3B. HISTORIC CAMPUS ASSESSMENT

Overview

The University of Wisconsin-Milwaukee campus represents a rich history of planning, construction and landscape development in Milwaukee. When the then-Milwaukee Normal School moved to its new campus at the corner of Kenwood Boulevard and Downer Avenue in 1909, it joined another venerable Milwaukee educational institution, the Milwaukee-Downer College and Seminary. These institutions developed on their adjacent campuses, fifty years. When MDC and MUS merged with Lawrence University and moved away from the Kenwood campus, UWM had the foresight to acquire their properties and give itself room to grow for the next fifty years. Now, at the beginning of the twenty-first century, UWM has a campus that exhibits the characteristics of both a traditional college quad and a dense urban campus.

The buildings on the Kenwood campus, including the Alumni House and Hefter Conference Center, span the period from the very end of the nineteenth century (Merrill and Holton Halls, 1899) to the beginning of the twenty-first century (Klotsche Center Pavilion and parking garage, 2006). In between are buildings from every period and style of campus development. These include:

- **Collegiate Gothic:** The original buildings of the Milwaukee-Downer College and Seminary, constructed around the turn of the century, including Holton, Merrill, Johnston, Greene, Sabin, Pearse, and Garland.

- **Classical Revival:** Milwaukee Normal School's original Kenwood Campus building, Mitchell Hall, as well as the Zelazo Center, built in the early decades of the 1900s.

- **Arts and Crafts:** A group of ca. 1910s-1930s buildings including the Greene Museum, Engelmann, Vogel, and Chapman as well as the residential buildings that would become the Alumni House and Hefter Conference Center.

- **Modernist:** A variety of styles from the University's boom construction years of the 1950s through the 1970s, including the International style Mellencamp Hall, the Union and Golda Meir Library, the Brutalist style Curtain, Kunkle, Lapham, Bolton, Physics, the Arts Complex, Sandberg, Enderis, Cunningham, Chemistry, and the Klotsche Center.

- **Post-Modern:** The latest phase of campus development from the 1980s to the present, represented by Architecture and Urban Planning, Lubar, the
As the campus evolved and grew, a number of its earliest buildings were removed in order to accommodate new construction. These included some of the original Milwaukee-Downer campus buildings, such as Albert, McLaren, and Kimberly Halls, as well as several early UWM recreational facilities such as Baker Fieldhouse and Pearse Field and Stadium. However, UWM has also been a responsible steward of its historic buildings and landscapes, demonstrating both pride in its historic heritage and sensitivity in renovating its landmark buildings to support the University’s evolving mission and growing population.

As with any evolving community, some missteps have occurred – buildings that are not strong examples of their period or style (Kunkle, Cunningham), structures that are ill placed or of incompatible scale (Enderis, Heating Plant), and non-complementary renovations (Garland/Pearse interior remodeling and connector). These weaknesses are the exception rather than the rule however, counterbalanced by strong architectural representations such as Mellencamp and Curtain, contextually compatible buildings like Architecture and Urban Planning, and sensitive rehabilitation of historic landmarks such as Holton and Merrill.

In terms of its historic landscapes and overall character, the Kenwood campus presents three distinct themes: the urban campus south and west of the Downer quad and Mitchell Hall, the pastoral campus of the Downer Quad, and the natural/wilderness areas of the Downer Woods. In general, the character of these areas has been preserved, although there is some contrast in each: the green areas in the heart of the urban campus on Spaights Plaza, the busy avenue cutting through the Downer Quad, and construction along the edges of the Downer Woods. The campus as a whole also presents a strong contrast to the surrounding residential neighborhood, softened somewhat by non-residential structures in the adjacent blocks, such as the Columbia St. Mary’s campus, the Zelazo Center and Purin Hall, and non-UWM religious and commercial structures.

The historic UWM campus buildings were assessed for their historical and cultural significance, architectural integrity, and potential for adaptability. The pre-1940 buildings were all judged to be either significant (Downer Quad, Garland, Pearse, Mitchell, Greene Museum, Sabin, Englemann, Chapman and Vogel) or contributing (Zelazo Center, Alumni House, Hefter Conference Center) structures, based on their contribution to the development of the campus and their representation of the campus architectural styles. All of the historic buildings have high exterior design integrity, while some had moderate (Garland, Mitchell Hall south wing, Sabin, Englemann, and Vogel) or low (Pearse) interior integrity. Adaptability was judged on factors such as the potential for expansion either within or adjacent to the building envelope and ability to support a variety of uses. Highly adaptable buildings included Merrill, Mitchell, Zelazo, Sabin and Englemann. Holton, Garland and Pearse had moderate adaptability potential, while Johnston, Hefter, Greene

Figure 3B.3 Pearse Hall Gymnasium, undated (Source: UWM Archives).

Figure 3B.4 Mitchell Hall auditorium, undated (Source: UWM Archives).

Figure 3B.5 Holton Hall dorm room, undated (Source: UWM Archives).

Figure 3B.6 Mellencamp Library, ca. 1950s (Source: UWM Archives).
Museum, Alumni House, Vogel, Chapman and Greene Hall were judged to have low or no adaptability potential.

The open spaces on the campus are not merely the areas between the buildings, but in many cases have gained historical and cultural significance in their own right. The most significant of these historic spaces are the interior spaces of the Milwaukee-Downer College and Seminary Quads and the landscape in front of Mitchell Hall along North Downer and East Kenwood. Another historically significant landscape, lost when Enderis Hall was constructed, was the enclosure created by Holton, Albert, and McLaren Halls and known as "Hawthornden," where many of the Milwaukee-Downer College's outdoor events took place. More modern landscapes on campus have also acquired significance, such as Spaights Plaza, the plaza between Physics and EMS, Engelmann Field, and the covered area between the two wings of the Meir Library. The Downer Woods conservation area provides not only an area of natural history and beauty, but also a buffer between the north end of campus and the residential neighborhood beyond, while the tamer pastoral areas at the northeast corner of the campus and west of Chapman Hall also soften the edges of the campus. Surface parking lots, while acknowledged as a necessary component of an urban campus, break up the rhythm of these landscape patterns, particularly between Chapman and Enderis, along Cramer Street near Cunningham, and between Garland and the Library. A unifying feature of the urban campus which has been applied with varying success is the concept of a building setback with a green edge consisting of lawn and street-scale trees. This pattern is sometimes broken on the UWM campus by retaining walls (at Physics and the Hartford University School) and parking areas, but is also respected by even the newest construction on campus, such as Architecture and Urban Planning.

