951	*Noncontributing
6615 W. Lloyd Street	1926	Craftsman
6619 W. Lloyd Street	1926	Craftsman
6627 W. Lloyd Street	1928	Tudor Revival
6633-35 W. Lloyd Street	1925	*Craftsman
6637-39 W. Lloyd Street	1926	*Craftsman
6645-47 W. Lloyd Street	1925	*Craftsman
6703-05 W. Lloyd Street	1925	*Craftsman
6709-11 W. Lloyd Street	1925	*Craftsman
6715-17 W. Lloyd Street	1925	*Craftsman
6721-23 W. Lloyd Street	1926	*Craftsman
6727-29 W. Lloyd Street	1926	*Craftsman
6731-33 W. Lloyd Street	1930	*Tudor Revival

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<u>Address</u>	<u>Date</u>	<u>Style</u>
1506 Martha Washington Drive	1927	Italian Renaissance Revival
1546 Martha Washington Drive	1923	Tudor Revival
1556 Martha Washington Drive	1927	Colonial Revival
1566 Martha Washington Drive	1927	Italian Renaissance Revival
1606 Martha Washington Drive	1927	Colonial Revival
1616 Martha Washington Drive	1923	Tudor Revival
1624 Martha Washington Drive	1954	Noncontributing
1634 Martha Washington Drive	1925	Italian Renaissance Revival
1642 Martha Washington Drive	1925	Dutch Colonial Revival
1718 Martha Washington Drive	1928	Spanish Eclectic
1728 Martha Washington Drive	1922	Tudor Revival
1738 Martha Washington Drive	1921	Tudor Revival
1752 Martha Washington Drive	1924	Dutch Colonial Revival
1806 Martha Washington Drive	1930	Tudor Revival
1820 Martha Washington Drive	1921	Dutch Colonial Revival
1830 Martha Washington Drive	1924	Tudor Revival
1836 Martha Washington Drive	1933	Spanish Eclectic
1907 Martha Washington Drive	1928	Germanic Cottage
1910 Martha Washington Drive	1921	Italian Renaissance Revival
1919 Martha Washington Drive	1927	Dutch Colonial Revival
2014 Martha Washington Drive	1935	Italian Renaissance Revival
2026 Martha Washington Drive	1922	Colonial Revival
2031 Martha Washington Drive	1923	Neoclassical Revival
6028 W. Milwaukee Avenue	1945	**Noncontributing
6100 W. Milwaukee Avenue	1955	**Noncontributing
6106 W. Milwaukee Avenue	1940	Colonial Revival
6240 W. Milwaukee Avenue	1951	Noncontributing
6420-22 W. Milwaukee Avenue	1924	*Craftsman
6426-28 W. Milwaukee Avenue	1924	*Craftsman
6434-36 W. Milwaukee Avenue	1927	*Craftsman
6500-02 W. Milwaukee Avenue	1927	*Craftsman
6506-08 W. Milwaukee Avenue	1927	*Craftsman
6512-14 W. Milwaukee Avenue	1927	*Craftsman
6520 W. Milwaukee Avenue	1927	Tudor Revival
1615 Mountain Avenue	1953	Noncontributing
1618 Mountain Avenue	1926	Tudor Revival
1630 Mountain Avenue	1955	Noncontributing
1641 Mountain Avenue	1929	Tudor Revival
1644 Mountain Avenue	1928	Tudor Revival

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<u>Address</u>	<u>Date</u>	<u>Style</u>
1651 Mountain Avenue	1928	Tudor Revival
1652 Mountain Avenue	1926	Tudor Revival
1665 Mountain Avenue	1928	Tudor Revival
1720 Mountain Avenue	1949	Noncontributing
1721 Mountain Avenue	1937	Colonial Revival
1732 Mountain Avenue	1971	Noncontributing
1735 Mountain Avenue	1951	Noncontributing
1740 Mountain Avenue	1926	Colonial Revival
1747 Mountain Avenue	1927	Germanic Cottage
1806 Mountain Avenue	1928	French Eclectic
1811 Mountain Avenue	1930	Tudor Revival
1812 Mountain Avenue	1975	Noncontributing
1821 Mountain Avenue	1927	Colonial Revival
1826 Mountain Avenue	1936	Tudor Revival
1833 Mountain Avenue	1926	Tudor Revival
1840 Mountain Avenue	1927	Tudor Revival
1841 Mountain Avenue	1927	Germanic Cottage
1848 Mountain Avenue	1928	Tudor Revival
6505 Revere Avenue	1935	Spanish Eclectic
6513 Revere Avenue	1928	Spanish Eclectic
6519 Revere Avenue	1923	Germanic Cottage
6529 Revere Avenue	1924	Prairie
6537 Revere Avenue	1928	Tudor Revival
6603 Revere Avenue	1941	Noncontributing
6606 Revere Avenue	1951	Noncontributing
6607 Revere Avenue	1919	Craftsman
6617 Revere Avenue	1927	Spanish Eclectic
6623 Revere Avenue	1925	Germanic Cottage
6624 Revere Avenue	1925	Tudor Revival
6631 Revere Avenue	1929	French Eclectic
6634 Revere Avenue	1923	Craftsman
6642 Revere Avenue	1926	Italian Renaissance Revival
6646 Revere Avenue	1926	Prairie
6700 Revere Avenue	1926	Italian Renaissance Revival
6706 Revere Avenue	1926	Germanic Cottage
6707 Revere Avenue	1928	Dutch Colonial
6718 Revere Avenue	1926	Tudor Revival
6719 Revere Avenue	1936	Colonial Revival
6726 Revere Avenue	1926	Prairie

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<u>Address</u>	<u>Date</u>	<u>Style</u>
1926 Two Tree Lane	1927	Tudor Revival
2006 Two Tree Lane	1929	Spanish Eclectic
2020 Two Tree Lane	1937	Colonial Revival
2023 Two Tree Lane	1921	English Arts & Crafts
2025 Two Tree Lane	1921	Craftsman
2032 Two Tree Lane	1924	Colonial Revival
2035 Two Tree Lane	1929	Colonial Revival
2040 Two Tree Lane	1924	Prairie
2041 Two Tree Lane	1926	Colonial Revival
6220 Upper Parkway North	1925	Noncontributing
6223 Upper Parkway North	1927	Dutch Colonial Revival
6230 Upper Parkway North	1926	Tudor Revival
6235 Upper Parkway North	1921	Craftsman
6236 Upper Parkway North	1952	Noncontributing
6241 Upper Parkway North	1922	Prairie
6248 Upper Parkway North	1928	Tudor Revival
6251 Upper Parkway North	1925	Spanish Eclectic
6256 Upper Parkway North	1925	Germanic Cottage
6261 Upper Parkway North	1926	Craftsman
6264 Upper Parkway North	1927	Spanish Eclectic
6273 Upper Parkway North	1924	Tudor Revival
6274 Upper Parkway North	1925	Tudor Revival
6281 Upper Parkway North	1921	Craftsman
6284 Upper Parkway North	1934	Tudor Revival
6301 Upper Parkway North	1923	Prairie
6304 Upper Parkway North	1927	Spanish Eclectic
6311 Upper Parkway North	1928	Italian Renaissance Revival
6314 Upper Parkway North	1924	Tudor Revival
6324 Upper Parkway North	1951	Noncontributing
6327 Upper Parkway North	1923	English Arts & Crafts
6332 Upper Parkway North	1925	Tudor Revival
6420 Upper Parkway North	1921	Prairie
6426 Upper Parkway North	1919	Dutch Colonial Revival
6432 Upper Parkway North	1927	Tudor Revival
6437 Upper Parkway North	1924	English Arts & Crafts
6440 Upper Parkway North	1919	Prairie
6448 Upper Parkway North	1928	Tudor Revival
6449 Upper Parkway North	1922	Craftsman
6457 Upper Parkway North	1921	Germanic Cottage



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<u>Address</u>	<u>Date</u>	<u>Style</u>
6460 Upper Parkway North	1959	Noncontributing
6466 Upper Parkway North	1926	Tudor Revival
6467 Upper Parkway North	1925	Tudor Revival
6478 Upper Parkway North	1928	French Eclectic
6479 Upper Parkway North	1926	Tudor Revival
6490 Upper Parkway North	1936	Tudor Revival
1504 Upper Parkway South	1951	Noncontributing
1511 Upper Parkway South	1932	Italian Renaissance Revival
1514 Upper Parkway South	1926	French Eclectic
1521 Upper Parkway South	1924	Tudor Revival
1524 Upper Parkway South	1920	Tudor Revival
1529 Upper Parkway South	1923	Tudor Revival
1534 Upper Parkway South	1924	Italian Renaissance Revival
1537 Upper Parkway South	1926	Tudor Revival
1542 Upper Parkway South	1923	Italian Renaissance Revival
1547 Upper Parkway South	1928	Colonial Revival
1550 Upper Parkway South	1926	Tudor Revival
1606 Upper Parkway South	1949	Noncontributing
1613 Upper Parkway South	1924	Colonial Revival
1620 Upper Parkway South	1926	Germanic Cottage
6003 Washington Boulevard	1928	Tudor Revival
6004 Washington Boulevard	1925	Mission
6012 Washington Boulevard	1925	Germanic Cottage
6015 Washington Boulevard	1925	Tudor Revival
6026 Washington Boulevard	1927	Spanish Eclectic
6112 Washington Boulevard	1928	Tudor Revival
6113 Washington Boulevard	1929	Spanish Eclectic
6128 Washington Boulevard	1927	Tudor Revival
6133 Washington Boulevard	1927	Italian Renaissance Revival
6203 Washington Boulevard	1927	Italian Renaissance Revival
6208 Washington Boulevard	1927	Tudor Revival
6211 Washington Boulevard	1928	Tudor Revival
6216 Washington Boulevard	1923	Tudor Revival
6316 Washington Boulevard	1918	Tudor Revival
6319 Washington Boulevard	1929	Tudor Revival
6400 Washington Boulevard	1965	Noncontributing
6405 Washington Boulevard	1938	Colonial Revival
6410 Washington Boulevard	1947	Noncontributing
6418 Washington Boulevard	1928	Tudor Revival
6423 Washington Boulevard	1930	Tudor Revival
6428 Washington Boulevard	1952	Noncontributing
6429 Washington Boulevard	1958	Noncontributing
6509 Washington Boulevard	1936	Colonial Revival

