

WASHINGTON HIGHLANDS HISTORIC DISTRICT

The Washington Highlands is a premier example of Garden City Planning. Designed in 1916 by City Planners Hegemann and Peets, this model residential neighborhood is laid out with curving streets that preserve the natural topographical features of the site. The plan minimizes through-traffic while providing private parks, design controls and a variety of housing types. Residential architecture includes the styles most popular during the 1920's and 1930's. From 1871 to 1910 this was part of Captain Frederick Pabst's stock and hops farm.

Wauwatosa Landmarks Commission — 1991

WAUWATOSA LANDMARKS in order of dedication

LANDMARK NO. 1 – 1976

REVEREND LUTHER CLAPP RESIDENCE
1828 WAUWATOSA AVENUE – MOVED
TO 12323 WATERTOWN PLANK ROAD

LANDMARK NO. 2 – 1977

THE DITTMAR-ROBERTSON BUILDING
1417 UNDERWOOD AVENUE

LANDMARK NO. 3 – 1978

THE LITTLE RED STORE
7720 WEST HARWOOD AVENUE

LANDMARK NO. 4 – 1979 & 1990

THE FISK HOLBROOK DAY RESIDENCE
8000 W. MILWAUKEE AVENUE
(W/ADDENDUM)

LANDMARK NO. 5 – 1980

FIRST CONGREGATIONAL CHURCH
OF WAUWATOSA
1511 CHURCH STREET

LANDMARK NO. 6 – 1983

HARRISON LUDINGTON FARM
343 GLENVIEW AVENUE

LANDMARK NO. 7 – 1985

THE WAUWATOSA AVENUE
HISTORIC DISTRICT
2107 WAUWATOSA AVENUE

LANDMARK NO. 8 – 1987

THOMAS BENJAMIN HART HOUSE
1609 CHURCH STREET

LANDMARK NO. 9 – 1989

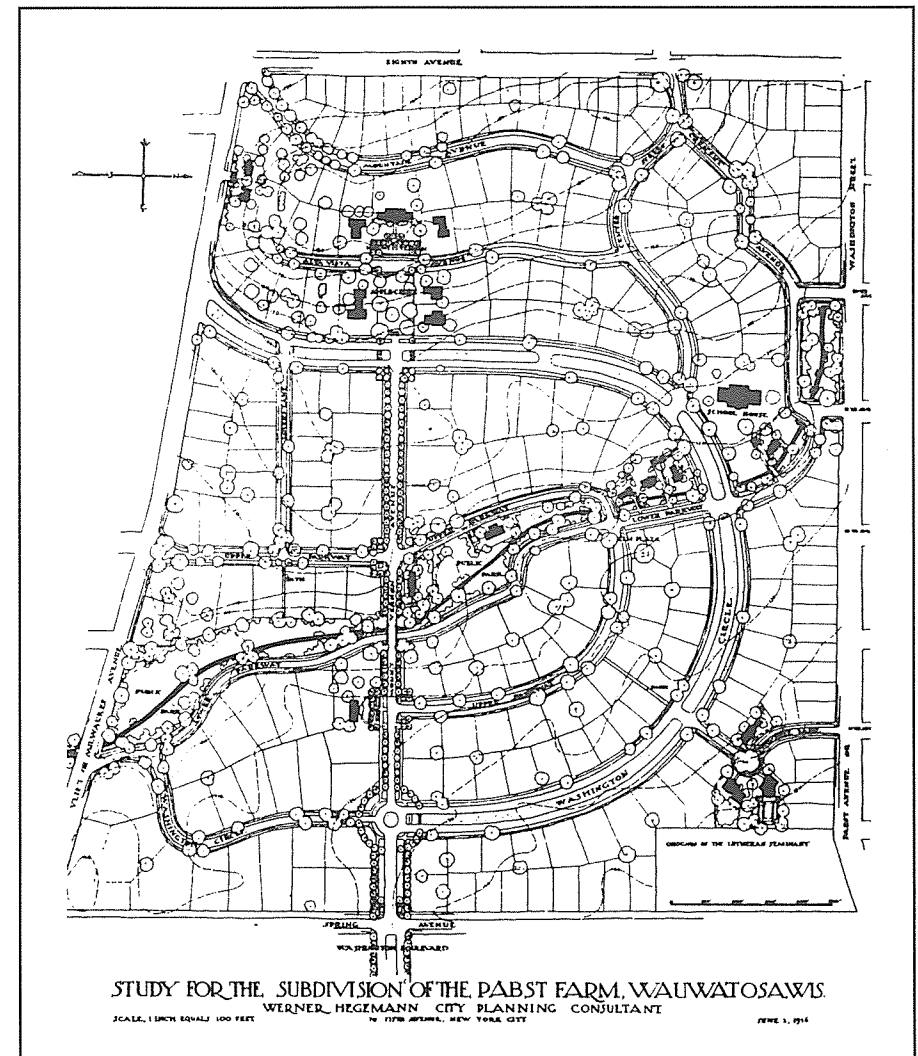
KNEELAND-WALKER HOUSE MUSEUM
7406 HILLCREST DRIVE

LANDMARK NO. 10 – 1990

THE BUILDING CONSTRUCTED AS THE
SECOND HOME OF THE FIRST BAPTIST
CHURCH OF WAUWATOSA AND NOW
THE HOME OF THE LATVIAN
EVANGELICAL LUTHERAN HOLY
TRINITY CHURCH OF MILWAUKEE
1853 N. 75TH STREET