As we look at the UWM campus today, we see a rich architectural menu supported for the most part by complementary construction and contextual landscapes. The campus as a whole – buildings, landscapes, art, and, most important, people, creates the essence of a rich urban university community.

**Historic Campus Landscape**

The campus landscape at the University of Wisconsin-Milwaukee includes a complex mixture of historic, modern and post-modern structures situated within naturalistic, pastoral, and urban landscape contexts. Although some individual spaces function well, throughout campus there are landscapes that appear to have been created from the leftover space after buildings, parking, service areas and other functional needs were met. As a result, although the main campus is contained in three city blocks, it is confusing and disorientating as one travels from one area to the next. The landscape lacks a comprehensive design that addresses the overall landscape as a whole, as well as links between individual spaces. The current Master Plan effort provides an opportunity to evaluate circulation, topography, spatial organization, vegetation, scale, small scale features, and materials utilized on campus and to develop a complete landscape design. Herein, selected historic landscapes on campus that may serve as guides for developing an underlying pattern for that design are noted. These include the Quad...
associated with the historic Milwaukee-Downer College buildings, Downer Woods, landscape character along Kenwood Boulevard, Downer Avenue, and Hartford Avenue, and the use of topography, materials, vegetation, and circulation patterns to reinforce landscape legibility and coherence throughout campus.

*Downer College Quad*

The National Register listed “Quad” associated with the historic Downer College buildings is a successful open space on campus. The space is enclosed by harmonious red-brick Collegiate Gothic buildings (Merrill, Holton, and Johnston Halls) constructed at the turn of the century. The well-defined pedestrian scale of the space is enhanced by the scale, materials and workmanship of the surrounding buildings, as well as landscape features including spatial organization, patterns of circulation, mature canopy trees, and mown lawn. These features combined provide a unified open space that is well used and recognizable as a historic landscape including the surrounding significant buildings. The U-shaped arrangement of the buildings encloses the landscape on three sides. The south side is bounded by East Hartford Avenue—the main east-west road through the campus. The main building entrances face the Quad which includes sidewalks that enhance the U-shape as they wrap parallel to the building walls. Inside the sidewalks is a U-shaped drive that may have historically served as a carriage route and drop-off. Inside the drive is a lawn sheltered by irregularly spaced mature canopy trees that provide shade and a park-like atmosphere. Furniture in the lawn includes a variety of types of benches whose arrangement appears random.

Despite the strengths of the space, some aspects of the landscape weaken both the historic integrity and the success of the overall space in serving today’s campus users. Most notably, parking spaces and meters along the U-shaped drive detract from the historic character and interrupt pedestrian flows between the buildings and the lawn. Vegetation planted at the building entrances is inconsistent and more residential than collegial in character. The design and placement of other small scale features including signs, lights, railings, etc., have been selected due to individual concerns, rather than reflecting a comprehensive approach for the entire site. This area represents the earliest physical foundations of today’s campus, as established for the Milwaukee-Downer College at the turn of the century. Research documenting the phases of historic landscape change for this site would provide a more solid basis for understanding its integrity, and could serve as a basis for future site planning. Lacking that, some simple observations may be noted:

- Although use of the U-shaped driveway for a drop-off zone seems to be appropriate, its use for parking is disruptive to the historic character of the space.
- Definition of a clear protocol for site furniture would benefit this site, as well as the remainder of campus.
- Careful consideration of the placement and species of vegetation, utilizing plants present historically when possible, would enhance the historic character of the space.
• Preservation of the historic buildings and their relationship to the lawn, U-shaped driveway, and mature canopy trees is essential to retain the historic character of the space.
• Consideration of enhancing views into and from this space may provide a basis for strengthening the campus entry experience at the intersection of Downer Avenue and Hartford Avenue.
• Consideration of strengthening the connection between this space and the open space at Pearse/Garland Halls directly to the south would also help to reinforce the overall character of the campus landscape.

*Figure 3B.9 Aerial view of Downer Quad, undated (Source: UWM Archives).*

*Figure 3B.10 Downer Quad, September 2008 (Source: QE|A).*
Downer Woods

A unique aspect of the UWM urban campus is the historically and naturally significant Downer Woods. In 1964, the state of Wisconsin purchased the 18.8 acre Downer Woods property at the north end of campus for UWM as part of the acquisition of Milwaukee-Downer College. The pattern of vegetation within this wooded area reflects over 200 years of human use. It is likely that aboriginal Native American tribes were present by the mid-1700s, and their activities directly influenced the spacing and growth of oak and maple trees that remain at the site today.\(^1\) Historically, the wooded area was used by Milwaukee-Downer students and faculty for biological field trips, bird watching, picnicking and the annual “hat hunt.” Today, Downer Woods includes 11 acres of permanent conservation area, three acres of permanently reserved woodland, and nearly five acres of recreational area.

Downer Woods Permanent Conservation Area ("A" in Figure 3B.12)

The Downer Woods Permanent Conservation Area is managed by the UWM Field Station. The 11 acre area is surrounded by chain link fence. Two gates provide pedestrian access. One is located on the south boundary between East Tower and the Klotsche Center, the other is located on the east boundary near the Edgewood Avenue entrance to the parking garage. Within the woods gravel paths and signs guide pedestrians. Interpretive materials focus on the current restoration efforts. The majority of trees currently present are oak and white ash. Other species noted include maple, hackberry, and linden. Downer Woods is utilized by biological sciences, ecology, animal behavior classes, ornithology, and geography classes. Hartford University School students take trips through the woods. White tailed deer, raccoons and white footed mouse live in the woods.