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<u>Address</u>	<u>Date</u>	<u>Style</u>
6100 Washington Circle	1945	Noncontributing
6101 Washington Circle	1928	Colonial Revival
6105 Washington Circle	1924	Tudor Revival
6108 Washington Circle	1925	Italian Renaissance Revival
6110 Washington Circle	1925	Tudor Revival
6114 Washington Circle	1926	Germanic Cottage
6116 Washington Circle	1925	Germanic Cottage
6118 Washington Circle	1925	Prairie
6123 Washington Circle	1928	Tudor Revival
6124 Washington Circle	1926	Tudor Revival
6128 Washington Circle	1925	Exotic
6129 Washington Circle	1919	Craftsman
6131 Washington Circle	1923	Prairie
6132 Washington Circle	1935	Colonial Revival
6135 Washington Circle	1925	Italian Renaissance Revival
6138 Washington Circle	1928	Tudor Revival
6139 Washington Circle	1926	Italian Renaissance Revival
6140 Washington Circle	1923	Prairie
6143 Washington Circle	1918	Tudor Revival
6146 Washington Circle	1919	Craftsman
6147 Washington Circle	1918	Prairie
6150 Washington Circle	1928	Spanish Eclectic
6162 Washington Circle	1926	Italian Renaissance Revival
6163 Washington Circle	1948	Noncontributing
6166 Washington Circle	1950	Noncontributing
6167 Washington Circle	1924	English Arts & Crafts
6168 Washington Circle	1925	Tudor Revival
6170 Washington Circle	1928	Tudor Revival
6171 Washington Circle	1926	Italian Renaissance Revival
6174 Washington Circle	1927	French Eclectic
6175 Washington Circle	1926	Spanish Eclectic
6176 Washington Circle	1926	Tudor Revival
6177 Washington Circle	1925	Tudor Revival
6178 Washington Circle	1930	Tudor Revival
6181 Washington Circle	1923	Dutch Colonial Revival
6182 Washington Circle	1935	Tudor Revival
6185 Washington Circle	1926	Spanish Eclectic
6186 Washington Circle	1933	Spanish Eclectic
6187 Washington Circle	1927	Tudor Revival
6188 Washington Circle	1939	Monterey
6190 Washington Circle	1928	Spanish Eclectic

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<u>Address</u>	<u>Date</u>	<u>Style</u>
6191 Washington Circle	1939	French Eclectic
6193 Washington Circle	1926	Italian Renaissance Revival
6194 Washington Circle	1923	Japanese Exotic
6197 Washington Circle	1926	Tudor Revival
6204 Washington Circle	1922	Mission
6211 Washington Circle	1924	Prairie
6216 Washington Circle	1925	Tudor Revival
6222 Washington Circle	1927	Spanish Eclectic
6223 Washington Circle	1940	Tudor Revival
6232 Washington Circle	1927	Tudor Revival
6233 Washington Circle	1926	Italian Renaissance Revival
6300 Washington Circle	1930	Tudor Revival
6301 Washington Circle	1925	Dutch Colonial Revival
6313 Washington Circle	1924	Tudor Revival
6324 Washington Circle	1928	Tudor Revival
6327 Washington Circle	1927	Italian Renaissance Revival
6336 Washington Circle	1928	Tudor Revival
6337 Washington Circle	1930	French Eclectic
6418 Washington Circle	1922	Dutch Colonial Revival
6421 Washington Circle	1927	Colonial Revival
6432 Washington Circle	1950	Noncontributing
6439 Washington Circle	1928	Tudor Revival
6454 Washington Circle	1936	French Eclectic
6455 Washington Circle	1953	Noncontributing
6501 Washington Circle	1924	Tudor Revival
6505 Washington Circle	1926	Tudor Revival
6506 Washington Circle	1930	Spanish Eclectic
6511 Washington Circle	1927	Dutch Colonial Revival
6514 Washington Circle	1929	Tudor Revival
6517 Washington Circle	1924	English Arts & Crafts
6520 Washington Circle	1929	Italian Renaissance Revival
6521 Washington Circle	1924	Dutch Colonial Revival
6526 Washington Circle	1928	Spanish Eclectic
6527 Washington Circle	1934	Colonial Revival
6531 Washington Circle	1926	French Eclectic
6532 Washington Circle	1953	Noncontributing
6537 Washington Circle	1927	Spanish Eclectic
6538 Washington Circle	1953	Noncontributing
6541 Washington Circle	1926	Tudor Revival
6542 Washington Circle	1949	Noncontributing
6545 Washington Circle	1927	Tudor Revival

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<u>Address</u>	<u>Date</u>	<u>Style</u>
6548 Washington Circle	1929	Tudor Revival
6551 Washington Circle	1928	Spanish Eclectic
6561 Washington Circle	1938	Tudor Revival
6564 Washington Circle	1953	Noncontributing
6567 Washington Circle	1926	Colonial Revival
<del>6572</del> Washington Circle	1953	Noncontributing
6578 Washington Circle	1928	Tudor Revival
6581 Washington Circle	1928	Tudor Revival
6584 Washington Circle	1962	Noncontributing
6585 Washington Circle	1935	Tudor Revival
6591 Washington Circle	1952	Noncontributing
6592 Washington Circle	1960	Noncontributing
6300 Washington Boulevard	1918	Boulder-faced two-lane bridge
1907 Martha Washington Drive	c.1928	Private foot bridge
1919 Martha Washington Drive	c.1923	Private driveway bridge
2031 Martha Washington Drive	c.1923	Private driveway bridge

### A NOTE ON STREET NAME CHANGES

Some of the original street names in the Highlands differed from those in current use. In 1918, discussions began in the Wauwatosa City Council on renaming and renumbering Wauwatosa streets to conform to Milwaukee's system and to eliminate duplications. After ongoing debate, the changes were finally adopted in 1931. Below are old and new street names in Washington Highlands.

#### Current

Hillcrest Drive  
 Lloyd Street  
  
 Revere Avenue  
 Washington Boulevard

#### Before 1931

Center Street  
 Washington Street  
 (Pabst Avenue, Milwaukee)  
 Crescent Avenue  
 Mt. Vernon Avenue

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farm to more than 200 acres, on which the hops necessary for brewing beer were grown and Percheron horses, needed to pull the beer wagons, were bred and raised. The 1888 Silas Chapman Map of Wauwatosa (illustration 1) shows the 217-acre farm and locates Pabst's residence, three dwellings, an office, assorted smaller buildings and six barns.<sup>2</sup> This hilly farm with a stream meandering through its central valley served also as a rural retreat for Fred Pabst, who's primary residence was and still is located on Wisconsin Avenue (formerly Grand Avenue) in Milwaukee.

In 1891 Pabst opened an 80-foot wide street running east and west through the center of his farm to connect Wauwatosa's Washington Street with Milwaukee's Pabst Avenue (both known today as Lloyd Street). He granted a right-of-way for the Milwaukee and Wauwatosa Rapid Transit Companies to build a streetcar line on it, giving commuters access to Milwaukee's downtown. A year later the farmland north of the streetcar line was sold and platted as Pabst Park Nos. 1 and 2.<sup>3</sup> Even after the Captain's death in 1904, however, the remaining 133 acres of rolling fields and pastures south of the streetcar line remained virtually unchanged. As late as 1910, Pabst's Farm was still producing hops. In that year a Wauwatosa newspaper stated: "An army of 415 women and girls from Wauwatosa and vicinity are picking hops off the twenty-nine acres of the Pabst hops fields in this city. The present field will continue only two years more when the property will be platted. The acreage has been found too small and a 100 acre farm has been purchased by the brewers at Calhoun."<sup>4</sup>

Surrounded by gridiron streets in both Milwaukee and Wauwatosa, the farm was ripe for development. For maximum return on the sale of this property, Pabst's heirs decided to subdivide and plat the farm, and hired the Milwaukee firm of Richter, Dick & Reuteman, "Planners and

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<sup>2</sup>Copy of the 1888 Silas Chapman Map is in the collection of the Wauwatosa Historical Society.

<sup>3</sup>Property Abstract for 6505 Washington Circle.

<sup>4</sup>Wauwatosa News, Vol. XII, No. 30, 16 Sept. 1910, p. 3.

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)  
Community Planning and Development  
Landscape Architecture  
Architecture

Period of Significance	Significant Dates
<u>1916-1940</u>	<u>1916</u>
<u>1916-1940</u>	<u>1916</u>
<u>1918-1940</u>	

Cultural Affiliation  
N/A

Significant Person

N/A

Architect/Builder

Various, see text

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

### SUMMARY OF SIGNIFICANCE

Washington Highlands Historic District achieves statewide significance from the period 1916 to 1940 as a premier example of the "Garden City" suburb in Wisconsin. The Washington Highlands represents the significant influence which the "Garden City" movement exerted upon the practice of community planning and development and is the finest known example of its type in the state.

Additionally, the district has statewide significance from the period 1916 to 1940 as an outstanding example of the influence of the practice of landscape architecture on suburban land use.

Finally, Washington Highlands Historic District achieves local significance from the period 1918 to 1940 as possessing Wauwatosa's highest concentration of fine examples of eclectic and period revival architecture from the 1920s and 1930s.

### HISTORICAL BACKGROUND

Prior to development, the Highlands site was part of a hops and Percheron horse farm owned by the famous Milwaukee brewer, Captain Frederick Pabst. In 1871, Pabst purchased 178 acres of land in the Town of Wauwatosa for \$14,500; in 1873 the land was transferred for \$300,000 to the Philip Best Brewery (later Pabst Brewery).<sup>1</sup> Subsequent land purchases expanded Pabst's

<sup>1</sup>The property abstract for 6505 Washington Circle contains this information, plus particulars on Pabst's will and its subsequent settlement.