LANDMARK NO. 11 – 1991

THE WASHINGTON HIGHLANDS
HISTORIC DISTRICT, BOUNDED BY
LLOYD AVENUE, 60th STREET,
MILWAUKEE AVENUE AND 68th STREET



Dedication of the HISTORICAL MARKER PLAQUE for THE WASHINGTON HIGHLANDS HISTORIC DISTRICT

which is bounded by
Lloyd Street, 60th Street
Milwaukee Avenue, and 68th Street

by the

WAUWATOSA LANDMARK COMMISSION

Sunday, October 6, 1991

Wauwatosa Landmark No. 11

PROGRAM

MUSICAL SELECTIONS	Wauwatosa East High School Brass Quintet
WELCOME & INTRODUCTIONS	Cynthia Lynch, Vice Chairman Wauwatosa Landmark Commission
ABOUT THE LANDMARK COMMISSION	Honorable James Brundahl Mayor of Wauwatosa
THE WASHINGTON HIGHLANDS HISTORIC DISTRICT	Bruce and Cynthia Lynch
REMARKS	John Yentz, President, The Washington Homes Association
UNVEILING OF THE PLAQUE	Honorable James Brundahl, Mayor of Wauwatosa Cynthia Lynch, Vice Chairman Wauwatosa Landmark Commission John Yentz, President, The Washington Homes Association
PRESENTATION OF RESORATION CITATIONS TO SELECTED WAUWATOSA HOMEOWNERS	Jo Cole, Member Wauwatosa Landmark Commission Kathleen Ehley, President Wauwatosa Historical Society

CREDITS

BROCHURE RESEARCH & TEXT	Bruce and Cynthia Lynch
PHOTOS	Cynthia Lynch
MAPS	Wauwatosa Historical Society, Milwaukee Public Library, Cynthia Lynch
WALKING TOUR ROUTE & COMMENTARY	Bruce and Cynthia Lynch
STONE DONATION	Halquist Quarry
PLAQUE CASTING	Tom Queoff
TYPESETTING AND PRINTING	Tosa Typography and Heritage Printing

COVER ILLUSTRATION: 1916 "Suggestion for the subdivision of a hilly suburban area of Milwaukee for medium and high class residences," as it appeared in *American Vitruvius: An Architect's Handbook of Civic Art* by Werner Hegemann and Elbert Peets, published in 1922.

Head back east down Washington Boulevard, over the bridge and down the stairs at the northeast end of the bridge. Admire Schoonmacher Creek, which north and south of the Highlands disappears into an underground culvert. This is part of extensive park lands set aside in the floodplain of the creek. Notice the sinuous curve of Martha Washington Drive as it follows and provides counterpoint to the creek.

1642 Martha Washington Drive	1925 Dutch Colonial
1634 Martha Washington Drive	1925 Italian Renaissance
1616 Martha Washington Drive	1923 Tudor Revival
1606 Martha Washington Drive	1927 Colonial Revival
1556 Martha Washington Drive	1927 Colonial Revival
1546 Martha Washington Drive	1923 Tudor Revival

As you head back up Washington Circle, notice how the street meanders to follow the path of a natural ravine. Along with Prairie, English Tudor, Exotic, and Germanic Styles, be sure to note the fine example of Craftsman architecture as you return to the Plaza.

6101 Washington Circle	1928 Colonial Revival	Ray W. Dwyer
6105 Washington Circle	1924 Tudor Revival	E.P. Potter
6108 Washington Circle	1925 Italian Renaissance	
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	Home Owner's Assoc.
*6129 Washington Circle	1919 Craftsman	
6131 Washington Circle	1923 Prairie	
6132 Washington Circle	1935 Colonial Revival	
6135 Washington Circle	1925 Italian Renaissance	Ray W. Dwyer
6138 Washington Circle	1928 Tudor Revival	
6139 Washington Circle	1926 Italian Renaissance	
6140 Washington Circle	1923 Prairie	
6143 Washington Circle	1918 Tudor Revival	
6146 Washington Circle	1919 Craftsman	
6147 Washington Circle	1918 Prairie	

This ends the formal tour of Washington Highlands. Hopefully you can spot some more examples of the fine architectural styles noted here in other parts of the Highlands.

WAUWATOSA LANDMARK COMMISSION MEMBERS

Don Koch, Chairman
Jo Cole, Ken Duckert, Warren Hutton, Cynthia Lynch,
Almer Perkins, Mark Petersen, Bill Rockhill, John Washbush.
Bernard Grimm, Aldermanic Representative

You are now back at the plaza; notice that all four buildings fronting the Plaza “embrace” it with L-form plans. Follow Washington Boulevard west to Upper Parkway North. Notice again the dramatic change in topography preserved by a “split-grade boulevard.” A fine example of the Prairie Style can be seen on Upper Parkway North.

6112 Washington Boulevard	1927 Tudor Revival	
6128 Washington Boulevard	1927 Tudor Revival	Herman Buemming
6208 Washington Boulevard	1927 Tudor Revival	Herman Buemming
6223 Upper Parkway North	1927 Dutch Colonial	
6230 Upper Parkway North	1926 Tudor Revival	Sholtka Bros.
6235 Upper Parkway North	1921 Craftsman	
6241 Upper Parkway North	1922 Prairie	
6248 Upper Parkway North	1928 Tudor Revival	Robert W. Stanhope
6251 Upper Parkway North	1925 Spanish Eclectic	E.P. Potter
6256 Upper Parkway North	1925 Germanic Cottage	E.P. Potter
6261 Upper Parkway North	1926 Craftsman	
6264 Upper Parkway North	1927 Spanish Eclectic	Roy C. Otto
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	Daum & Zingen
6301 Upper Parkway North	1923 Prairie	
6304 Upper Parkway North	1927 Spanish Eclectic	A.J. Pietsch Co.
6311 Upper Parkway North	1928 Italian Renaissance	Roy C. Otto
6314 Upper Parkway North	1924 Tudor Revival	
6327 Upper Parkway North	1923 English Arts & Crafts	
6332 Upper Parkway North	1925 Tudor Revival	
1836 Martha Washington Dr.	1933 Spanish Eclectic	

Walk a short distance to the north on Martha Washington Drive to experience one of the most picturesque homes in the Highlands in the Germanic Cottage Style; then return to Upper Parkway North and notice examples of the Dutch Colonial Revival Style (said to be the second house built in the Highlands) and the French Eclectic Style.