The long-term goal for Downer Woods is to restore a closed American beech/sugar maple forest in the area. To achieve this goal, the initial focus is on removal and control of the non-native, invasive shrubs buckthorn and honeysuckle, and the invasive herbaceous plant garlic mustard. In addition, native woodland species are being reintroduced, particularly American beech and sugar maple. The restoration efforts began in 1998 and monitoring indicates that native shrubs and trees, especially white ash, have grown dramatically in the ensuing years.
Downer Woods Permanently Reserved Woodland ("B" in Figure 3B.12)

The western half of this area is densely wooded with widely scattered mature trees and dense saplings of canopy and understory trees. The ground is mulched and some groundcovers are present. Mulched paths cut diagonally through the trees between the parking garage and the areas to the west and southwest. The area slopes gradually to the northwest. Species present include maple, oak, hawthorn, basswood, and ash. The eastern portion of the area is lawn with a few canopy trees and picnic tables. The ground is relatively level with an irregular surface. This open area seems left over, or to be waiting for some development. It does not reflect the quality of the wooded area. To the south is a parking lot and further is the Golda Meir Library. There is a good opportunity for enhancing the quality of space and circulation by developing a strongly defined landscape link between the library and the woodland.

Downer Woods Recreational Areas (Areas “C” in Figure 3B.12)

The Downer Woods Recreational Area is divided into two separate parcels. One lies to the northeast of the intersection of North Maryland Avenue and East Hartford Avenue. The other is southwest of the intersection of North Downer Avenue and Edgewood Avenue.
The area that lies to the northeast of the intersection of North Maryland Avenue and East Hartford Avenue contains a variety of features. Overall the area has a pastoral character that is enhanced by mature oaks that may be over 200 years old. The trees are irregularly spaced and surrounded by mown lawn, masses of shrubs, concrete sidewalks, and other small scale elements. There is a strong contrast between this area and the area to the south which has a very densely developed urban character.

- Near Chapman Hall there is a split rail fence that may be a reference to the historic nature of the site. There is no explanation for the fence on site, and the material and alignment seems curious.
- The concrete sidewalks in this area appear to have been designed based on incremental pedestrian circulation needs. The area would benefit from a unified approach to circulation.
- The topography of the area is essentially that of a bowl, with the intersections of the paths occurring at the low point. The low point is a focal point for the entire space, yet it provides a view of an ill-defined paved area including multiple intersections of paths and a small planter with one tree and a few small shrubs. The grade could be utilized to influence an open space design that could take advantage of the sense of enclosure and reduced noise provided in this low area.
- The natural topography of this site could be used to provide rain gardens or other storm water retention to improve run off from campus hardscapes.
- The central area directly south of South Tower is uninviting and greatly in need of redesign. Placement of circulation routes, site furniture, and open areas for impromptu recreational activities could provide a dynamic space.
- The western portion of the area includes large masses of shrubs and trees that create enclosed private spaces.

The area that is southwest of the intersection of North Downer Avenue and Edgewood Avenue contains mown lawn and widely spaced mature canopy trees with some masses of shrubs and herbaceous plants. Woody species noted include oak, basswood, ash, pine, fir, buckthorn, honeysuckle, and viburnum. This area is pastoral in character and very open along Downer Avenue. The vegetation is dense with young trees and shrubs at the western portion. This vegetation completely screens views in to the developed areas beyond. The entire area appears to mainly function as a buffer with some minor pedestrian use. There is no interpretive information about the historic vegetation.

**Landscape Character along Kenwood Boulevard and Downer Avenue**

The building setback along the west side of Downer Avenue and the eastern portion of the north side of Kenwood Boulevard helps to create a landscape character for the campus that is recognizable, inviting, and appropriately scaled for pedestrians. Although the setback along Downer Avenue is not a consistent width, the presence of terraces, sidewalks, lawns, and simple vegetation helps to reinforce a corridor that is comfortable for pedestrians.
Minimal curb cuts for vehicle access also help to reinforce this area as a pedestrian space.

Use of Landscape Elements to Strengthen Landscape Character and Legibility throughout Campus

The physical environment of the campus has not received adequate planning and development since the historic period. Landscape features including topography, materials, vegetation, and circulation patterns have not been adequately considered in developing the overall campus landscape. As a result, changes in topography have created unpleasant and unwelcoming spaces (for example, at the entrance to Curtin Hall) that have reached out into other areas. The small courtyard on the south side of Pearse Hall might be a pleasant space, if it did not feel as though it were in a hole due to the raised elevation of the building and plaza next to it. In addition, the use of inappropriate scale and materials for landscape features has led to spaces that are in poor condition. The corridor between Music Hall and the East Wing of the library is an example. The use of oversized planters edged with wood benches has created a space that appears incongruous with the adjacent buildings and uncomfortable. This corridor is a major east-west pedestrian corridor on campus, stretching from Curtin Hall to Cramer Street. Unfortunately, the corridor is not physically defined as such. The size and shape of the corridor changes continuously as do the materials. In addition, the frequent presence of vehicles in the space results in it feeling like a sequence of odd alleys.

Throughout campus spaces like this one should be carefully considered in a comprehensive manner and priority should be given to alleviating the landscape problems that have been created by leaving site planning as an afterthought.

Historic Campus Buildings

Individual building assessments are on the following pages, listed in order of construction. Following the individual building assessments is a campus heritage conservation matrix. This matrix evaluates the historic and cultural significance of the building and its exterior and interior historic integrity, and provides an assessment of the potential adaptability of the structure.
Current Name: Merrill Hall

Historic Name: Merrill Hall

Date Constructed: 1899; Renovated 1980-82

Architect: Howland Russell

Original Use: Administrative, classrooms, and chapel

Current Use(s): Communications Department: Offices and classrooms

Square Footage: 43,155 gsf

Footprint: T-shaped; double-loaded corridors with auditorium/chapel space at north end

Type of structure: Load bearing exterior masonry

Accessibility: Ramp between Merrill and Johnston and from Holton; central elevator services ground through 3rd floors.