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developers of high grade subdivisions," to create Washington Highlands.<sup>5</sup>

Richter, Dick & Reuteman were charged with pulling together the planners and designers, engineers, construction firms, tree surgeons, etc., necessary to create a complex subdivision of this size.<sup>6</sup> They promoted Washington Highlands through brochures and advertisements, and offered lots for sale even during the construction phases. They hired the well-known firm of Hegemann and Peets, City Planning and Landscape Architects, Milwaukee, to create this "super-subdivision . . . an entirely new departure in the real estate world of Milwaukee." The plan drawn by Werner Hegemann is dated 1916. Negotiations for city sewers through the Pabst Farm, (as the property was still known), began in 1917, and in December 1917 the plat of Washington Highlands was submitted to the Wauwatosa Common Council by "The Trustees of the Estate of Fred Pabst deceased."<sup>7</sup> In 1918 the heirs incorporated the Washington Highlands Company to put the land into one ownership (rather than divided amongst them) and transferred the 133 acres to the Company. The value of the land was listed as \$119,903.00 and the value of improvements \$168,659.69.<sup>8</sup> In 1919, management of the subdivision was turned over to the Washington Highlands Homes Association.<sup>9</sup>

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<sup>5</sup>This firm was responsible for developing many subdivisions on the northwest side of Milwaukee, among them Hi-Mount, Grand Circle, Maplewood Place, Pabst Acres, Jackson Park, Jefferson Heights, and Keystone. Washington Highlands, however, was to be the jewel in their development crown, for no other subdivision was so large in area or so distinctively planned.

<sup>6</sup>A promotional brochure, "Washington Highlands," is in the collection of the Milwaukee Municipal Reference Library. Although undated, the brochure was considered an "advance edition" and probably dates from about 1918. It was prepared by the firm of Richter, Dick & Reuteman.

<sup>7</sup>Wauwatosa News, 18 Dec. 1917, p. 3.

<sup>8</sup>Property Abstract for 6505 Washington Circle.

<sup>9</sup>The brochure, "Covenants of Washington Highlands," produced by the Homes Association, fully describes the District's restrictions and protections, and includes the By-Laws and Articles of Incorporation of the Washington Homes Association.

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Construction in the Highlands was controlled through comprehensive deed restrictions that sought to guarantee the aesthetic appearance of buildings and the separation of single-family homes from multiple-family homes and commercial properties. The restrictions and guidelines helped create the consistent visual image of the Highlands by specifying materials, scale and setbacks, and were used as a marketing tool by offering homeowners the assurance that the character of Washington Highlands would not erode over time. Because Wauwatosa's municipal zoning ordinance was not yet in place, these restrictions were viewed as a protection of property values from encroachment of undesired uses and unattractive changes to the subdivision.

The earliest building permits date from 1918, although prior to 1920 only 8 homes were constructed. From 1920 through 1930, however, 287 new residences would be built in the Highlands, with the peak construction year 1926, when permits for 65 homes were let. Lots were purchased by individuals who hired architects or builders to design their residences, or by architects or builders who built homes on speculation, then sold them. The Homes Association itself was listed as owner on building permits for 4 houses built in 1925.

The Great Depression of the 1930s slowed construction considerably. Although 10 homes were built in 1930, only 1 building permit was issued in each of the two following years. Construction gradually increased; in 1936, the peak year, 6 building permits were let. By the end of 1940, 321 residences would stand in the Highlands, 86% of the total 373 primary structures in the District.

Construction in the Highlands gradually recovered from the Great Depression, with the heaviest concentration of new construction occurring during the 1950s.<sup>10</sup> In general, those houses built after 1940 are in modern styles, but their scale, materials, and set-backs, all governed by the Highlands deed restrictions, allow them to blend harmoniously with their older neighbors.

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<sup>10</sup>From 1941 through 1950, 14 new homes were built; from 1951 through 1960, 32 new homes were built; from 1961 through the present day, only 6 new homes have been built.



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From the beginning, Washington Highlands was home to both the professional and the worker/tradesman. By designing a central core of larger lots on which single-family homes were built, with a perimeter of smaller lots on which two-family "duplexes" or small single-family homes were allowed, Werner Hegemann created a very democratic enclave. Building contractors, plaster contractors and plumbers lived in the Highlands with lawyers, doctors and real estate developers (including August Richter, Jr. and Sylvester C. Reuteman).

### COMMUNITY PLANNING AND DEVELOPMENT

Washington Highlands Historic District achieves statewide significance from the period of 1916 to 1940 as premier example of the "Garden City" suburb in Wisconsin. The Washington Highlands represents the significant influence which the "Garden City" movement exerted upon the practice of community planning and development and is the finest known example of its type in the state.

### Milwaukee Suburban Expansion

As described earlier, the history of the subdividing of Pabst's Farm offers a vignette of the general history of Milwaukee County suburban expansion. In the late 19th and early 20th centuries, numerous streetcar systems provided accessibility between the nucleus of downtown Milwaukee and outlying areas; not surprisingly, in the 1890s the northern section of Pabst's Farm was platted with a simple rectangular grid after construction of a streetcar line. This pattern of rectangular lots on a gridiron pattern of streets was, and would remain, typical in Milwaukee County.

The ideals of the City Beautiful Movement inspired the development of an extensive park and boulevard system in metropolitan Milwaukee that would become the focus of fine residential development after the turn of the century. One mile directly east of the Pabst Farm stands present-day Washington Park, a major recreational oasis designed by Frederick Law Olmstead & Co. in 1892.<sup>11</sup> In 1914 the broad, beautifully landscaped Washington Boulevard was created to link the Wauwatosa/Milwaukee border (today's 60th Street) with the park and, via connections with Highland Boulevard and Grand Avenue (today's Wisconsin Avenue), with Milwaukee's Central business district.

<sup>11</sup>Landscape Research, Built in Milwaukee: An Architectural View of the City (Milwaukee: City of Milwaukee, n.d.) p. 121.

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The boulevards were platted with large lots on which "the finest examples of residential architecture yet found in Milwaukee" were built.<sup>12</sup> Construction of the boulevards on Milwaukee's northwest side precipitated the platting of subdivisions adjacent to them; real estate developers, like Richter, Dick & Reuteman, laid out broad "tracts" of lots, most often following the established grid plan.

The fortuitous location of the Pabst Farm at the terminus of Milwaukee's west side boulevard system was a great asset to Pabst's heirs. The proposed development of Washington Highlands came immediately on the heels of the undertaking of prestigious construction across the border in Milwaukee. This undisturbed 133-acre tract, with undulating topography and a meandering stream was ripe for development. And, by chance, at this particular point in time, "a new science of subdividing real estate" was being established elsewhere in the United States and Europe.<sup>13</sup> This "science" espoused the principles of the Garden City Movement.

The Garden City Movement

The English Garden City Movement was championed by Ebenezer Howard in Garden Cities of Tomorrow, published in 1898. The cause of "enlightened" development was quickly taken up by an international cadre of professionals, most notably in Great Britain and Germany. Among these was Dr. Werner Hegemann, who would develop the plan for Washington Highlands.

The objective of the Garden City Movement was to obtain a healthful and peaceful environment: pure air, shade from the sun, quiet, and distance from the intrusions of industrialization. These goals were realized through creation of an overall master plan for public and private spaces, use of building standards and design controls which governed lot size, building design and placement, and certain limitations on property rights.

Specific methods of achieving the Garden City ideal were consistently noted in the literature of its societies and the writings of its advocates.

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<sup>12</sup>Landscape Research, p. 160.

<sup>13</sup>Richter, Dick & Reuteman, "Washington Highlands" promotional brochure.

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To achieve the essentials of good housing and the best methods of subdividing residential land the following were considered essential:

- 1) Balance between rural and urban contexts;
- 2) Preservation of open land for parks and recreation centers;
- 3) Practical width and arrangement of roads;
- 4) Convenient location of stores and public facilities;
- 5) Ample provisions for yards and gardens;
- 6) Proper density of the site.<sup>14</sup>

Hegemann's plan for Washington Highlands addressed each of these elements, making it his ideal statement on the proper use of the principles of the Garden City Movement.

The British counterparts to the Highlands development are more on the scale of town planning, such as the Letchworth Garden City (1904) designed by Architects Barry Parker and Raymond Unwin. A subsequent project, Hampstead Garden Suburb (1906) is more similar in location, size and execution and portrays a vocabulary of spatial and architectural elements clearly recalled in Hegemann's plan. In Hampstead, like Washington Highlands, streets are designed to eliminate through traffic and to enhance the landscape and the architecture by establishing vistas and vantage points; shops flank certain roads at entrance points.<sup>15</sup>

### The Highlands Within the American Context and the Midwest Quarter Section Subdivision

Throughout the United States, pressures for suburban expansion had caused the creation of some of the finest residential neighborhoods in the world. Elements from these suburban enclaves appear in Hegemann's plan for Washington Highlands. For example, the elimination of cross-traffic by surrounding neighborhood blocks with major thoroughfares is seen in the 1913 plans for Hampstead Heights and Mission Hills in the Country Club District, Kansas City, designed by Hare & Hare.<sup>16</sup>

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<sup>14</sup>Alfred B. Yeomans, ed., City Residential Land Development, Studies in Planning (Chicago: U of Chicago Press, 1916) pp. 1-2.

<sup>15</sup>Robert Stern, ed., The Anglo American Suburb (London, 1981) p. 42.

<sup>16</sup>Norman T. Newton, Design on the Land (Cambridge: Harvard U P, 1971) p. xi.

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Planning for neighborhood blocks by combining housing of different types with parkways, schools and transportation lines occurred in Shaker Heights, Ohio, Pease & Co., in phases developed in 1905, 1909 and 1913.<sup>17</sup>

But the development of the Highlands also represents a manifestation of the major American urban issue in the decade from 1910 to 1920 -- the appropriate subdivision of suburban tracts of land at the edge of the city for residential neighborhoods. In 1913, the City Club of Chicago sponsored an international competition to address the problems of speculative land subdivision.

The typical "unenlightened" subdivision of the period was a gridiron of streets, with small narrow lots, and which displayed little foresight in regard to appropriate road widths, lot sizes, public parks, or aesthetic issues which relate to the quality of life. The competition attracted entries by such notable designers as Frank Lloyd Wright, two other Prairie School architects, William Drummond and Walter Burley Griffin, Boston landscape designer Arthur Comey (who became an expert zoning consultant for the City of Milwaukee), New York landscape architect Robert A. Pope, and Albert Lilienberg, Town Planner, Sweden.