1907 Martha Washington Dr.	1928 Germanic Cottage	Wm. F. Thalman
6420 Upper Parkway North	1921 English Arts & Crafts	
*6426 Upper Parkway North	1919 Dutch Colonial Revival	
6432 Upper Parkway North	1927 Tudor Revival	Walter Truettner
6437 Upper Parkway North	1924 English Arts & Crafts	
6440 Upper Parkway North	1919 Prairie	
6448 Upper Parkway North	1928 Tudor Revival	Robt. W. Stanhope
6449 Upper Parkway North	1922 Craftsman	
6457 Upper Parkway North	1921 Germanic Cottage	Geo. Zagel & Bros.
6466 Upper Parkway North	1926 Tudor Revival	
6467 Upper Parkway North	1925 Tudor Revival	
6478 Upper Parkway North	1928 French Eclectic	Schent
6479 Upper Parkway North	1926 Tudor Revival	Ray W. Dwyer
6490 Upper Parkway North	1936 Tudor Revival	

INTRODUCTION

The Washington Highlands is a premier example of Garden City Planning. Designed in 1916 by internationally-famous city planners Werner Hegemann and Elbert Peets, this model residential neighborhood is laid out with curving streets that preserve the natural topographical features of the 133-acre site. The plan minimizes through-traffic while providing private parks, design controls and a variety of housing types. Residential architecture includes 14 eclectic revival styles popular during the 1920's and 1930's.

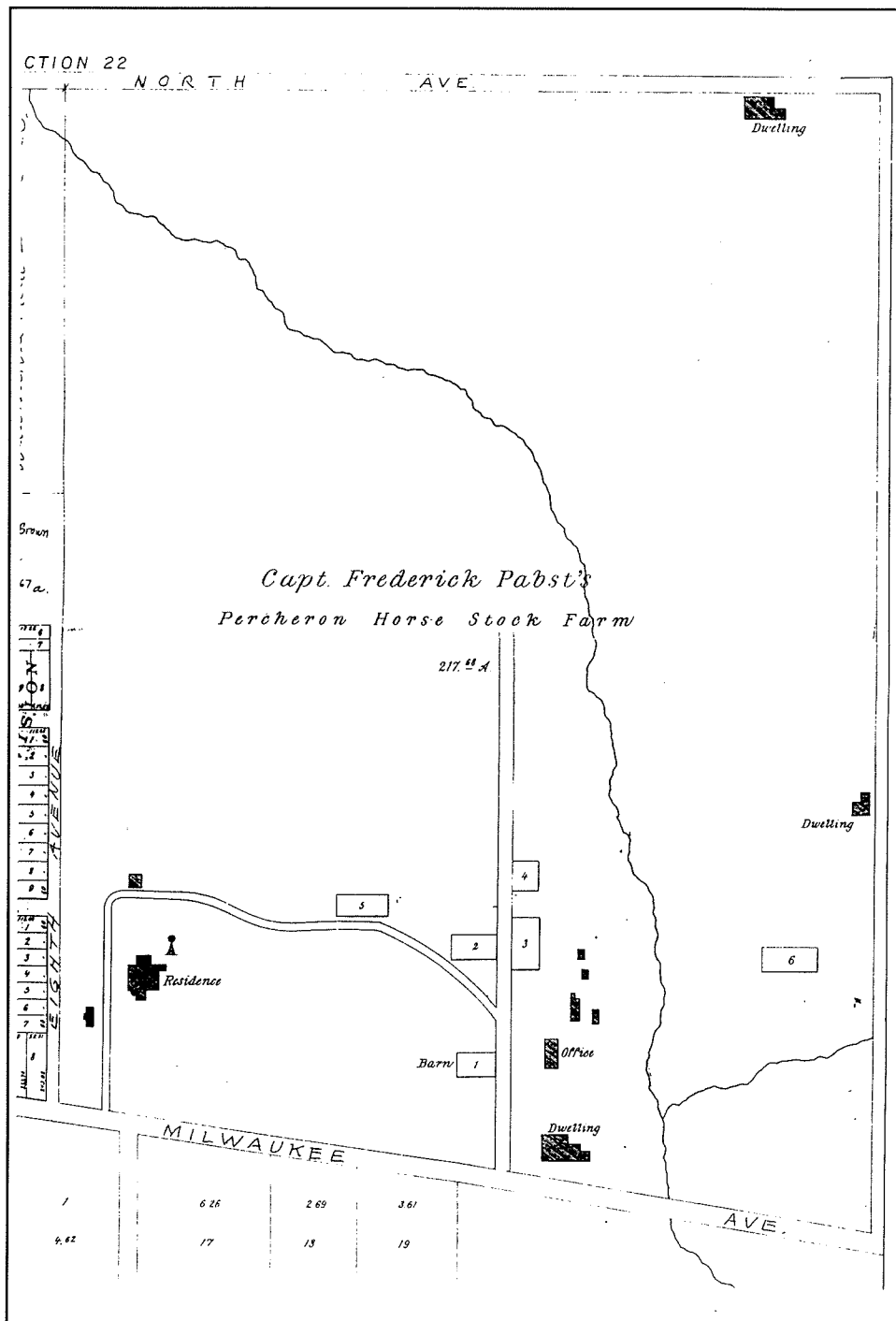
HISTORY OF THE DEVELOPMENT OF WASHINGTON HIGHLANDS

Prior to development, the Highlands site was part of a hops and Percheron horse farm owned by famous Milwaukee brewer, Captain Frederick Pabst. In 1871, Pabst purchased 178 acres of land in the Town of Wauwatosa; subsequent land purchases expanded Pabst's farm to more than 200 acres, on which the hops necessary for brewing beer were grown and Percheron horses, needed to pull beer wagons, were bred and raised. The 1888 Silas Chapman map of Wauwatosa (see illustration) shows the 217-acre farm traversed by a meandering creek and locates Pabst's residence, three dwellings, an office, assorted smaller buildings and six barns.