Description: Merrill Hall is a T-shaped structure with three stories and a full basement. It has a Superior red sandstone foundation, red pressed brick walls with red mortar, and an asphalt shingle roof. The exterior features sandstone trim, hood moldings, a crenellated central tower, and roof dormers. The doors and windows are replacement units.

The interior has a central entry hall with double-loaded corridors to each side and a large auditorium space to the north. The entry hall, main stairs, and east stairs for the most part retain their historic configuration and materials. The corridors, offices, and classrooms feature modern finishes.

Architectural Significance: Merrill Hall is a Collegiate Gothic style building constructed in 1899. Collegiate Gothic was a popular style for higher education institutions in the very late nineteenth and early twentieth centuries due to its impressive, mediaeval appearance. Merrill Hall features a number of the
characteristic features of the style, including masonry construction, Gothic arched windows, entry portico, crenellated tower, and bas relief decorations. Merrill Hall also features a distinctive sundial over the front entry (as opposed to the more common clock face), although this is a replacement sundial (the original went with Milwaukee-Downer College when it moved). The building retains a great deal of architectural integrity on the exterior, with the only major alterations being the substitution of asphalt shingles for the original slate and the installation of replacement windows and doors of a complementary character. The exterior has suffered some weathering of the masonry, but is overall in good condition. At the interior, the major public spaces (entry hall, stairs, and chapel/auditorium) also retain their historic design and materials for the most part. Modernization of the corridors, classrooms, and offices does not significantly detract from the character of the building, and these areas retain their original plans aside from some subdivision for small group meeting space or offices.

**Historic Significance:**

Merrill Hall is the principal structure of the old Milwaukee-Downer Campus. Constructed in 1899, it was one of the first buildings constructed for Milwaukee-Downer College and remains the oldest building on the UWM campus. It originally served as the administrative and classroom building for Milwaukee-Downer College. It was listed on the National Register of Historic Places in 1973 along with Holton, Johnston, and Greene Halls. Merrill Hall is judged to be a significant structure on campus for its architectural style and integrity and for its status as one of the oldest campus buildings.
<table>
<thead>
<tr>
<th><strong>Current Name:</strong></th>
<th>Holton Hall</th>
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<tbody>
<tr>
<td><strong>Historic Name:</strong></td>
<td>Holton Hall</td>
</tr>
<tr>
<td><strong>Date Constructed:</strong></td>
<td>1899; Renovated 1980-82</td>
</tr>
<tr>
<td><strong>Architect:</strong></td>
<td>A. C. Eschweiler</td>
</tr>
<tr>
<td><strong>Original Use:</strong></td>
<td>Dormitory</td>
</tr>
<tr>
<td><strong>Current Use(s):</strong></td>
<td>College of Letters and Science; Department of History; classrooms and offices</td>
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<tr>
<td><strong>Square Footage:</strong></td>
<td>60,533 gsf</td>
</tr>
<tr>
<td><strong>Footprint:</strong></td>
<td>L-shaped with projecting bays and double-loaded corridors</td>
</tr>
<tr>
<td><strong>Type of structure:</strong></td>
<td>Load bearing exterior masonry</td>
</tr>
<tr>
<td><strong>Accessibility:</strong></td>
<td>Ramp at east elevation; central elevator services ground through 3rd floors.</td>
</tr>
</tbody>
</table>

**Description:**

Holton Hall is an L-shaped building with three stories, a full basement, and a partial fourth floor. It has a Superior red sandstone foundation, red pressed brick walls with red mortar, and a gabled asphalt shingle roof. The exterior features sandstone trim, hood moldings, gabled projecting bays, and oriel windows. The doors and windows are replacement units.

The interior has a central entry hall with lounge beyond and double-loaded corridors to each side. The entry hall and first and second floor lounges retain their historic configuration and materials, while the corridors, offices, and classrooms have modern finishes.

**Architectural Significance:**

Holton Hall is a Collegiate Gothic style building constructed in 1899, around the same time or slightly after Merrill Hall. Collegiate Gothic was a popular style for higher education institutions in the very late nineteenth and early twentieth centuries due to its impressive,
mediaeval appearance. Holton Hall features a number of the characteristic features of the style, including masonry construction, Gothic arched windows, entry portico, and bas relief decorations. Holton Hall is distinguished from Merrill Hall by its sandstone oriel windows and a cloister walk at the northeast corner. The building retains a great deal of architectural integrity on the exterior, with the only major alterations being the substitution of asphalt shingles for the original slate and the installation of replacement windows and doors of a complementary character. The exterior displays some weathering of the masonry, but is overall in good condition. At the interior, the major public spaces (entry hall, stairs, first and second floor lounges) also generally retain their historic design and materials. The renovation of the original dormitory configuration into classrooms and offices does not significantly detract from the building. The important public rooms on the north ell, including the dining hall and gymnasium, appear to have been lost during the remodel.

**Historic Significance:**

Holton Hall is one of the principle structures of the old Milwaukee-Downer campus. Constructed in 1899 as the College's first dormitory, Holton is one of the oldest remaining buildings on the UWM campus. It was listed on the State and National Registers of Historic Places in 1974 as part of the Merrill, Johnston, and Greene Halls complex. It is judged as a significant building on the campus for its architectural style and integrity and for its contribution to the history of the Milwaukee-Downer and UWM campuses.
Current Name: Johnston Hall

Historic Name: College Hall; Johnston Hall (1904)

Date Constructed: 1901; remodeled 1982

Architect: A. C. Eschweiler

Original Use: Dormitory

Current Use(s): Mass Communications Department

Square Footage: 22,317 gsf

Footprint: Barbell plan with double-loaded corridors

Type of structure: Load bearing exterior masonry; Interior load-bearing masonry corridor walls with wood frame floors and roof.

Accessibility: Exterior ramp between Merrill and Johnston; elevator services ground through 3rd floors.

Description: Johnston Hall is a barbell-shaped structure with three stories and a full basement. It has a Superior red sandstone foundation, red pressed brick walls with red mortar, and an asphalt shingle roof with copper gutters and downspouts. The exterior features sandstone trim, hood moldings, crenellated rooflines, buttresses, and gargoyles. The doors and windows are replacement units.