The winning entries contained a variety of housing types from single to multiple-family, and sites for public facilities such as libraries, schools, recreation areas, and commercial uses. The winning design by Chicago Architect Wilhelm Bernhard, shows a curved boulevard overlaid on a plan exhibiting a dual axis. Among Bernhard's stated objectives were the following, which are also clearly present in Hegemann's plan for Washington Highlands: to separate business streets from residential parts; to eliminate as much as possible through-running traffic; and to emphasize the domestic character in commercial buildings.<sup>18</sup>

The Washington Highlands site possessed most of the characteristics of the site described for the competition: it was nearly the size of a quarter-section, and in the rough approximation of a square; it was also bound by thoroughfares on all sides, one of which contained a streetcar line. Most significantly the plan for the Highlands contained

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<sup>17</sup>Bruce E. Lynch, "Shaker Heights: The Garden Suburb in America," diss., U of Illinois, 1978

<sup>18</sup>Yeomans, p. 10

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all the elements considered in this competition to be essential for a viable neighborhood: a variety of house types (single-family of many sizes, "duplexes" or two-family houses, and four-family flats), a block of shops, a site for a school (not used, but left undeveloped until the late 1930s), and fine parks.

Dr. Werner Hegemann

Dr. Werner Hegemann (1881-1936) was born in Mannheim, Germany and was influential in the development of city planning as an interdisciplinary concern.<sup>19</sup> As an advocate and spokesperson for the Garden City Movement, Hegemann "burst upon the American scene with fresh ideas about the importance of housing renewal and design, and rapid transit."<sup>20</sup>

In 1913 he embarked on a nationwide lecture tour of the United States at the invitation of the People's Institute of New York. When World War I prevented his return to Germany, he established planning offices in New York, with Joseph Hudnut and in Milwaukee, with landscape architect Elbert Peets.

In 1916 he prepared a report for the city planning board, "City Planning For Milwaukee: What It Means And Why It Must Be Secured," which became the city's "most cogent piece of planning literature of the period," and which marked the completion of the transformation from park planning and civic improvement as separate entities to comprehensive city planning.<sup>21</sup> In this seminal report the plan for Washington Highlands appears as Hegemann's example of enlightened subdivision planning. (See Map #1)

From 1916 to 1921, Hegemann & Peets would develop plans for Wyomissing Park near Reading, Pennsylvania, the suburbs of Oakland and Berkeley, California, the industrial town of Kohler, Wisconsin, and Lake Forest City near Madison, Wisconsin. In 1922, they would publish The American Vitruvius: An Architect's Handbook of Civic Art, considered a landmark

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<sup>19</sup>Adolf K. Placzek, ed., Macmillan Encyclopedia of Architects, Vol. 2 (New York: The Free Press, 1982) pp. 348-9.

<sup>20</sup>Landscape Research, p. 128

<sup>21</sup>Landscape Research, p. 128

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in city planning literature and in which the Washington Highlands subdivision would again appear. Hegemann returned to Berlin in 1922 to edit Wasmuth publications; from 1933 until his death in 1936, he taught at Columbia University in New York.<sup>22</sup>

The choice of the Washington Highlands plan for publication in the 1922 American Vitruvius expresses, perhaps, Hegemann's satisfaction both with its design and execution. Unlike his other major planning proposals in Wisconsin, the infrastructure of Washington Highlands was constructed rapidly and with only one deviation from Hegemann's 1916 plan, and the subdivision was immediately popular.<sup>23</sup> Hegemann's experiences in Kohler, and in Lake Forest City near Madison, however, were not so satisfactory.

In 1916 Hegemann was called to Kohler by Walter Kohler, Sr. to prepare a plan for his envisioned industrial village. In addition to preparing a philosophical framework for this Wisconsin garden city, Hegemann and Peets developed a physical plan for the area immediately adjacent to the factory and plant headquarters, including five short straight streets and two longer, meandering streets which follow a ravine. Before the end of 1916, however, disagreements between Hegemann and Walter Kohler led to the dissolution of their business relationship. After Hegemann and Peets' departure, development of the remaining 75% of the industrial village was guided by other designers, among them Olmsted Brothers of Brookline, Massachusetts. So deep was their rift, Walter Kohler refused to acknowledge that Hegemann and Peets had ever developed any planning guidelines for the village, and Olmsted Brothers were given sole credit for all planning activities.<sup>24</sup>

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<sup>22</sup>Christine Crasemann Collins and George Collins, Camillo Sitte and the Birth of Modern City Planning (New York: Random House, 1965) p. 364

<sup>23</sup>The only apparent change in the street plan involved realigning Upper Parkway North further to the west to allow homesites on both sides of this street.

<sup>24</sup>Extensive information on the development of Kohler can be found in "Kohler, Wisconsin: Planning and Paternalism in a Model Industrial Village," by Arnold R. Alanen and Thomas J. Peltin, Journal of the American Institute of Planners, Vol. 44, April 1979, pp. 145-159.

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In Madison, Hegemann developed a plan for the Lake Forest City subdivision which, "unlike most Madison plats . . . was sensitively laid out . . . and featured a large amount of dedicated park land for its residents on the south shore of Lake Wingra." The plan focused on a circular civic center, and a system of "Venetian lagoons" was proposed for lower areas of the development. Although construction of lagoons and roadways was accomplished, the whole ended in a financial disaster when streets sunk into the marshy ooze and the level of Lake Wingra dropped by three feet. Few lots were sold and only one house was ever built. "Lost City," as the development was locally known, led to the failure of the development company; the site is today occupied by the University of Wisconsin Arboretum.<sup>25</sup>

Evaluation of Significance

Dr. Werner Hegemann's model residential district, the Washington Highlands, was "state of the art" at its inception in 1916 and included the most advanced concepts in Garden City planning and architecture from the period. The Highlands plan is a physical manifestation of an ideal solution to the major planning issue of the early 20th Century -- the development of planned neighborhoods in an urban context. Its design includes concepts and planning practices generated by fifty years of experimentation in community design in the United States, Great Britain and Germany.

The brochure, "Covenants of Washington Highlands" states six principles that were used in developing the Highlands which made it significantly different from other subdivisions of the period. In essence these distinguishing features include:

- 1) The size of the development itself (133 acres), larger than other local subdivisions of the era, and the extensive capital investment made in a complicated system of curving, split-grade boulevards rather than the more normal gridiron street plan.
- 2) The introduction of deed restrictions to guarantee the quality of individual buildings.

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<sup>25</sup>David V. Mollenhoff, Madison: A History of the Formative Years (Dubuque, Iowa: Kendall/Hunt Publishing Co., 1982) p. 362-3.

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- 3) Limitation of lot coverage by buildings to retain a park-like character with ample yards on each lot.
- 4) Dedication of lands for public parks, recreation and ornamental features; providing sites for plazas, a school and commercial buildings; in short, the use of comprehensive city planning principles.
- 5) Elimination of through traffic and resulting seclusion for the area through sensitive landscaping and street layout.
- 6) Harmony in architecture and landscape architecture as a result of the design review process, ensuring the aesthetic appearance of individual buildings and their relationship both with neighboring buildings and topography.

These restrictions and guidelines contribute to the consistent visual image of the Highlands. Settings are merged with the natural topography, materials of stone, brick and wood are consistently used throughout, and high caliber craftsmanship is exhibited in the construction and finishing of houses.

In Wisconsin, Washington Highlands established new standards for land planning at a time when the Garden City concept was just being explored. Through the use of deed restrictions and a review process, a continued high-quality environment was guaranteed. The complexity, sensitivity and immediate success of this subdivision make it unique in Wisconsin.

On a statewide basis, the industrial town of Kohler is a comparable achievement to the Highlands in terms of land planning and landscape design. Its sinuous park system along the ravine of the Sheboygan River and the separation of single-family homes from other land uses reflect Werner Hegemann's design principles, but it is, of course, an example of a large planned industrial village rather than a neighborhood subdivision. The infrastructure was also developed over a longer time period, and designed by more than one planner, making it a less unified vision of the Garden City.

Milwaukee County's greenbelt town, Greendale, also offers a parallel to Washington Highlands; the idea behind Greendale's land plan was a logical outcome of the type of comprehensive planning that Hegemann and Peets pioneered twenty years before. Elbert Peets himself was



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in charge of the 1936 design of Greendale, one of three "new towns" developed in the United States as part of Roosevelt's New Deal. As a project funded by the Federal government to demonstrate sound subdivision practices, Greendale's land plan possesses some striking similarities to the Highlands: first, instead of costly grading plans, streets were laid out "to enhance the natural complexities of the site profile;" second, the street plan blends these topographically-determined curved streets with a strong, straight axis street that discloses a long vista.<sup>26</sup> Certainly these elements grow out of the same theory of community planning seen in the Highlands. Greendale, of course, was a community unto itself, and was designed to be home to the "working-man;" it was not a subdivision with a mix of the affluent and the worker.

In the Milwaukee area itself, there are no comparable neighborhood districts from the period 1916 to 1940 that reflect the Highlands' complete concept, size or scope. While several allotments were developed locally utilizing deed restrictions, including HiMount Boulevard, Maplewood Place and Pabst Acres, most are merely rectilinear subdivisions with larger than average lot sizes. From the standpoint of community planning, Washington Highlands subdivision remains premier in the region and state, and represents the "high-water mark" for the influence of the Garden City Movement in the practise of community planning and development.

LANDSCAPE ARCHITECTURE

The Washington Highlands Historic District has statewide significance from the period of 1916 to 1940 as an outstanding example of the influence of the practise of landscape architecture on suburban land use. Landscape architecture is "the art of arranging land, together with the spaces and objects upon it for safe, efficient, healthful, pleasant human use."<sup>27</sup>

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<sup>26</sup>Joseph A. Eden and Arnold R. Alanen, "Looking Backward at a New Deal Town: Greendale, Wisconsin, 1935-1980," APA Journal Winter, 1983.

<sup>27</sup>Newton, p. xi.

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Although the 19th Century American landscape tradition focused most strongly on the planning of parks, cemeteries and boulevard systems, by the 20th Century one branch of landscape architecture became increasingly associated with the planning of towns and subdivisions like Washington Highlands.

In the finest 20th Century landscape architecture tradition, the designers of the Highlands arranged topographically-determined roadways with parks, plazas and a waterway, and accented the total with bridges, decorative entryways and other landscape devices to create a safe and pleasant residential enclave. The sensitive preservation of the waterway (when other neighboring developments relegated it to underground culverts), and the topography (when grading and filling were commonly required to accommodate a gridiron of streets), and mature vegetation (when rigid rows of saplings following the newly-imposed grid were the rule), made Washington Highlands most unusual in the Milwaukee region and State during the post-World War I era.