In 1891, Pabst opened a street running east-west through the middle of his land, (today's Lloyd Street), and granted a right-of-way for the Milwaukee and Wauwatosa Rapid Transit Companies to build a streetcar line on it, providing access to downtown Milwaukee. The land north of Lloyd was subdivided into rectangular blocks and developed. After the Captain's death in 1904, however, the residual 133 acres of farm land remained virtually unchanged and as late as 1910 the fields were still producing hops.

Frederick Pabst's heirs decided to subdivide the farm, which was by now a rural oasis surrounded by development. Milwaukee's prestigious Washington Boulevard, platted in 1914 as part of that city's extensive park and boulevard system, provided a connecting link between the popular Washington Park and 60th Street — the doorway to what would become the Washington Highlands. The heirs hired renowned German city planner Dr. Werner Hegemann (1881 – 1936) to design the subdivision. Working with American landscape architect, Elbert Peets (1886 – 1968), Hegemann created in 1916 a carefully considered land plan using the advanced concepts of England's Garden City movement. (See Cover illustration.) The objective of the Garden City movement was to obtain a healthful and peaceful environment shielded from the intrusions of industrialization, through an overall master plan for public and private improvements.

© Bruce E. and Cynthia D. Lynch, 1991. Published by the Wauwatosa Landmarks Commission with permission of the authors. All rights reserved.



1888 SILAS CHAPMAN MAP of Wauwatosa, courtesy of Wauwatosa Historical Society. Eighth Avenue is today's 68th Street; the street at the far right is 60th Street.

*6506 Washington Circle	1930 Spanish Eclectic	Walter Truettner
*6454 Washington Circle	1936 French Eclectic	Steigerwald & Sons
6439 Washington Circle	1928 Tudor Revival	
6421 Washington Circle	1927 Colonial Revival	
6418 Washington Circle	1922 Dutch Colonial	Fred. Gezzelschap
6337 Washington Circle	1930 French Eclectic	Ray W. Dwyer
6336 Washington Circle	1928 Tudor Revival	A.J. Pietsch
6327 Washington Circle	1927 Italian Renaissance	
6324 Washington Circle	1928 Tudor Revival	George Zagel
6313 Washington Circle	1924 Tudor Revival	Charles Valentine
6301 Washington Circle	1925 Dutch Colonial	
*6300 Washington Circle	1930 Jacobethan Tudor	Fred Howend
6233 Washington Circle	1926 Italian Renaissance	Walter Truettner
6232 Washington Circle	1927 Tudor Revival	
6223 Washington Circle	1940 Tudor Revival	Walter Lippmann
6222 Washington Circle	1927 Spanish Eclectic	Frank Howend
6216 Washington Circle	1925 Tudor Revival	Barkhausen/Logemann
6211 Washington Circle	1924 Prairie Style	

Two Tree Lane was platted with a bend in it to preserve two mature trees that existed when the land was developed; you can still see the location of these trees on the east side of the bend in the street north of you. Notice the fine examples of Mission Style and Japanese Exotic architecture at this corner.

*6204 Washington Circle	1922 Mission	
*6194 Washington Circle	1923 Japanese Exotic	
6197 Washington Circle	1926 Tudor Revival	Frank Drolshagen
6193 Washington Circle	1926 Italian Renaissance	
6191 Washington Circle	1939 French Eclectic	Erich Prag
6190 Washington Circle	1928 Spanish Eclectic	
6188 Washington Circle	1939 Monterey Style	Roland Kurtz
6187 Washington Circle	1927 Tudor Revival	H.C. Hansen
6186 Washington Circle	1933 Spanish Eclectic	Daum & Zingen
6185 Washington Circle	1926 Spanish Eclectic	
6182 Washington Circle	1935 Tudor Revival	
6181 Washington Circle	1923 Dutch Colonial	
6178 Washington Circle	1930 Tudor Revival	Stanhope & Irish
6177 Washington Circle	1925 Tudor Revival	
6176 Washington Circle	1926 French Eclectic	
6175 Washington Circle	1926 Spanish Eclectic	
6174 Washington Circle	1927 French Eclectic	Charles Clouse
6171 Washington Circle	1926 Italian Renaissance	
6170 Washington Circle	1928 Tudor Revival	Roy C. Otto
6168 Washington Circle	1925 Tudor Revival	Geo. Schley & Sons

An excellent example of the English Arts & Crafts architectural style is 6167 Washington Circle. How appropriate that this style would be found in this example of a Garden Suburb!

*6167 Washington Circle	1924 English Arts & Crafts
6162 Washington Circle	1926 Italian Renaissance

As you head west on Milwaukee Avenue, notice some of the double houses or “two-flats” that were from the beginning part of the plan of the Highlands. Most of these are in the Craftsman Style.

6420-22 Milwaukee Avenue	1924 Craftsman	
6426-28 Milwaukee Avenue	1924 Craftsman	
6500-02 Milwaukee Avenue	1927 Craftsman	
6506-08 Milwaukee Avenue	1927 Craftsman	
6512-14 Milwaukee Avenue	1927 Craftsman	
6520 Milwaukee Avenue	1927 Tudor Revival	Roy C. Otto

Turn north on the broad, curving boulevard of Washington Circle. Take note of the fine examples of English Tudor Revival architecture; the most popular style in the Highlands (over 110 of the 373 homes in the Highlands are in this style).

6585 Washington Circle	1935 Tudor Revival	
6581 Washington Circle	1928 Tudor Revival	Zingen & Braun
6578 Washington Circle	1928 Tudor Revival	Herbst & Kuenzli
*6524 Betsy Ross Place	1927 Tudor Revival	R.A. Uecker Co.
6567 Washington Circle	1926 Colonial Revival	
6561 Washington Circle	1938 Tudor Revival	

Cross to the Apple Croft. Take a moment to enjoy the vista to the east. Note the Plaque dedicated by the Wauwatosa Landmark Commission. See how effectively the fine Tudor Revival house that covers the highest ground closes the Washington Boulevard Vista. This high ground was the site of Pabst’s farm home. As you follow Alta Vista Avenue to the north, notice the “split-grade boulevard” which preserved the topography of the site and which is extremely important to the land planning in the Highlands.