The interior has double-loaded corridors with an entry and stair hall on the south end and an octagonal stair tower on the north end. The entry and stair towers retain their historic configuration and materials, while the corridors, offices, and classrooms feature modern finishes.

Architectural Significance: Johnston Hall is a Collegiate Gothic style building constructed in 1901. Collegiate Gothic was a popular style for higher education institutions in the very late nineteenth and early twentieth centuries due to its impressive, mediaeval appearance. Johnston Hall exhibits a number of
the characteristic features of the style, including masonry construction, Gothic arched windows, entry portico, crenellated rooflines, and bas relief decorations. Johnston Hall also features distinctive carved heads along the third floor stringcourse and gargoyles at the corners. The building retains a great deal of architectural integrity on the exterior, with the only major alterations being the substitution of asphalt shingles for the original slate and the installation of replacement windows and doors of a complementary character. The exterior displays some weathering of the masonry, but is overall in good condition. At the interior, the major public spaces (entry and stair halls) also retain the majority of their historic design and materials. The original plan of the building was generally retained during remodeling, with some adaptation to convert the structure from a dormitory to a classroom/office building. The modernization of the corridors, classrooms, and offices does not significantly detract from the character of the building.

**Historic Significance:**

Constructed in 1901, Johnston Hall is part of the Milwaukee-Downer College Quad, the oldest collection of buildings on the UWM campus. Johnston, like Holton Hall across the quad, served as a dormitory for the women of the college. It was listed on the State and National Registers of Historic Places in 1974 as part of the Merrill, Holton, and Greene Halls complex. Because of its historical significance and architectural integrity, Johnston Hall is judged to be a significant building on the UWM campus for its architectural style and integrity and its contribution to the historical development of the campus.
<table>
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<th><strong>Current Name:</strong></th>
<th>Greene Hall</th>
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<td><strong>Historic Name:</strong></td>
<td>Greene Memorial Hall</td>
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<tr>
<td><strong>Date Constructed:</strong></td>
<td>1904; remodeled 1982</td>
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<tr>
<td><strong>Architect:</strong></td>
<td>A. C. Eschweiler</td>
</tr>
<tr>
<td><strong>Original Use:</strong></td>
<td>University library (later social meeting and study space)</td>
</tr>
<tr>
<td><strong>Current Use(s):</strong></td>
<td>Conference/meeting space; IT offices (lower level)</td>
</tr>
<tr>
<td><strong>Square Footage:</strong></td>
<td>5,298 gsf</td>
</tr>
<tr>
<td><strong>Footprint:</strong></td>
<td>Rectangular</td>
</tr>
<tr>
<td><strong>Type of structure:</strong></td>
<td>Load bearing exterior masonry with concrete and wood floor structures</td>
</tr>
<tr>
<td><strong>Accessibility:</strong></td>
<td>Ramp at south end; elevator access from Merrill Hall.</td>
</tr>
</tbody>
</table>

**Description:**
Greene Hall is a rectangular structure with one story and a basement level. It has a Superior red sandstone foundation, red pressed brick walls with red mortar, and an asphalt shingle gabled roof. The exterior features sandstone trim, brick and sandstone buttresses, Gothic arched windows on the gable ends, and a tripartite chimney stack. A one-story shed roofed entry porch is located on the south end.

The interior is one large hall on the first floor with a small lobby at the south end. The basement level has been divided into office space. The first floor retains most of its decorative elements, including the massive beamed ceiling, sandstone corbels, fireplace, and paneled wall. The basement floor has modern finishes.

**Architectural Significance:**
Greene Hall is a Gothic Revival style building constructed in 1904. Gothic Revival was a popular style which flourished into the nineteenth century, based on the original Gothic architecture of medieval Europe. Greene Hall is classified as Gothic Revival as opposed to the Collegiate...
Gothic of the other Milwaukee-Downer Quad buildings because it exhibits more of the classic Gothic characteristics, particularly the buttresses and the Gothic arched windows. Greene Hall is particularly notable for the integrity of both its exterior and interior construction. The exterior is largely intact, and is in overall good condition with some weathering. Asphalt shingles have been substituted for the original slate; the south entry was modified for barrier free access and the northernmost window on the west elevation was modified to provide a second means of egress. The replacement doors and windows complement the original design, particularly the retention of leaded-glass interior sash. The interior also retains historic integrity. Significant changes include the installation of wood parquet flooring over the original concrete and the installation of a door in the northwest corner.

**Historic Significance:**

Greene Hall is part of the Milwaukee-Downer College Quad, the oldest collection of buildings on the UWM campus. It served as the campus library from its construction in 1904 to 1937, when Chapman Memorial Library was constructed. After that, it provided social and gathering space for Milwaukee-Downer College and for UWM until it was remodeled as a conference/event space. It was listed on the State and National Registers of Historic Places in 1974 as part of the Merrill, Holton, and Johnston Halls complex. Because of its historical significance and architectural integrity, Greene Hall is judged to be a significant building on the UWM campus.
Current Name: Pearse Hall

Historic Name: Chapman Hall (Downer Seminary)

Date Constructed: 1909-10; Remodeled 1961, 1985

Architect: Howland Russell

Original Use: Classrooms, offices, gym, lecture hall

Current Use(s): Psychology Department, offices, classrooms, labs

Square Footage: 31,200 gsf

Footprint: L-shaped with double-loaded corridors

Type of structure: Load bearing exterior masonry

Accessibility: No barrier-free entry into Pearse - must use Garland Hall entry; different floor levels between Garland and Pearse. Shares elevator and accessible restrooms in connector with Garland.

Description:

Pearse Hall is an L-shaped structure with 3 stories and a full basement. It has a Superior red sandstone foundation, red brick walls with sandstone trim, and a gabled roof with asphalt shingles and copper gutters and downspouts. The exterior features sandstone trim, oriel window, hood moldings, a crenellated central tower, and roof dormers. The windows are aluminum replacement units, while the doors appear to be the original wood units.

The interior has double-loaded corridors with offices and small classrooms. The finishes throughout the building are modern.