### Landscape Design of Washington Highlands

Washington Highlands was designed in 1916, with construction of the sewers and streets beginning in 1917 and 1918. The only deviation of the street plan-as-built from the plan-as-designed was the realignment of Upper Parkway North further west, to allow the platting of lots on both sides of the street. (Compare Map #1, Sketch Plan, with Map #2) Nevertheless, today's Washington Highlands continues to convey the clear image of the early 20th Century planned suburb, with a sensitivity to the landscape that is outstanding in the state.

Hegemann himself, in "City Planning For Milwaukee, Why It Must Be Secured," written by him in 1916, described the proposal for the Highlands as follows:

"SUGGESTION FOR THE SUBDIVISION OF A HILLY SUBURBAN AREA OF MILWAUKEE FOR MEDIUM AND HIGH CLASS RESIDENCES: There are differences in level of over 100 feet. Instead of monotonous checkerboard streets with their high expense for grading, the plan aims: to avoid cutting and filling, to bring the streets at easy grades up or around the hills, to make the hills points of vantage crowned by highly desirable building sites, to organize the whole area as a secluded residential park and by a visual relation to bring it in close connection with

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Washington Park. The existing trees are made part of the plan. The highest hills of the subdivision close the vista of Washington Boulevard, which connects the subdivision in a straight line with Washington Park. The streets passing in front of the hills will appear as terraces."

Individual Landscape Elements

Because the land planning of the Highlands was predicated on preservation of the topography, it contains several unusual landscape devices which successfully integrate changes in elevation, natural vegetation, and the water course with residential development.

Hegemann and Peets recognized that the valley through which the modest creek crosses the site was not suitable for building and therefore set it aside in meandering parklands which also function as a floodplain. Large willows grace the banks of the creek, which is faced with stone walls.

Similarly, part of the high ground was left undeveloped to become a focal point: on its slopes the orchard from the Pabst Farms was left intact and renamed "The Apple Croft," another of the development's private parks. After agreements made in 1914 with the City of Milwaukee, Hegemann and Peets extended the existing axis of Milwaukee's Washington Boulevard through the development and visually continued it to a culmination point beyond the Apple Croft. While Captain Pabst's apple trees have long since disappeared, new ones have taken their place, maintaining the original plan.

Several ancient trees became the focus of a small plaza created by bending a roadway to preserve them. The street was aptly named "Two Tree Lane," thereby making an asset of what is otherwise a hindrance to the less sensitive developer. While the trees no longer stand, their former location is still evident.

In addition, several other unique devices were used to provide access to sites without vastly altering the landscape. One is the split-grade boulevard, used along Alta Vista Avenue, Mountain Avenue, Upper Parkway North, and Washington Circle. This device allows the lanes to be sited at different elevations and thus provides on-grade access to homesites on both the higher and the lower ground. Setbacks were also varied within the development to accommodate different slope requirements:

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where land was flat and open, a wide lawn could be allowed; where the land was hilly, the houses were sited closer to the streets. Roadways follow the natural contour of the site with great care. When possible, descent to a lower elevation is made through ravines, following their twists and turns. Existing vegetation and contours were platted and used as the basis for the 1916 layout of roads and parks. (See Map #1)

Each of the eight entrances to the suburb was planned to create a distinctive image by using concrete entry markers, hedges, and tree planting. The illustrations of the entrances in the promotional brochure, "Washington Highlands" distributed by developers Richter, Dick & Reuteman, show the importance of the gateway in providing the desired seclusion and harmony. The brochure also includes a frontispiece, "Footbridge in Valley Park," illustrating the essential goal of "harmony" -- what today would be described as a melding of the natural and built environments. Today's wooden sign posts marking the eight entrances replaced the original concrete plinths in 1953. While hedges at entryways no longer exist, they are still maintained in a double row around Washington Plaza.

### Significance of Washington Highlands to Landscape Architecture

The many landscape devices enumerated above display the skill with which Hegemann & Peets practiced landscape architecture as it relates to suburban developments of the World War I era. Although Werner Hegemann was an internationally-known designer of garden cities, Elbert Peets should not be overlooked when judging the extreme care with which the landscape of the Pabst Farm was transposed into Washington Highlands.

Peets was one of the early graduates of Harvard's program in landscape architecture launched in 1900. Graduating in 1916, he worked with Hegemann through 1921, then continued on his own. Perhaps his finest achievement came with the design of Greendale, Wisconsin, a New Deal town, in 1936, but the plan for Greendale has striking similarities to that of Washington Highlands, perhaps underscoring its continued strong influence.

The Washington Highlands Historic District is a significant representation of the integration of the design philosophies on landscape architecture with the functional needs of subdivision development. The Highlands contain a significant and extensive concentration of landscape elements

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such as parkways, split grade roadways, landscape vistas and other devices which are occasionally found in other landscapes of this period in the state of Wisconsin, but are exceptional in this instance by their integration into the overall plan for the Highlands.

Compared to other subdivisions in Wauwatosa and Milwaukee, the Highlands remains premier insofar as preservation of existing features of the landscape are concerned. This level of sophistication of planning in harmony with nature would not again be reached until Greendale, Wisconsin would be built under the direction of Elbert Peets nearly twenty years later.

ARCHITECTURE

Washington Highlands Historic District achieves local significance from the period 1918 to 1940 as possessing Wauwatosa's highest concentration of fine examples of period revival and early modern architecture from the 1920s and 1930s.

The Eclectic Period Revival and Early Modern Movements

The American Eclectic Movement (1880-1940) drew upon the full spectrum of architectural tradition - Ancient Classical, Medieval, Renaissance Classical, or Modern - for stylistic inspiration.<sup>28</sup> The movement began quietly in the late 19th Century with construction of "landmark" houses for wealthy clients in Italian Renaissance, Chateausque, Beaux Arts, Tudor, or Colonial Revival styles. Chicago's Columbian Exposition of 1893 increased the mass popularity of these "correct" historical styles.

The emphasis on period styles was interrupted briefly by the first wave of architectural modernism which, in the form of the Craftsman and Prairie styles, dominated houses built prior to 1920. World War I, however, generally ended this first phase of the modern movement, when interests in historic styles had a strong resurgence.

This resurgence occurred on a broad basis because of a new post-War technology that allowed balloon-frame buildings to be inexpensively clad in brick or stone veneers. Veneers made it possible for even modest cottages to mimic Old World landmarks in materials and detail, and

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<sup>28</sup>All information on Architectural styles is based upon A Field Guide to American Houses by Virginia and Lee McAlester.

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Period Revival architecture boomed. Its popularity continued until World War II.

### Architectural Styles in Washington Highlands

Washington Highlands Historic District contains high integrity, well-maintained buildings in the full range of architectural styles popular during the 1920s and 1930s. Construction in the District began in 1918 and peaked in 1926. By 1931, 295 (or nearly 80%) of the 373 primary structures in the Highlands were completed; by 1941, a total of 321 structures had been built.

At least 14 eclectic Period Revival and early modern styles can be identified in the District. While these are all described in detail in Section 7, a brief review of the major styles and the historic traditions influencing them helps underscore the fine eclectic character of Washington Highlands Historic District. Most of the styles can be traced to four major traditions.

### Styles Based on Medieval Tradition

First and most numerous are those styles based on Medieval traditions: English Tudor Revival (112 examples); Germanic Cottage (21 examples); and French Eclectic (10 examples).

The English Tudor Revival was the style most frequently used in the District. Buildings in this style are derived from a variety of Medieval English building types from folk cottages to grand manor houses. The national popularity of the English Tudor Revival was at its peak following World War I, the period of most intense development in the Highlands. This popularity was greatly bolstered by Masonry veneering techniques.

"Germanic Cottages" are Tudor-form residences with Continental influence in jerkin-head gables and low eave lines. The style name was frequently used by eclectic builders of the 1920s. The predominance of German heritage in Milwaukee County makes this sizeable subgroup noteworthy.

Residences in the French Eclectic style are based upon precedents provided by many centuries of French domestic architecture. Many Americans served in France during World War I, which helped popularize the style. In addition, photographic studies of French houses were published in the 1920s, giving architects and builders many models to draw from.

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### Styles Based on Colonial American Traditions

Architectural styles of the second group are derived from Colonial American traditions: Colonial Revival (27 examples); Neoclassical Revival (1 example); and Dutch Colonial Revival (24 examples).

Widely publicized in periodicals during the early decades of the Twentieth Century, the Colonial Revival style typifies the rebirth of interest in the early English houses of the Atlantic seaboard. Most examples in the Highlands utilize Georgian or Adam details on symmetrical 3- or 5-ranked house forms.

The Neoclassical Revival style can be traced to Chicago's World's Columbian Exposition of 1893. Although its popularity was waning in the 1920s, one example of this style was built in the Highlands.

Examples of Dutch Colonial Revival houses were published in early Twentieth Century periodicals. In the Highlands, examples of this style are based mainly on gambrel-roofed houses of Dutch settlements of the Hudson River Valley in New York.

### Styles Based on Mediterranean Traditions

Styles in the third category are based more or less upon Mediterranean traditions: Italian Renaissance Revival (26 examples); Spanish Eclectic (26 examples); Mission (2 examples); and Monterey (2 examples).

The Italian Renaissance Revival was popularized by architects like McKim, Mead & White in the late 19th Century. Buildings in this style were authentically detailed due to the first-hand familiarity of fashionable architects and their clients with the palaces of Italy. The perfection of masonry veneering techniques following World War I allowed even the relatively modest homes of Washington Highlands to mimic the masonry walls of the Italian prototypes.

Houses of the Spanish Eclectic style are based upon the historic architecture of Spain -- whether exhibiting Moorish, Byzantine or Renaissance influences. Of a highly picturesque nature, this style gained popularity because of the widely-publicized 1915 Panama-California Exposition. Although frequently known as Spanish Colonial Revival, the eclectic nature of the homes found in the Highlands makes the name Spanish Eclectic more accurate.

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The Mission style is often viewed as California's counterpart to the English-inspired Colonial Revival of the eastern states; although a "colonial" style in this sense, it is based on the architecture of Spain. The style was developed by California architects reflecting the Hispanic heritage of that state. Although immensely popular in the southwest due to publicity of its use for California resort hotels and railway stations, only scattered examples occurred nationwide. The fact that there are only two examples of this style in the Highlands affirms its limited midwestern popularity. Typical, also, of the Highlands is the fact that both examples are of brick rather than the more stylistically-accurate stucco.