*1651 Alta Vista Avenue	1926 Tudor Revival	R.A. Uecker Co.
1716 Alta Vista Avenue	1930 French Eclectic	Roy C. Otto
1816 Alta Vista Avenue	1928 Tudor Revival	
1821 Alta Vista Avenue	1925 Tudor Revival	
1839 Alta Vista Avenue	1924 Germanic Cottage	
1842 Alta Vista Avenue	1925 Spanish Eclectic	

Advance west a short way to 6614 Hillcrest Drive, and admire this fine example of the Spanish Eclectic Style, then follow Hillcrest Drive east.

*6614 Hillcrest Drive	1927 Spanish Eclectic	Hugo Haeuser
6600 Hillcrest Drive	1924 Italian Renaissance	
6550 Hillcrest Drive	1924 Tudor Revival	
6537 Hillcrest Drive	1925 Tudor Revival	
6536 Hillcrest Drive	1929 Tudor Revival	
6526 Hillcrest Drive	1922 Dutch Colonial	

As you stop at Washington Circle, notice the examples of Spanish Eclectic and French Eclectic architecture at this corner. The large lot of 6454 Washington Circle was originally set aside for a school site. Follow the broad boulevard of Washington Circle as it sweeps north and east:

The master plan for the Washington Highlands included the preservation of Schoonmacher Creek, the creation of private parks, and the use of building standards and design controls which governed lot size, building design and placement. Through-traffic was minimized by the siting of roadways to follow and preserve the meanderings of the site’s topography as well as its mature trees. Sites were provided for large and small single-family homes, two-family and four-family flats, a commercial center and a school (never built). The importance of “split-grade boulevards,” in which one lane of a roadway sits as much as 10 feet higher or lower than its sister lane, cannot be over-emphasized for its impact on preserving the rolling Wisconsin landscape.

Negotiations for city sewers through the Pabst farm began in 1917. The earliest building permits date from 1918, although prior to 1920 only 8 homes were constructed; from 1920 to 1930, however, 287 new residences would be built. The Great Depression of the 1930’s slowed construction considerably, but by the year 1940, 86% of the district’s 373 primary structures had been completed.

From the very beginning, the Washington Highlands was home to both the professional and the worker/tradesman. By designing a central core of large and medium-sized lots for single-family residences with a perimeter of smaller lots for single- or multi-family homes, Werner Hegemann created a planned community that offered affordable housing for those of modest means as well as the more affluent. It is important to remember that the out-facing lots along 60th, Lloyd, Milwaukee and 68th Streets are, and have from the beginning been integral to the Washington Highlands neighborhood.

THE WASHINGTON HOMES ASSOCIATION

The Washington Homes Association is a Board of Directors for the Highlands and has been active since 1918. Like many of America’s most prominent suburban developments of this period, the Highlands was protected by establishment of deed restrictions. These restrictions specified not only building setbacks, 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.

Although so many individual period revival and early modern styles are present in the Highlands, 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. Because the design review procedure applies not only to new construction but also to alterations, the Washington Homes Association has carefully watched over the Highlands for over 60 years; their review process amounts to a continuing preservation effort and is responsible for the unusually high degree of building integrity within the District.

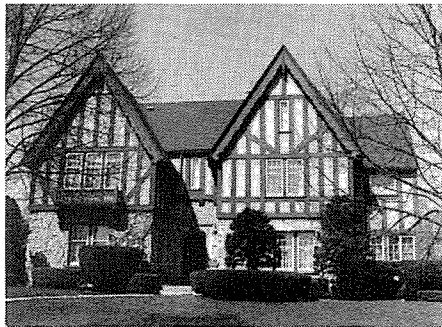
The Washington Homes Association was also responsible for hiring Bruce and Cynthia Lynch in 1987 to research and prepare nomination forms to the National Register of Historic Places. The Washington Highlands Historic District was officially listed on the National Register in December, 1989. It is with great pride that the Wauwatosa Landmarks Commission, through the power of the Wauwatosa Common Council, has selected the Washington Highlands Historic District as the official 1991 Wauwatosa Landmark.

THE ARCHITECTURE OF WASHINGTON HIGHLANDS – A STYLE GUIDE

There are at least 14 eclectic Period Revival and Early Modern styles represented in the Washington Highlands — the full range of architectural styles popular during the 1920's and 1930's. There follows a brief description of some of the more interesting of these styles as they are found in the district.

STYLES BASED ON MEDIEVAL TRADITIONS

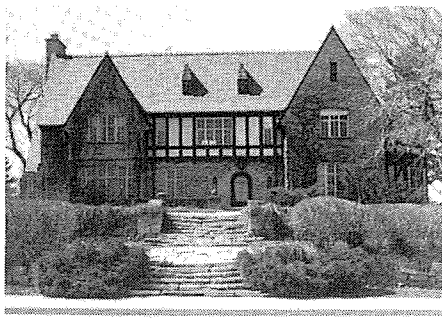
English Tudor Revival is based on a variety of Medieval English building traditions ranging from thatch-roofed folk cottages to grand manor houses. Elements of the style can include: steeply pitched roofs; picturesque massings; tall, narrow windows placed in groups; decorative half-timbering, and a variety of materials used in combination. Besides houses, a charming commercial block at the corner of 60th Street and Milwaukee Avenue was designed in this style.



6524 Betsy Ross Place
ENGLISH TUDOR REVIVAL

6524 Betsy Ross Place, 1927
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.



1651 Alta Vista
ENGLISH TUDOR REVIVAL

1651 Alta Vista, 1926
R.A. Uecker Company

This house, which occupies perhaps the grandest site in the Highlands, closes the vista of Washington Boulevard. Two steep gables flank the half-timbered second story and groups of tall windows and narrow roof dormers emphasize the vertical elements of the design. The terracing in front of the house lend it the air of an English manor.