Pearse Hall is connected to Garland Hall via a ca. 1980s connector building with restrooms and an elevator.
**Architectural Significance:**

Pearse Hall is a Collegiate Gothic style building constructed in 1909-1910. The style and arrangement of Pearse mirrors that of Merrill Hall across Hartford Avenue, including the central entry with crenellated tower and third floor dormers. Like other Collegiate Gothic buildings on campus, it features masonry construction, entry portico, and Gothic arched windows. The building generally has exterior integrity, although integrity is compromised by the connector to Garland and the closing up of the central entry. The exterior has suffered some weathering of the masonry, but is overall in good condition. The interior has virtually no historic fabric remaining. The original entry/stair hall has been replaced with office space, leaving only the arched window above the entry door within an office on the north side and a curious two-story space on the south side. The ell at the east side, which originally contained a gymnasium on the lower two floors and lecture hall on the upper two floors, has been remodeled into office space.

**Historic Significance:**

Pearse Hall is one of three structures originally built as the Milwaukee-Downer Seminary. The seminary was a girls’ secondary school originally part of Milwaukee-Downer College but spun off as a separate entity in 1910. Pearse is connected on the southeast side to Vogel Hall, and on the west to Garland Hall. Pearse was originally known as Chapman Hall (the carved name is still above the former main entry door) and contained classrooms, offices, a gymnasium and a lecture hall for the Seminary. Pearse Hall is not a listed historic building, and is judged to be a contributing structure on the campus, but not a significant one due to the loss of integrity on the interior and the somewhat compromised exterior.
<table>
<thead>
<tr>
<th>Current Name:</th>
<th>Garland Hall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name:</td>
<td>Vogel Hall</td>
</tr>
<tr>
<td>Date Constructed:</td>
<td>1909-10; Remodeled 1961(?), 1985</td>
</tr>
<tr>
<td>Architect:</td>
<td>A. C. Eschweiler</td>
</tr>
<tr>
<td>Original Use:</td>
<td>Downer Seminary dormitory, study hall, dining room</td>
</tr>
<tr>
<td>Current Use(s):</td>
<td>Psychology Department and other offices; classroom, office, and lab space.</td>
</tr>
<tr>
<td>Square Footage:</td>
<td>59,261 gsf</td>
</tr>
<tr>
<td>Footprint:</td>
<td>E-shaped with double-loaded corridors</td>
</tr>
<tr>
<td>Type of structure:</td>
<td>Load bearing exterior masonry; load-bearing masonry interior corridors with wood floor and roof structures.</td>
</tr>
<tr>
<td>Accessibility:</td>
<td>Ramp at west elevation (back of building); accessible restrooms and elevator in ca. 1985 connector building; wheelchair lift access to several first floor rooms.</td>
</tr>
</tbody>
</table>

**Description:**

Garland Hall is a roughly rectangular building with equal cross pieces at the north and south ends and a larger central cross corridor. It has three full stories with a full basement and an attic (fourth) story. It has a Superior red sandstone foundation, red brick walls with red mortar, and an asphalt shingle roof with copper gutters and downspouts. The exterior features sandstone trim, oriel windows, basketweave brick patterns, and gabled dormers. The windows and doors are aluminum replacement units, except for the original arched wood door at the east elevation.

The interior has double-loaded corridors with offices and small classrooms. The finishes throughout the building are modern. Garland Hall is connected to Pearse Hall via a ca. 1980s connector building with restrooms and an elevator.
Architectural Significance: Garland Hall is a Collegiate Gothic style building constructed in 1909-1910. Like other Collegiate Gothic buildings on campus, it features masonry construction, entry portico, and oriel windows. The building generally has exterior integrity, although integrity is compromised by the connector to Garland. The exterior has suffered some weathering of the masonry, but is overall in good condition. The interior has virtually no historic fabric remaining. The only remnants are the stair hall at the north end and a lounge room to the west of the stair hall which retains a fireplace and beamed ceiling.

Historic Significance: Garland Hall is one of three structures originally built as the Milwaukee-Downer Seminary. The seminary was a girls’ secondary school originally part of Milwaukee-Downer College but spun off as a separate entity in 1910. Garland is connected to Pearse and Vogel Halls via a ca. 1980s connector building. Garland was originally known as Vogel Hall and contained a dormitory, dining room, and study hall for the Seminary. Garland Hall is not a listed historic building, and is judged to be a contributing structure on the campus, but not a significant one due to the loss of integrity on the interior and the somewhat compromised exterior.
<table>
<thead>
<tr>
<th><strong>Current Name:</strong></th>
<th>Mitchell Hall</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Historic Name:</strong></td>
<td>Old Main (Milwaukee Normal School)</td>
</tr>
<tr>
<td><strong>Date Constructed:</strong></td>
<td>1908, 1912; remodeled 1978</td>
</tr>
<tr>
<td><strong>Architect:</strong></td>
<td>Van Ryn and De Gelleke</td>
</tr>
<tr>
<td><strong>Original Use:</strong></td>
<td>Administrative, classrooms, campus school and art school</td>
</tr>
<tr>
<td><strong>Current Use(s):</strong></td>
<td>Graduate School and various academic departments/classrooms; dance studios</td>
</tr>
<tr>
<td><strong>Square Footage:</strong></td>
<td>194,488 gsf</td>
</tr>
<tr>
<td><strong>Footprint:</strong></td>
<td>Square with a rectangular addition at the north end; double-loaded corridors</td>
</tr>
<tr>
<td><strong>Type of structure:</strong></td>
<td>Load bearing exterior masonry with cast-in-place concrete interior structure</td>
</tr>
<tr>
<td><strong>Accessibility:</strong></td>
<td>Ramps at the south entrance of the east elevation and at the west entrance of the north addition. There is only one elevator in the building, a service elevator at the north end which serves the basement through third floors.</td>
</tr>
</tbody>
</table>

**Description:**

Mitchell Hall is a P-shaped structure with three stories, a full basement, and a partial fourth story. It has red brick walls with limestone banding at the lower level and a flat roof. The exterior is distinguished by projecting bays, a monumental entry bay with two-story columns, and a cornice with classical details. The doors and windows are replacement units, although some original wood windows remain on the west elevation.