Like Mission, the Monterey style had its roots in Colonial California, based on anglicized versions of the Spanish rancho. The two examples in the District were built in 1939 and 1940, making Monterey style the last period revival style to gain popularity in the Highlands.

### Styles Based on Early Modern Movements

Styles in the final category are derived from early modern American movements: Prairie (16 examples); and Craftsman (45 examples).

The Prairie style was indigenous to the Midwest. It was developed by Frank Lloyd Wright and numerous Chicago-area architects during the first quarter of the 20th Century. The style, in its vernacular form, as found in the Highlands, was spread throughout the country by pattern books. The style declined in popularity after 1920; in the District all houses with Prairie influence were built from 1918 to 1926.

The Craftsman style likewise had early popularity in the Washington Highlands, with no examples built after 1929. This style was popularized by California architects Greene & Greene who practiced from 1893 to 1914. Among the influences on the Craftsman style were oriental architecture and the English Arts and Crafts Movement. Given broad publicity in magazines and pattern books, the style swept the nation and dominated small house design in America from 1905 through the 1920s. Although a few larger examples of Craftsman style houses were built on the interior streets of the District, it is its use for the majority (28) of the duplex buildings surrounding the Highlands that is of greater significance here.



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### Unity Through Home Protections and Indigenous Materials

Although so many individual period revival and early modern styles are present in the Washington Highlands Historic District, the area maintains a unique sense of cohesion. Buildings are not only united in scale, set-back and caliber of design, but also in materials.

Like many of America's most prominent suburban developments of this period, the District was protected by the establishment of deed restrictions. These restrictions specified not only building set-backs, which varied according to Hegemann & Peets' design concepts for each street, but also minimum cost of dwellings. The design of each new dwelling had to be approved by the Washington Homes Association, which had as its expressed goal the "creation and maintenance of harmony in appearance" of the building with its surroundings.<sup>29</sup>

Although there was no approved list of materials, the preference was for stone and brick veneers over stucco and wood-clad houses. Local materials are evident with extensive use of Lannon stone as veneer on numerous residences and for retaining walls. This material has a great impact on the District's unity.

### Architects in Washington Highlands

The quality of architectural design in the Washington Highlands Historic District also results from the work of some of Milwaukee's best residential architects and builders of the years 1920 to 1940. While building permits did not always reveal architect's or builder's names, they frequently identified well-known names in the greater Milwaukee area; the full building inventory listing attached to this form indicates the name of architect or builder wherever known. Among the most important firms or individuals:

Herman W. Buemming, who attended Columbia University and studied under John Russell Pope; early in his career he worked for McKim, Mead & White. He designed well over 50 residences and commercial structures in Milwaukee; three residences were built in Washington Highlands in 1927, all in the Tudor Revival style.

<sup>29</sup>Washington Homes Association, "Covenants of Washington Highlands."

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Herbst & Kuenzli, a Milwaukee architectural firm responsible for the design of the West Allis Public Library, Messmer High School, St. Sebastian's Church and other ecclesiastical works. Mr. Kuenzli was a resident of Wauwatosa. Two residences were designed in the Highlands.

Leenhouts & Guthrie, who designed everything from factories to churches, including the Grand Avenue Methodist Church, the Milwaukee House of Correction and the central Y.M.C.A. Building. Cornelius Leenhouts trained with noted Milwaukee architects James Douglas and Edward Townsend Mix. The firm was known for large apartment buildings and their revival styles in residential architecture; one residence was built in the Highlands in 1925.

George Zagel, who was in active practice from 1911 until 1975. During World War I Zagel drew castles on the Mosel River for the U.S. Government for use in possible reconstruction, giving him a broad vocabulary in historic building details. First Division High School, Milwaukee, and the University of Wisconsin School of Engineering are among his works which include 1200 houses, apartment buildings and commercial buildings built between 1911 and 1950. He often designed speculative buildings for builders such as J.G. Janzen rather than for individual clients. He built five residences in the Highlands.

Walter G. Truettner was a very popular builder during the 1920s and 1930s, with an estimated 700 buildings to his credit at the time of his death in 1943. The self-proclaimed "Bungalow Man," Truettner built hundreds of homes for the middle class throughout Milwaukee, but also was known for finer residences there and in Waukesha, Whitefish Bay and Wauwatosa. He pioneered the concept of the neighborhood movie theater in Milwaukee. Long active with the Milwaukee Real Estate Board, he designed the 1940 Home Show house. Nine residences in Washington Highlands were designed by Truettner either for specific clients or for speculation.

Robert W. Stanhope was another prolific Milwaukee builder, constructing homes in every period style throughout the greater Milwaukee area. Six homes were built in the Highlands between 1926 and 1930. Stanhope was later associated with the firm of Stanhope & Irish.

Other prolific builders of homes in the Highlands include Roy C. Otto (12 residences), Ray W. Dwyer (10 residences), Charles Valentine (2 residences), Arthur N. Strack (5 residences), and Edward and Alvin Grellinger (4 residences).

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### Evaluation of Significance

Washington Highlands Historic District possesses Wauwatosa's highest concentration of Period Revival and Early Modern Movement architecture from the period 1918 to 1940. Although comparable individual buildings exist in the city, the District's 319 contributing buildings represent, by far, the most important and cohesive grouping of houses from this period.

The Highlands is also the only planned development of this period in Wauwatosa where duplexes were encouraged as part of the overall scheme.

### CRITERIA CONSIDERATION "G"

National Register staff generally acknowledge that historic districts that span the period of 1929 to 1940 are generally considered to be an exception to the fifty year rule. The Washington Highlands was under almost continuous development during this period and the contributing resources in the district which postdate the fifty year rule share elements of historical and architectural significance which result from the continuity of historic patterns. In addition, the vast majority of the properties in the district were built well within the historic period therefore the district is considered to be an exception to the fifty-year rule and it is not necessary to demonstrate exceptional significance for either the district itself or for those contributing properties built up to 1941.

### PRESERVATION ACTIVITY

Because the design review procedures discussed above apply not only to new construction, but also to any changes made to building exteriors, the Washington Homes Association has carefully watched over the Highlands since 1918. This review process amounts to a continuing preservation effort and is responsible for the unusually high degree of integrity within the District. The Homes Association is also responsible for undertaking this nomination in a further effort to encourage interest in Historic Preservation in the Highlands.

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### ARCHEOLOGICAL POTENTIAL

There is little or no existing evidence of structures from the period when the site was utilized as the Pabst Farms. The houses and barns were demolished; reputedly a new house was built upon the foundations of one of these structures (1524 Upper Parkway South) and its location with a deeper setback from its neighbors could attest to this. The location of the Apple Croft Park on the site of Pabst's apple orchard may be the only remaining evidence of improvements made by the Pabst family. Therefore, if any historic archeological evidence remains from the Pabst Farms, its potential significance lies unassessed. No prehistoric archeological sites have been uncovered, although considering the undisturbed nature of the creekside, such remains are highly probable.

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### VERBAL BOUNDARY DESCRIPTION (Continued)

It follows this property line eastward to the west edge of 60th Street, and then turns southward, following 60th Street to Milwaukee Avenue. The boundary follows the north edge of Milwaukee Avenue westward to 68th Street, then turns northward, following the east side of 68th Street to the point of beginning at Lloyd Street.

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WASHINGTON HIGHLANDS HISTORIC DISTRICT  
BOUNDED BY 60TH, LLOYD, MILWAUKEE AND 68TH STREETS  
WAUWATOSA, WISCONSIN

PHOTOS TAKEN BY:

David Bigler - September, 1987 (DB)  
Cynthia Lynch - April, 1988 (CL)

The photographer of each view is indicated by the initials following the entry. Negatives are on file at the State Historic Preservation Office, Madison, Wisconsin.

The above information is identical for each photo listed below:

- PHOTO ONE Washington Boulevard looking west from 60th Street; Washington Plaza is in mid-ground, Washington Boulevard rises to the high ground in the distance. Note hedges surrounding the plaza. (DB, 9/87).
- PHOTO TWO View of Washington Circle at Hillcrest, looking northeast. Note curbed planting strips that divide lanes of Washington Circle. (CL, 4/88).
- PHOTO THREE Upper Parkway North, looking north; note split-grade boulevard. (DB, 9/87).
- PHOTO FOUR Mountain Avenue, looking north. (DB, 9/87).
- PHOTO FIVE Cul-de-sac on Alta Vista Avenue, looking southwest at 1605 Alta Vista Avenue. (DB, 9/87).
- PHOTO SIX The Apple Croft viewed from Washington Circle, looking west. 1651 Alta Vista terminates the long axis of Washington Boulevard. (DB, 9/87).
- PHOTO SEVEN Martha Washington Drive, looking south from Lloyd Street. Schoonmaker Creek flows under the tall trees at right. (DB, 9/87).
- PHOTO EIGHT Cobblestone bridge that carries Washington Boulevard over Martha Washington Drive. View looking north. Schoonmaker Creek runs behind low wall at left center of photo. (DB, 9/87).



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- PHOTO NINE View across creek of 1907 Martha Washington Drive. Upper Parkway North curves off to the left. Looking southwest. (CL, 4/88).
- PHOTO TEN Hillcrest Drive looking east from Mountain Avenue. (DB, 9/87).
- PHOTO ELEVEN 6614 Hillcrest Drive, looking north. (CL, 4/88).
- PHOTO TWELVE Revere Avenue, looking east. (DB, 9/87).
- PHOTO THIRTEEN Two Tree Lane, looking south from Lloyd Street. (DB, 9/87).
- PHOTO FOURTEEN Betsy Ross Place, looking west from Upper Parkway South. Note hedge remnants and closing of vista by 6578 Washington Circle. (DB, 9/87).
- PHOTO FIFTEEN Looking north from Milwaukee Avenue at Upper Parkway South. (CL, 9/88).
- PHOTO SIXTEEN The Eastern border of Washington Highlnds, 60th Street, looking southwest. (DB, 7/87).
- PHOTO SEVENTEEN The northern border of the Highlnds, Lloyd Street, looking east at typical duplexes built in the 1920s. (DB, 7/87).
- PHOTO EIGHTEEN The southeast corner of Washington Highlands. The 1926 commercial building at 1401-15 North 60th Street faces both 60th and Milwaukee Avenue. Two four-unit apartments on Milwaukee are seen at left. (DB, 7/87).
- PHOTO NINETEEN 6420-22 Milwaukee, looking north. (CL, 4/88).
- PHOTO TWENTY Entrance to the Highlands at 68th Street and Hillcrest Drive. View looking east. (DB, 9/87).
- PHOTO TWENTY-ONE Washington Plaza, looking southwest. 6113 Washington Boulevard is at left. (DB, 9/87).
- PHOTO TWENTY-TWO 1623-25 North 60th Street, looking west. (CL, 4/88).