A WALK THROUGH THE WASHINGTON HIGHLANDS ★

Selected architecturally significant buildings are listed below in the order you will pass them. Begin on the south side of Washington Boulevard at 60th Street, one of the eight entrances to the Highlands. As you walk west, notice the strong visual emphasis given to Washington Boulevard as it circles the Plaza, drops down to the bridge and rises to the Apple Croft. This street was designed to be narrower at its west end, enhancing the diminishing effect of the vista. The hedges and brick sidewalks of the plaza area were an important part of the original plan.

* Houses that are asterisked are pictured in the style guide.

Address	Date	Style	Architect or Builder
6003 Washington Boulevard	1928	Tudor Revival	Roy C. Otto
6004 Washington Boulevard	1925	Mission	Schuldtknecht
6012 Washington Boulevard	1925	Germanic Cottage	
6015 Washington Boulevard	1925	Tudor Revival	
6026 Washington Boulevard	1927	Spanish Eclectic	Walter F. Neumann
6150 Washington Circle	1928	Spanish Eclectic	
6113 Washington Boulevard	1929	Spanish Eclectic	Walter Truettner
6133 Washington Boulevard	1927	Italian Renaissance	John Fischer
6203 Washington Boulevard	1927	Italian Renaissance	John Fischer
6211 Washington Boulevard	1928	Tudor Revival	Ray W. Dwyer
6216 Washington Boulevard	1923	English Arts & Crafts	

As you stand on the Bridge, notice the extent of the change in elevation from the Creek bed up to this level to the Apple Croft. Continue west to Upper Parkway South.

6316 Washington Boulevard	1918	Tudor Revival
6319 Washington Boulevard	1929	Tudor Revival

Follow Upper Parkway South and notice the excellent examples of three of the major architectural styles found in the Highlands: Germanic Cottage, Colonial Revival and Italian Renaissance Revival. Notice how the setbacks of the houses gradually grow deeper as you approach Milwaukee Avenue, enhancing the sense of "entrance." The setback of 1524 Upper Parkway South is out of line with its neighbors because it is said to have been built on the foundations of one of the Pabst farm buildings.

* 1620 Upper Parkway South	1926	Germanic Cottage	Hugo Logemann
* 1613 Upper Parkway South	1924	Colonial Revival	Leenhouts & Guthrie
1550 Upper Parkway South	1926	Tudor Revival	
1547 Upper Parkway South	1928	Colonial Revival	
* 1542 Upper Parkway South	1923	Italian Renaissance	
1537 Upper Parkway South	1926	Tudor Revival	
1529 Upper Parkway South	1923	Tudor Revival	
1524 Upper Parkway South	1920	Tudor Revival	Charles Valentine
1521 Upper Parkway South	1924	Tudor Revival	Ray W. Dwyer
1514 Upper Parkway South	1926	French Eclectic	
1511 Upper Parkway South	1932	Italian Renaissance	

* Tour route and commentary © Bruce and Cynthia Lynch 1991. Published for the use of individuals only; use for group tours conducted by individuals or institutions other than the copyright holders is expressly forbidden.

The Craftsman Style was inspired by the work of California architects Greene & Greene, who were given extensive publicity in architectural journals in the early 1900's. The identifying features of the style can include: the expression of structural construction techniques (i.e., exposed rafter ends, roof beams or eave brackets); porches, often with tapered pylons or piers; grouped windows with multiple panes; wide horizontal lintels or flattened arch segments at porches or entrances. While one material is often used alone, many examples show different materials at each story, such as brick first floor, shingled second story.



6129 Washington Circle
CRAFTSMAN STYLE

6129 Washington Circle, 1919.

This early Highlands residence of brick has a sloping gabled roof, with shingled gable ends and central dormer. A wide expanse of porch, supported only at the ends by masonry piers and arched beams, is typical of the style. Note also the curved roof edges and exposed rafter ends and roof beams.



6194 Washington Circle
JAPANESE EXOTIC

6194 Washington Circle, 1923

The definite Japanese character comes from a tile covered gable-over-hip, or "Irimoya-Yane" roof form that covers the central mass. It is surrounded by multiple smaller roofs, all with flared eaves, of varying sizes and shapes that give the visual effect of a Japanese temple complex. Rough stone work and a stone lantern complete the exotic effect.

6123 Washington Circle, 1928

Milwaukee Construction Corporation

This residence features multiple front gables, the two foremost edged with gently scrolled vergeboards. Half-timbering, stone buttresses and the unusually complicated leaded glass contained in the front bay give it textural character. The number 200 in leaded glass of the front door is the house's original address.

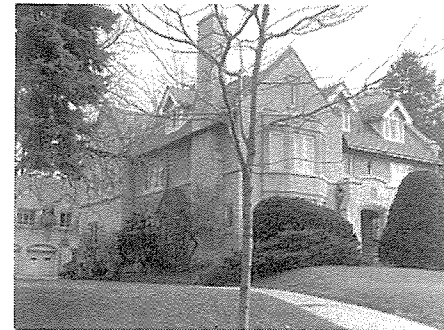


6123 Washington Circle
ENGLISH TUDOR REVIVAL

6300 Washington Circle, 1930

Fred Howend

This is the Highland's only example of a Tudor residence with parapeted gables, often known as "Jacobethan" Tudor style. Built for a member of the Miller brewing family (note the M surrounded by hops at the entry) the house, garage, and stone lawn arch offer an impressive ensemble.



6300 Washington Circle, 1930
JACOBETHAN TUDOR

The Japanese Exotic Style. One residence in the Highlands if of such an unusual design that it must be noted here. This home is in a Japanese Exotic Style. Its description follows.

Germanic Cottages are Tudor-form residences with a Continental influence. Elements of the style, in addition to other medieval details, include: steeply pitched roofs with clipped or jerkin-headed gables; irregular, asymmetrical facades; and low eave lines, giving a cottage-like appearance even to residences of ample scale.

1620 Upper Parkway South, 1926

Hugo Logemann

The planar quality of the smooth brick wall is exaggerated 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 is terminated 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.