The interior has double-loaded corridors with an entry hall centered on the east side. The entry halls, stairs, and the corridors in the north addition retain their historic configuration and materials. The corridors, offices, and classrooms, particularly in the main building, have modern finishes.
Architectural Significance: Mitchell Hall is a Classical Revival building constructed in 1908 with a 1912 addition. Classical Revival was a common style for public buildings in the early twentieth century due to its suitability for monumental buildings and its association with the traditions of ancient Greece and Rome. Mitchell Hall exhibits a number of the characteristic features of the style, including symmetrical arrangement, monumental proportions, classical ornamental details, and single-light window sash. The non-public (west) elevation of the north addition was executed in a cream-colored brick with no ornamental details, a common cost-saving measure for the period. The exterior retains a great deal of its historic integrity of design and materials, with the only major alterations being the installation of replacement windows with highly reflective glass on the south and east elevations. At the interior, the significant public spaces (entry hall, stairs, corridors) retain most of their historic integrity, particularly in the north addition. The classrooms and offices have modern finishes for the most part. The central portion of the main building originally had a two-story auditorium with light wells to each side. The light wells have been infilled and the auditorium divided into dance studios.

Historic Significance: Mitchell Hall, constructed in 1908 with a 1912 addition, was the first structure built on the Kenwood campus by Milwaukee Normal School, which evolved into UWM. Originally known as “Old Main,” Mitchell Hall served as the administrative and academic center of the campus, while the campus school and art school were located in the north wing. The next oldest extant building constructed for UWM is Mellencamp Hall (1953-4). Although it is not listed on the National Register of Historic Places, Mitchell Hall’s integrity and its historic relationship to the early development of UWM makes it one of the most historically and architecturally significant structures on the campus.
Current Name: Hefter Conference Center
Historic Name: Marietta House
Date Constructed: 1913; renovated 1995
Architect: Fitzhugh Scott, Sr.
Original Use: Residence
Current Use(s): Conference center
Square Footage: 24,139 gsf
Footprint: Rectangle; residential layout
Type of structure: Load bearing masonry exterior walls
Accessibility: Ramp at north entrance; elevator

Description:
The Hefter Conference Center is a roughly rectangular structure with two stories and a basement. It has red brick walls with red sandstone trim and an asphalt roof with copper gutters and downspouts. The exterior features half timbering in some of the gables, decorative brickwork, and decorative chimneys.

The first floor interior has a central entry/stair hall with the living room, library, billiard room and solarium to the south and the dining room, kitchen, and breakfast room to the north. The second floor has been converted to office space which retains some period elements and layout. The interior generally retains its historic configuration and details such as the stairway, wood trim, decorative plaster ceilings, and fireplaces.

Architectural Significance: Hefter Conference Center is an Arts and Crafts/Tudor Revival style building constructed in 1913. Tudor Revival was a common expression of the Arts and Crafts movement in the early twentieth century, a
movement which sought to return to the ideals of craftsmanship and the honest use of materials that characterized past eras. Hefter Conference Center is typical of the Tudor Revival residential style, including the combination of brick and half timbering, the use of decorative brickwork, and elaborate chimneys. The exterior retains a great deal of integrity, with alterations complementary to the building’s style. The interior also retains a number of key features, including the first floor layout, historic finishes such as wood floors and trim, and decorative plaster ceilings. The conversion of the building to a conference center has been done in a complementary style.

**Historic Significance:**

Hefter Conference Center was originally constructed as a residence by A. A. Schlesinger and was later acquired by the Brumder family. It was used by UWM as a dormitory from 1946 to 1970, and was restored in 1995 for use as a conference center. Although its original purpose was not educational, it has been associated with the University for over 60 years and is therefore deemed to be a contributing structure to the significance of the UWM campus.
Current Name: Greene Museum
Historic Name: Greene Memorial Museum
Date Constructed: 1912, 1970
Architect: A. C. Eschweiler
Original Use: Natural Science Collection
Current Use(s): Vacant
Square Footage: 3,354 gsf
Footprint: Rectangular
Type of structure: Load bearing exterior masonry with concrete interior structure.
Accessibility: No accessible entry or elevator; West entry is at grade level but is not an accessible entrance.

Description: The Greene Museum is a two-story rectangular structure with red brick walls pointed with red mortar and a flat roof with cornice and parapet wall. The roof has a gabled skylight. The windows are a combination of wood and painted steel units; the east door is the original design, while the west grade-level door is a modern door.

The interior has large open spaces to the north with the entry and stair hall to the south. The interior appears to retain its historic plaster walls and wood trim but has been modified with an acoustic tile ceiling and fluorescent strip lighting.

Architectural Significance: The Greene Museum is a relatively simple Art Deco/Moderne style building constructed in 1912. Distinctive features of the structure include the arched entry with sandstone carving, the herringbone brickwork, and the ribbon windows on the west elevation. The building retains most of its architectural integrity on the exterior, with the exception of window
grilles on the first floor. The interior also retains much of its historic organization and materials.

**Historic Significance:**

The Greene Museum was constructed in 1912 to house Thomas A. Greene’s natural history collection, donated to Milwaukee-Downer College the previous year. The Museum continued to house the collection until 1992, when it was moved to Lapham Hall. The Greene Museum is designated as a National Historic Landmark. Because of its architectural integrity and its status as an NHL, it is judged to be a significant structure on the UWM campus.
**Current Name:** Helene Zelazo Center for the Performing Arts, Peck School of the Arts

**Historic Name:** Congregation Emanu-El B’ne Jeshurun Synagogue

**Date Constructed:** 1922; remodeled 2002

**Architect:** Unknown

**Original Use:** Synagogue, offices, community center

**Current Use(s):** Concert hall, performance and rehearsal spaces; offices

**Square Footage:** 351,632 gsf

**Footprint:** Rectangular

**Type of structure:** Load bearing exterior masonry

**Accessibility:** Accessible ramp and entrance in south addition; central elevator

**Description:**

The Zelazo Center is a rectangular three story structure. It has a limestone foundation and walls with a buff brick wall at the south elevation, and a flat built-up roof with a gabled tile roof over the sanctuary. The exterior features fluted Ionic columns, pedimented hoods over the doors, a detailed cornice, and a Star of David carving above the cornice at the sanctuary.

