Proposed Warren Avenue Historic District Map

PARTIAL DISTRICT MAP 1 OF 2

0 50 100 200 FT

1 2

LEGEND

Boundary

Address 1000

Non-Contributing

Proposed Warren Avenue Historic District Map

Proposed Warren Avenue Historic District

Narrative Description

The proposed Warren Avenue Historic District is a well-defined cluster of 44 buildings situated near the center of the City of Wauwatosa and has boundaries roughly delineated along Warren Avenue, from Church Street to North 83rd Street. The area of large and modestly sized homes began in 1880 and was developed and filled in over the next six decades. Representative of the prevailing architectural styles of their time, Queen Anne, Georgian Revival, American Foursquare, Arts and Crafts, Colonial Revival, Georgian Revival, Dutch Colonial Revival, Tudor Revival, and Mediterranean Revival style residences are prominent within the district.

7900 block of Warren Avenue

8000 block of Warren Avenue

Statement of Significance

The proposed Warren Avenue Historic District was identified for its concentration of single-family dwellings constructed between 1880 and 1945 having local significance in the area of Architecture under National Register Criterion C as one of the most intact concentrations of historic residences in the City of Wauwatosa from its period of significance. All of the district's 44 resources are contributing, with no non-contributing resources. Detached garages are not included in this resource count. The dates of construction and historical development of the contributing resources, beginning in 1880 and ending in 1945, constitute the proposed period of significance. Individually, the contributing resources include fine representative examples of several architectural styles popular in Wisconsin during the period of significance. The district represents a fine intact example of a late nineteenth to early twentieth century suburban single-family residential neighborhood, and gains distinction and cohesion from its setting on a grand boulevard-like street with large lot sizes, broad terraces, regularly spaced street trees, consistent large setbacks, and spacious front lawns.

Boundary Description

The proposed district consists of the legal parcels associated with the contributing and non-contributing resources within the district and may be defined by this general description: Beginning on the east curb line of North 83rd Street that corresponds to the northwest corner of the lot associated with 8226 Warren Avenue, continue east to the northeast corner of the lot associated with 7808 Warren Avenue, turn 90 degrees to the south and continue to the southeast

corner of the lot associated with 1761 Church Street, turn 90 degrees to the east and continue to the northeast corner of the lot associated with 1752 Church Street, turn 90 degrees to the south and continue to the southeast corner of the lot associated with 1736 Church Street, turn 90 degrees to the west and continue to the southwest corner of the lot associated with the same property, turn 90 degrees to the north and continue to the northwest corner of the lot associated with the same property, turn 90 degrees to the west and continue to the southwest corner of the lot associated with 1764 North 83rd Street, turn 90 degrees to the north and continue to the beginning.

The boundaries of the proposed Warren Avenue Historic District are clearly delineated on the accompanying district map and enclose the area of 16.48 acres.

Boundary Justification

The boundaries of the proposed Warren Avenue Historic District enclose all areas historically associated with the district's resources. To the north and southeast, the boundaries were drawn to separate the district from the adjacent proposed Lowell Damon Woods Residential Historic District and Ridge Court Historic District, respectively. Despite similar high levels of historic integrity and architectural styles, the proposed Warren Avenue district represents a different character and feeling with larger lot sizes and houses of generally larger scale along boulevard-like Warren Avenue and at its eastern terminus, resulting in three separate districts with the feeling of three distinct neighborhoods. To the east, west, and southwest, the boundaries were drawn to exclude adjacent residential areas whose resources are generally not of similar scale and quality of design and construction and do not maintain the same high level of historic integrity as the resources contained within the district boundaries. The result is a cohesive district with as few non-contributing properties as possible.

Building Inventory

The following inventory lists every resource in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; and the resource's contributing (C), or non-contributing (NC) class.

Address	*Historic Name*	*Date*	*Style*	*Class*
1744 Church Street	House	1886	Queen Anne	C
1745 Church Street	House	1888	Front Gable	C
1752 Church Street	H.D. Colby House	1909	Queen Anne	C
7808 W. Warren Avenue	Ruedi Gingrass House	1880	Queen Anne	C
7820 W. Warren Avenue	J. W. Houghton House	1899	Colonial Revival	C
7831 W. Warren Avenue	Herman L. VanValkenburg Ho.	1930	Colonial Revival	C
7900 W. Warren Avenue	Alfred Rollman House	1908	Colonial Revival	C
7901 W. Warren Avenue	Walter F. Ziegler House	1923	Dutch Colonial Revival	C
7914 W. Warren Avenue	William R. Nethercut House	1898	Queen Anne	C
7915 W. Warren Avenue	Ora C. Hubbard House	1920	Bungalow	C
7927 W. Warren Avenue	Edward H. Bair House	1923	Tudor Revival	C
7935 W. Warren Avenue	Richard Bellingausen House	1918	Colonial Revival	C
7939 W. Warren Avenue	Eugene S. Heges House	1923	Dutch Colonial Revival	C
8000 W. Warren Avenue	Christian Doerfler House	1908	Georgian Revival	C
8007 W. Warren Avenue	Hamilton House	1910	Tudor Revival	C

8019 W. Warren Avenue	Johnson B. Angle House	1928	Georgian Revival	C
8020 W. Warren Avenue	DeWitt V. & Bessie Hales Ho.	1908	American Foursquare	C
8027 W. Warren Avenue	Edwin D. Kuenzli House	1912	Craftsman	C
8028 W. Warren Avenue	Charles D. & Mary Waugh Ho.	1908	Arts & Crafts	C
8041 W. Warren Avenue	Zurheide House	1915	Arts & Crafts	C
8104 W. Warren Avenue	George H. Owen House	1924	Colonial Revival	C
8107 W. Warren Avenue	Eugene E. & Alice Wallace Ho.	1924	Colonial Revival	C
8114 W. Warren Avenue	Sidney L. Fuller House	1927	Mediterranean Revival	C
8117 W. Warren Avenue	Robert M. Owen House	1926	Mediterranean Revival	C
8122 W. Warren Avenue	Bennett House	1912	Dutch Colonial Revival	C
8125 W. Warren Avenue	Lyman House	1912	American Foursquare	C
8130 W. Warren Avenue	Louise Manegold House	1921	American Foursquare	C
8133 W. Warren Avenue	Earl L. Dougherty House	1922	Georgian Revival	C
8140 W. Warren Avenue	Otto A. Dittmer House	1920	Arts & Crafts	C
8141 W. Warren Avenue	Louis J. Selzer House	1930	Colonial Revival	C
8146 W. Warren Avenue	Robert W. Reinhold House	1923	Prairie School	C
8149 W. Warren Avenue	George J. Pfister House	1921	Mediterranean Revival	C
8200 W. Warren Avenue	William H. Mackin House	1923	Craftsman	C
8201 W. Warren Avenue	John R. Stewart House	1922	Bungalow	C
8209 W. Warren Avenue	Louis E. Bogen House	1923	Tudor Revival	C
8215 W. Warren Avenue	William C. Dill House	1945	Arts & Crafts	C
8222 W. Warren Avenue	Alvin H. Reichenbach House	1926	Colonial Revival	C
8225 W. Warren Avenue	Oscar Wetzel House	1920	Bungalow	C
8226 W. Warren Avenue	Allister J. Currie House	1923	Colonial Revival	C