1620 Upper Parkway South
GERMANIC COTTAGE

French Eclectic architecture is based on many centuries of French domestic buildings 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, elements of the style include: a tall, steeply pitched hipped roof (occasionally gabled in the towered subtype) with shallow eaves; arched windows, dormers or doors with surrounds or pilasters, crisp forms and masses.



6454 Washington Circle, 1936
FRENCH ECLECTIC

6454 Washington Circle, 1936

E. Steigerwald & Sons

This large residence offers a rambling mix of hipped and gabled roofs over an irregular brick and stone mass. Oriel windows, bays, buttresses, massive chimneys and carved ornament further enliven the silhouette. This house, one of the later ones built, stands on a site set aside in 1916 for the construction of a school.

STYLES BASED ON THE EARLY MODERN MOVEMENTS

The English Arts & Crafts style recalls the innovative domestic architecture of William Morris, Sir Edward Lutyens, H.M. Baillie Scott, C.F.A. Voysey, and others. The Arts & Crafts movement culminated in the fine architecture of the English Garden Cities and suburbs, where houses displayed a return to unadorned natural materials and fine craftsmanship. Elements of the style include: hipped roofs with deep, downward sloping eave overhangs; simple block-like massing; windows grouped to form simple, unornamented openings; tapered buttresses; details such as eyebrow windows, curved roof edges suggesting thatch, oriel windows or small bays.



6167 Washington Circle
ENGLISH ARTS & CRAFTS

6167 Washington Circle, 1924.

This residence is reminiscent of the work of Voysey, with hipped roof, eaves which slope down over second floor windows, splayed corner walls, and a symmetrically balanced facade with grouped windows.

STYLES BASED ON COLONIAL AMERICAN TRADITIONS

Colonial Revival architecture blossomed in the rebirth of interest in the early English houses of the Atlantic seaboard. The style was widely publicized in the early decades of the 20th century in architectural periodicals. Among the elements usually found in Colonial Revival houses are: a simple, block-like mass, usually covered with a pitched roof; an accented front door with decorative crown, pedimented hood, fanlight and/or sidelights; a balanced, symmetrical facade; rectangular doublehung windows with multiple panes in upper or both sashes; application of Neo-Classical detailing such as columns, returns at gable ends, and dentils.



1613 Upper Parkway South
DUTCH COLONIAL REVIVAL

1613 Upper Parkway South, 1924

Leenhouts & Guthrie

This home displays the strict symmetry found in southern houses of the 18th century. Five-ranked windows align horizontally and vertically, and keystones accent the flat brick lintels. An unbroken pediment supported by pilasters tops an elliptical fanlight over the door. Denticulated cornices at the roof edge and Tuscan columns "in antis" on the sun porch complete the design.

Dutch Colonial Revival architecture is a subcategory of the Colonial Revival in which the distinctive gambrel roof form is present. While the style relies on both authentic and liberal interpretations of the plans and forms of original Dutch Colonial architecture, the dual-pitched ("gambrel") roof form and pent eaves provide the major design characteristics.

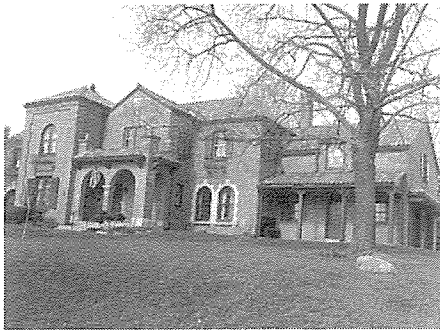
The Prairie Style was indigenous to the Midwest. It was developed as a modern style, unencumbered by the ornate excesses or historic influences of the late 19th century, by Frank Lloyd Wright and numerous other Chicago-area architects. Elements of the style include: low-pitched hipped or gable roofs; wide, overhanging eaves; horizontal emphasis through grouped ("ribbon") windows, expressed window sills and wood stripping; articulated piers at corners or at window openings. The style generally fell from favor after World War I, but there are simple residences in the Highlands that show Prairie influence.



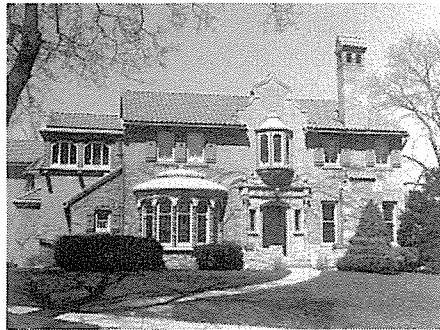
6241 Upper Parkway North
PRAIRIE STYLE

6241 Upper Parkway North, 1922.

Although also having some elements of other styles, this residence exhibits the primary characteristics of the Prairie Style, with wide eaves and dominant masonry piers at corners and at window openings. Note the horizontal lines at the window sill level and at window lintels. The curved roof dormer and rear wing appear to be later additions.



6506 Washington Circle
SPANISH ECLECTIC



6614 Hillcrest Drive
SPANISH ECLECTIC

***Mission Style** architecture is often viewed as California's counterpart to the English-inspired Colonial Revival of the 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. Many of the elements of the style are similar to Spanish Eclectic.*



6204 Washington Circle
MISSION STYLE

6506 Washington Circle, 1930

Walter G. Truettner

This house has a rambling, compound plan and an eclectic silhouette. The facade is dominated by a round-arcaded entry porch and adjacent block-like tower. Windows are of multiple shapes and sizes, some having shutters and some having balconettes with iron grillwork. This design effectively integrates a two-car garage within its picturesque massing.

6614 Hillcrest Drive, 1927

Hugo Haeuser

Here, a highly ornate stone entry is topped by an oriel window and an elaborate Islamic-influenced roof parapet. The facade is balanced on the left by a one-story Moorish bay with arched windows and on the right by a tall chimney with a house-shaped cap. The side wing features shed and gable roof forms reminiscent of rural attached outbuildings.