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Wauwatosa, Milwaukee County, WI

- PHOTO TWENTY-THREE Central Park, looking southwest. The stonework in the foreground is Schoonmaker Creek; the depression at left-center is the ice rink site. (DB, 9/87).
- PHOTO TWENTY-FOUR North Park, looking southwest from Lloyd Street. Revere Drive curves away in upper left center; signpost marks Martha Washington entrance. (DB, 9/87)
- PHOTO TWENTY-FIVE 1529 Upper Parkway South, looking west. (CL, 4/88).
- PHOTO TWENTY-SIX 1639 Alta Vista, looking west. (CL, 4/88).
- PHOTO TWENTY-SEVEN 6123 Washington Circle, looking west. (CL, 4/88).
- PHOTO TWENTY-EIGHT 6319 Washington Boulevard, looking southeast. (CL, 4/88).
- PHOTO TWENTY-NINE 6128 Washington Boulevard, looking northwest. (CL, 4/88).
- PHOTO THIRTY 6112 Washington Boulevard, looking northwest. Note hedges that surround Washington Plaza. (CL, 4/88).
- PHOTO THIRTY-ONE 1651 Alta Vista, looking west. (DB, 9/87).
- PHOTO THIRTY-TWO 6524 Betsy Ross, looking northwest. (DB, 9/87).
- PHOTO THIRTY-THREE 6300 Washington Circle, looking north. (CL, 4/88).
- PHOTO THIRTY-FOUR 6561 Washington Circle, looking southeast. (CL, 4/88).
- PHOTO THIRTY-FIVE 6256 Upper Parkway North, looking northeast. (CL, 4/88).
- PHOTO THIRTY-SIX 1841 Mountain Avenue, looking northwest. (CL, 4/88).
- PHOTO THIRTY-SEVEN 1620 Upper Parkway South, looking east. (CL, 4/88).
- PHOTO THIRTY-EIGHT 6454 Washington Circle, looking northwest. (DB, 9/87)
- PHOTO THIRTY-NINE 6478 Upper Parkway North, looking west. (DB, 9/87).
- PHOTO FORTY 1613 Upper Parkway South, looking northwest. (CL, 4/88).

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PHOTO FORTY-ONE	6101 Washington Circle, looking north. (DB, 9/87).
PHOTO FORTY-TWO	2026 Martha Washington Drive, looking northeast. (CL, 4/88).
PHOTO FORTY-THREE	1721 Mountain Avenue, looking northwest. (CL, 4/88).
PHOTO FORTY-FOUR	2031 Martha Washington Drive, looking west. (CL, 4/88)
PHOTO FORTY-FIVE	6426 Upper Parkway North, looking west. (CL, 4/88).
PHOTO FORTY-SIX	1820 Martha Washington Drive, looking northeast. (CL, 4/88).
PHOTO FORTY-SEVEN	6418 Washington Circle, looking northwest. (CL, 4/88).
PHOTO FORTY-EIGHT	6434 Betsy Ross, looking north. (CL, 4/88).
PHOTO FORTY-NINE	1542 Upper Parkway South, looking east. (CL, 4/88).
PHOTO FIFTY	1616 Alta Vista Avenue, looking east. (CL, 4/88).
PHOTO FIFTY-ONE	6520 Washington Circle, looking west. (CL, 4/88)
PHOTO FIFTY-TWO	1627-29 North 60th Street, looking east. (CL, 4/88).
PHOTO FIFTY-THREE	6642 Revere Avenue, looking north. (CL, 4/88).
PHOTO FIFTY-FOUR	6506 Washington Circle, looking west. (DB, 9/87).
PHOTO FIFTY-FIVE	1604 Alta Vista Avenue, looking southeast. (CL, 4/88).
PHOTO FIFTY-SIX	6113 Washington Boulevard, looking southwest. (CL, 4/88).
PHOTO FIFTY-SEVEN	6614 Hillcrest Drive, side view looking east. (CL, 4/88).
PHOTO FIFTY-EIGHT	1836 Martha Washington, looking northeast. (CL, 4/88).
PHOTO FIFTY-NINE	6186 Washington Circle, looking northeast. (CL, 4/88).
PHOTO SIXTY	6004 Washington Boulevard, looking north. (CL, 4/88).

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PHOTO SIXTY-ONE	6204 Washington Circle, looking north. (CL, 4/88).
PHOTO SIXTY-TWO	6188 Washington Circle, looking northeast. (CL, 4/88).
PHOTO SIXTY-THREE	6128 Washington Circle, looking east. (CL, 4/88).
PHOTO SIXTY-FOUR	6194 Washington Circle, looking east. (CL, 4/88).
PHOTO SIXTY-FIVE	6167 Washington Circle, looking west. (CL, 4/88).
PHOTO SIXTY-SIX	6241 Upper Parkway North, looking southwest. (CL, 4/88).
PHOTO SIXTY-SEVEN	6440 Upper Parkway North, looking west. (CL, 4/88).
PHOTO SIXTY-EIGHT	6420 Upper Parkway North, looking northwest. (CL, 4/88).
PHOTO SIXTY-NINE	6129 Washington Circle, looking west. (CL, 4/88).
PHOTO SEVENTY	6146 Washington Circle, looking east. (CL, 4/88).
PHOTO SEVENTY-ONE	6341 Lloyd Street, looking south. (CL, 4/88).

**9. Major Bibliographical References**

Books and Periodicals

- Alanen, Arnold R. and Thomas J. Peltin. "Kohler, Wisconsin: Planning and Paternalism in a Model Industrial Village." Journal of the American Institute of Planners 44 (April 1979): 145-159.
- Anderson, Harry H. and Frederick I. Olson. Milwaukee: At the Gathering of the Waters. Tulsa: Continental Heritage Press, 1981.
- Cochran, Thomas C. The Pabst Brewing Company. New York: 1948.
- Collins, Christine Crasemann and George Collins. Camillo Sitte and the Birth of Modern City Planning. New York: Random House, 1965.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 133 acres

UTM References

A 16 418765 4767400  
 Zone Easting Northing

C 16 418765 4766820

B 16 419505 4767400  
 Zone Easting Northing

D 16 419560 4766620

See continuation sheet

Verbal Boundary Description

Starting at 68th Street, the boundary follows the south side of Lloyd Street eastward to the eastern edge of the property at 6039-41 Lloyd Street; the boundary then turns south along the eastern edge of this property and the eastern edges of 2020, 2006, and 1926 Two Tree Lane, and 6190 and 6188 Washington Circle, to the northern boundary of the property at 1843-45 North 60th Street.  See continuation sheet

Boundary Justification

The boundaries outline in full the parcel of land for which Werner Hegemann designed Washington Highlands in 1916. The proposed Washington Highlands Historic District includes all of the streets, lots and open spaces platted in 1919 as the Washington Highlands subdivision. The boundaries of the area were, by design, readily identifiable due to the interest in creating a secluded neighborhood; each street entering the Highlands is, and always has been, prominently marked by signs.

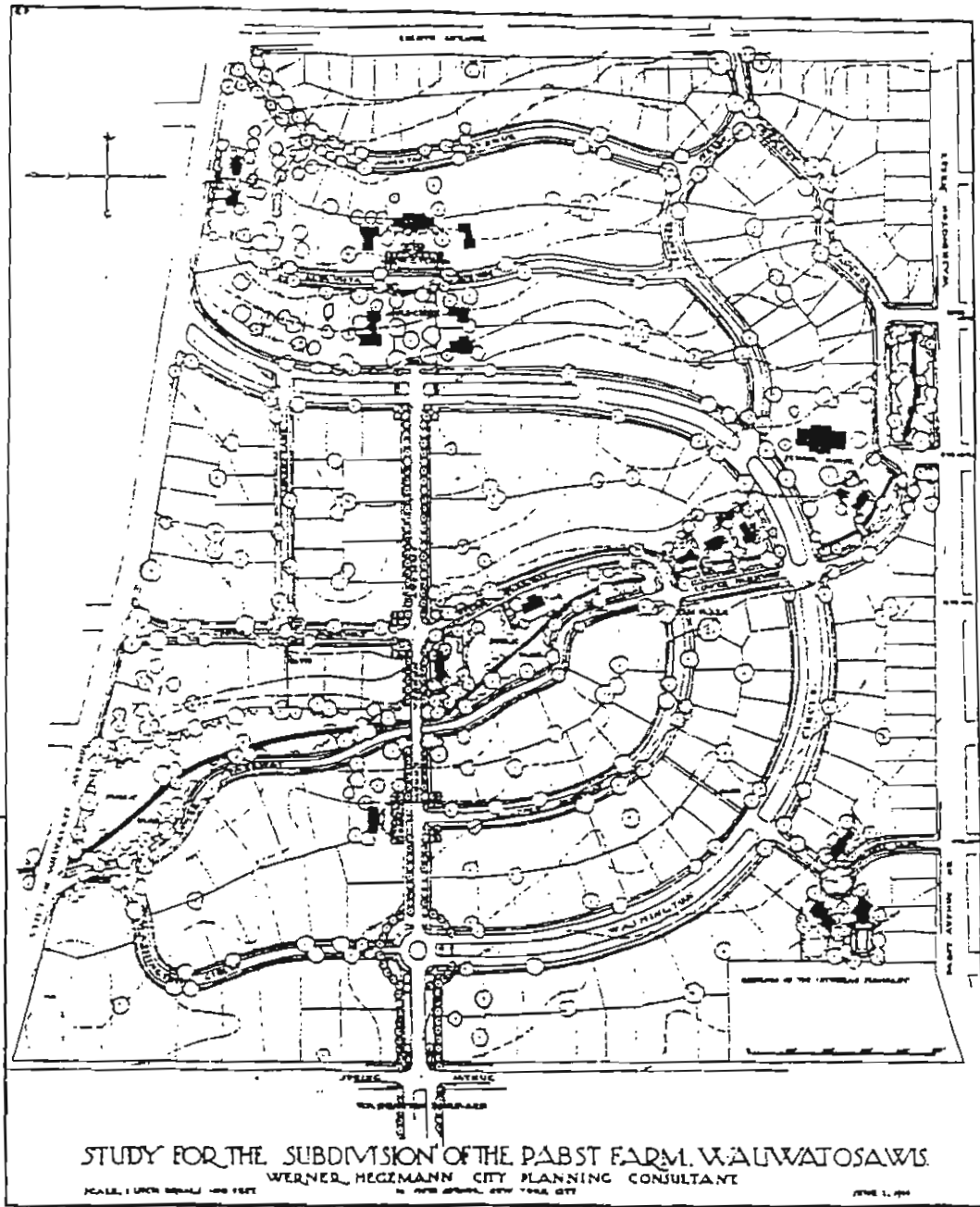
See continuation sheet

**11. Form Prepared By**

name/title Bruce E. and Cynthia D. Lynch  
 organization Building/Conservation  
 street & number 9205 W. Center Street  
 city or town Milwaukee

date September 28, 1988  
 telephone (414) 771-4140  
 state WI zip code 53222

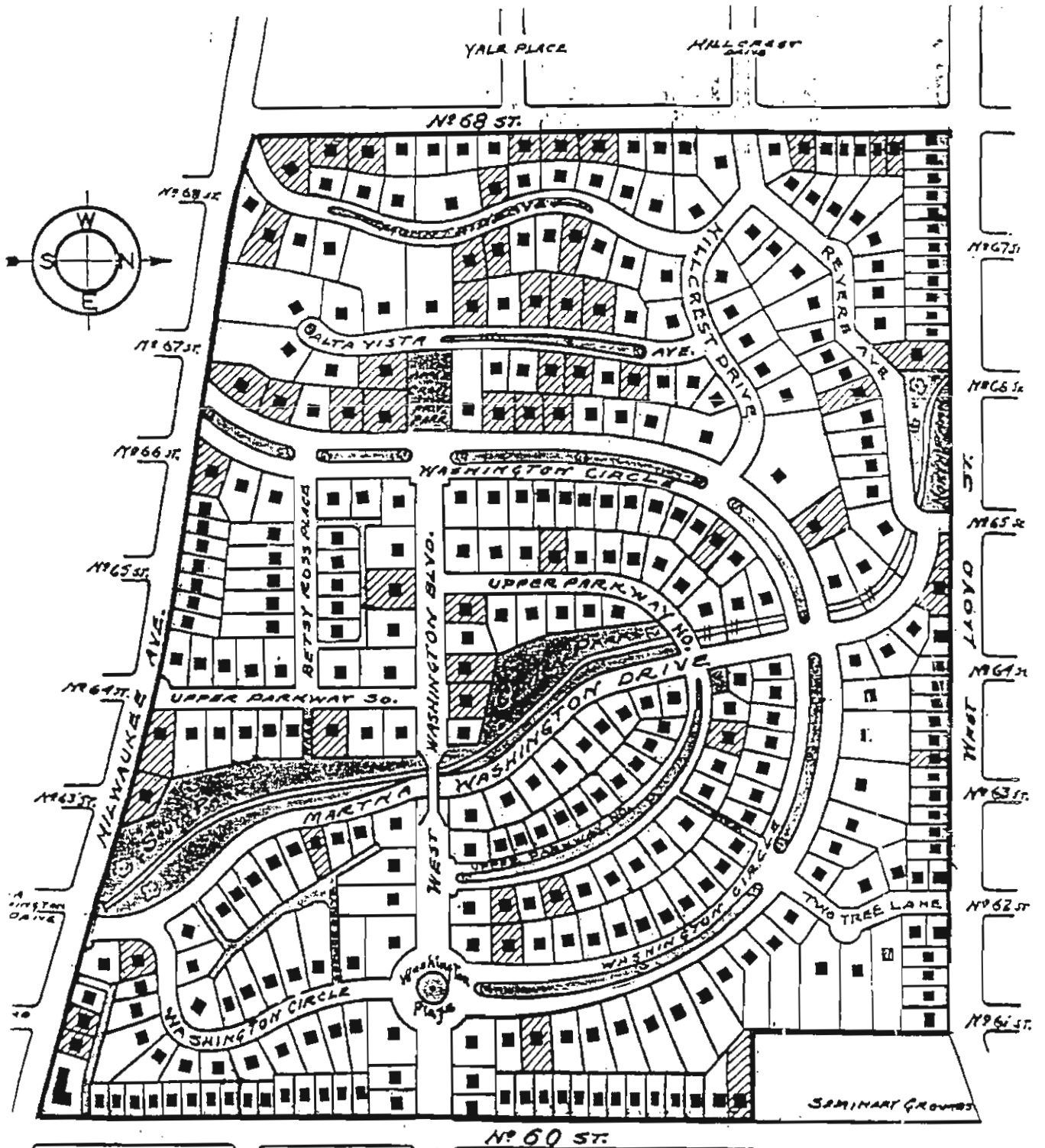




**SUGGESTION FOR THE SUBDIVISION OF A HILLY SUBURBAN AREA OF MILWAUKEE FOR MEDIUM AND HIGH CLASS RESIDENCES**

There are differences in level of over 100 feet. Instead of monotonous checkerboard streets with their high expense for grading, the plan aims: to avoid cutting and filling, to bring the streets at easy grades up or around the hills, to make the hills points of vantage crowned by highly desirable building sites, to organize the whole area as a secluded residential park and by a visual relation to bring it in close connection with Washington Park. The existing trees are made part of the plan. The highest hills of the subdivision close the vista of Washington Boulevard, which connects the subdivision in a straight line with Washington Park. The streets passing in front of the hills will appear as terraces.

(Reproduced by courtesy of Richter, Dick and Reutemann, Milwaukee.)



— District Boundaries

MAP #2

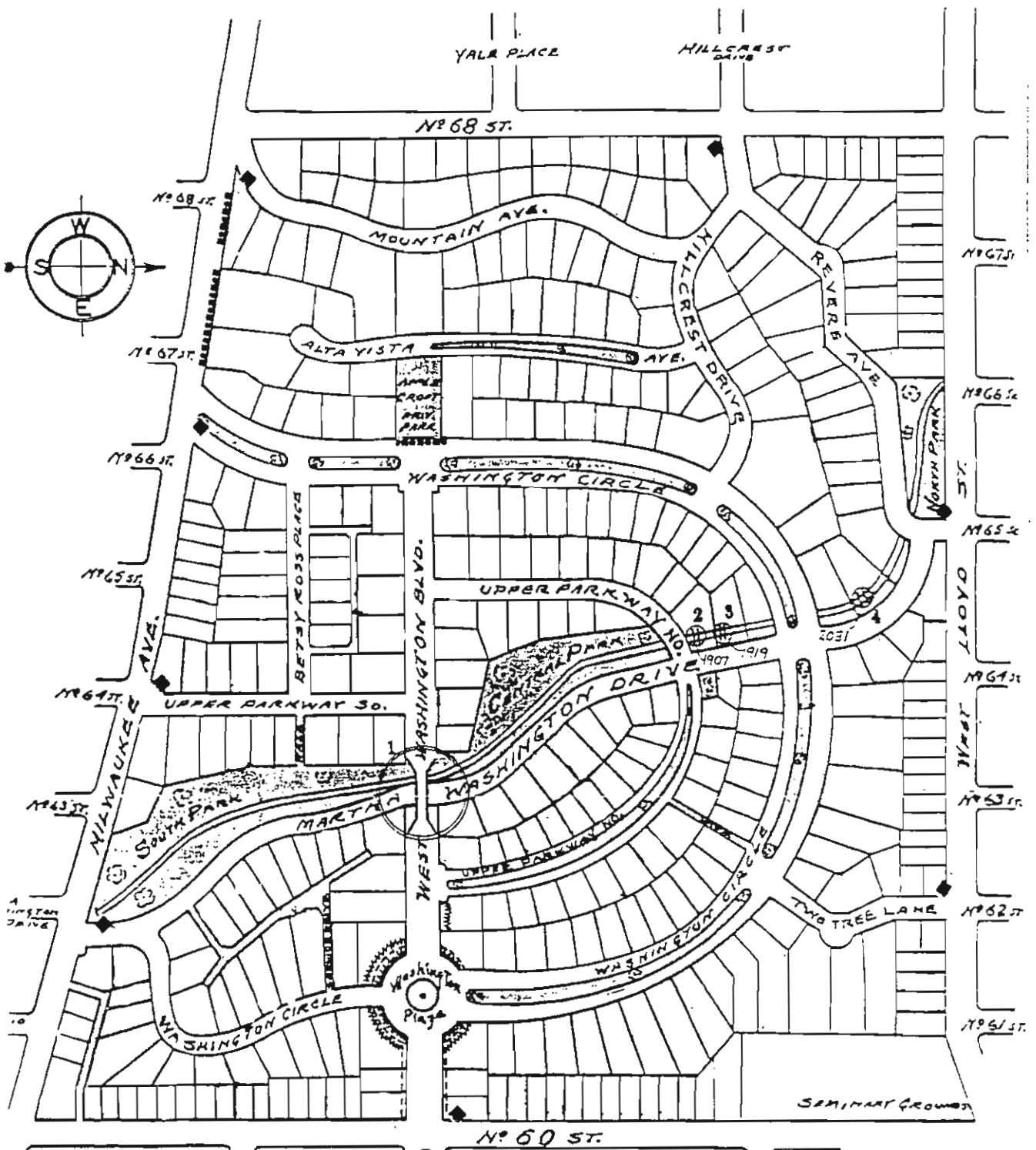
### WASHINGTON HIGHLANDS

Note: Shaded portions represent plazas, parks, walks, services drives and planting areas.

▨ Noncontributing Buildings

One Inch = Approximately 250 Feet





MAP #5

Landscape Features

- ◆ Entry Signs; ——— Major Lannon Stone Retaining Walls; --- Red Brick Curbwalks; ~~~~ Edge Borders
- \*1 Boulder-Faced Bridge; Private Bridges: #2 (1907 Martha); #3 (1919 Martha); #4 (2031 Verara)

WASHINGTON HIGHLANDS

Note: Shaded portions represent plazas, parks, walks, service drives and planting areas.