6426 Upper Parkway North, 1919

This rectangular residence has a full shed dormer extending across the lower pitch of the gambrel roof. The windows are symmetrically placed with multiple-pane upper sash and wood shutters. This residence is the only one in the Highlands with a full-width front porch; in other Dutch Colonial examples, a gabled or arched door hood or an entry porch with trellis or columns would be present. This is said to have been the second house built in the Highlands.



6426 Upper Parkway North
COLONIAL REVIVAL

STYLES BASED ON MEDITERRANEAN TRADITIONS

***Italian Renaissance Revival** architecture was popularized by architects like McKim, Mead & White in the late 19th Century. In Washington Highlands, most of the residences in this style were built between 1921 and 1935. Elements of this style include: a flat, block-like rectangular mass covered by a simple, low pitched roof, usually hipped; Renaissance details, such as quoins, classical pediments, columns and/or pilasters, belt courses and decorative eave brackets; round arches above doors, windows or porches.*

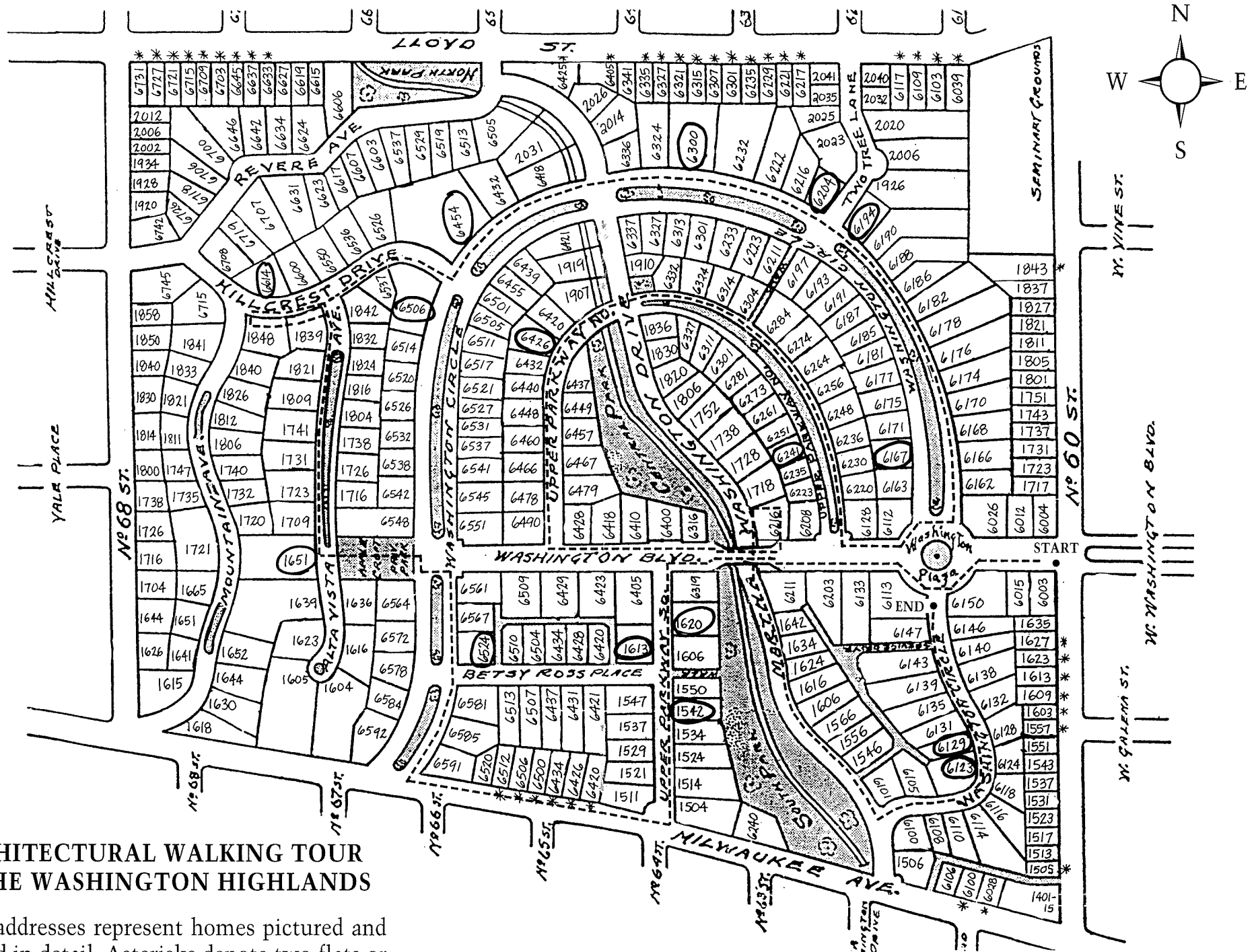
1542 Upper Parkway South, 1923

This residence 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 stringcourse denotes the second-floor line, and simple double-hung windows are ornamented with flat brick lintels bearing a keystone. The first floor windows are grouped beneath blind arches in a Palladian motif.



1542 Upper Parkway South
ITALIAN RENAISSANCE REVIVAL

***Spanish Eclectic** architecture is based on the historic architecture of Spain, whether exhibiting Moorish, Byzantine, Gothic or Renaissance influences. The style gained popularity after the 1916 Panama-California Exposition, San Diego, in which architect Bertram Grosvenor Goodhue displayed his thorough knowledge of the Spanish colonial architecture found throughout Latin America. The exposition was widely publicized and architects throughout the country turned to Spain for design source material. In general, the style includes: an irregular floor plan with asymmetrical facade; red tile, low-pitched hipped or gabled roofs; tall chimneys with house-form chimney caps; picturesque fenestration with windows of varying sizes and shapes; decorative iron railings, spiral columns and porches detailed as loggia.*



ARCHITECTURAL WALKING TOUR OF THE WASHINGTON HIGHLANDS

Circled addresses represent homes pictured and described in detail. Asterisks denote two-flats or multi-family homes.

Tour Route © Bruce & Cynthia Lynch, 1991. All rights reserved.