The interior has a central entry/lobby with an auditorium at the east end and large practice rooms and offices at the west end. The public spaces, including the lobbies and auditorium, retain their historic configuration and materials. Modern finishes have been installed in less public areas.
Architectural Significance: The Zelazo Center is a Classical Revival style building constructed in 1922. It exhibits many of the characteristic features of the style, including Ionic columns and pediments and classical interior trim. Its original purpose as a synagogue is evident from the Star of David ornamentation and the stained glass windows in the sanctuary depicting the history of the Jewish people. Both the exterior and interior exhibit a great deal of architectural integrity. Modernization of offices and practice areas does not detract from the historic character of the building, and the public spaces retain their historic materials and design.

Historic Significance: The Zelazo Center was originally constructed as the temple of Congregation Emanu-El B'ne Jeshurun. The congregation added a community room and accessible entrance at the south end in the 1980s. The building was acquired by UWM's School of Fine Arts in 2002 for use as a performing arts center. The Zelazo Center is assessed as a significant structure on the UWM campus for its architectural style and integrity and for its status as one of the premier performance venues in the greater Milwaukee area.
Current Name: Alumni House
Historic Name: MacLaren residence
Date Constructed: 1923
Architect: Fitzhugh Scott, Sr.
Original Use: Residence
Current Use(s): Offices for alumni relations and development
Square Footage: 23,233 gsf
Footprint: L-shaped; residential layout
Type of structure: Load bearing masonry exterior walls
Accessibility: The building is not accessible

Description: The Alumni House is a roughly L-shaped structure with three stories and a basement. It has rough stone walls with sandstone trim and a slate roof with copper gutters and downspouts. The exterior features crenellated parapet walls, oriel windows, and stone chimneys.

The first floor interior has a central entry/stair hall with public rooms to either side. The upper floors have been converted to offices which retain some period elements and layout. The interior generally retains its historic configuration and details such as the stairway, wood trim, paneled walls, and fireplaces. The house also has a magnificent historic kitchen.

To the west of the house and parking lot, the outline of the original pool is still evident. This was reportedly filled with dirt from the excavation for Mellencamp Hall in the early 1950s.

Architectural Significance: The Alumni House is an Arts and Crafts/Tudor Revival style building constructed in 1923. Tudor Revival was a common expression of the Arts and Crafts movement in the early twentieth century, a movement which sought to return to the ideals of craftmanship and the honest use of materials that characterized past eras. The Alumni House is typical of
the Tudor Revival residential style, including the use of rough stonework on the exterior, crenellated parapet walls, and oriel windows. The exterior retains a great deal of integrity, with alterations complementary to the building’s style. The interior also retains a number of key features, including the first floor layout, historic finishes such as wood floors and trim, and wood panelling. The conversion of the building to offices has been done in a complementary style.

Historic Significance: The Alumni House was originally constructed as a residence for Mrs. Myron T. MacLaren and was acquired by UWM and used as a dormitory from 1949 to 1964. It later served as a conference center and other offices and eventually became the Alumni House. Although its original purpose was not educational, it has been associated with the University for almost 60 years and is therefore deemed to be a contributing structure to the significance of the UWM campus.
<table>
<thead>
<tr>
<th><strong>Current Name:</strong></th>
<th>Sabin Hall</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Historic Name:</strong></td>
<td>Ellen Sabin Science Hall</td>
</tr>
<tr>
<td><strong>Date Constructed:</strong></td>
<td>1927; remodeled 2001</td>
</tr>
<tr>
<td><strong>Architect:</strong></td>
<td>Van Ryn and De Gelleke</td>
</tr>
<tr>
<td><strong>Original Use:</strong></td>
<td>Milwaukee-Downer College Science departments</td>
</tr>
<tr>
<td><strong>Current Use(s):</strong></td>
<td>Anthropology, Archaeological Research Lab, University IT sections</td>
</tr>
<tr>
<td><strong>Square Footage:</strong></td>
<td>60,027 gsf</td>
</tr>
<tr>
<td><strong>Footprint:</strong></td>
<td>L-shaped with double-loaded corridors</td>
</tr>
<tr>
<td><strong>Type of structure:</strong></td>
<td>Load bearing exterior masonry; concrete floor structure</td>
</tr>
<tr>
<td><strong>Accessibility:</strong></td>
<td>Grade level assisted power door at east entry; elevator at east end</td>
</tr>
</tbody>
</table>

**Description:**

Sabin Hall is an L-shaped structure with three stories, a partially exposed ground floor, and a partial attic story. It has red brick walls, stone trim, and a gabled asphalt shingle roof on the east end and a flat roof on the west end. The exterior features sandstone trim, hood moldings, oriel windows in both copper and sandstone, and decorative details such as cartouches and gargoyles. The windows and doors are aluminum replacement units.

The interior has double-loaded corridors with stair halls at the east and west ends and has a mixture of classrooms and offices with a two-story lecture hall at the southeast corner. The finishes are for the most part modern, with the exception of some remaining historic trim in the stairwells and corridors.

**Architectural Significance:**

Sabin Hall is a Collegiate Gothic style building constructed in 1927. Although it is of later vintage than the more classic Collegiate Gothic
buildings of the Downer Quad, it contains similar features, including the masonry construction with sandstone trim, oriel windows, buttresses, and decorative trim. Sabin Hall’s distinctive feature is the copper oriel window on the south elevation, which is visible from quite a distance. The building retains architectural integrity on the exterior, with the only major alterations being the substitution of asphalt shingles for the original slate and the installation of replacement doors and windows of a complementary character. The exterior has suffered some weathering of the masonry, but is overall in good condition. At the interior, the finishes have been for the most part modernized, but they generally do not detract from the character of the building, and some historic fabric, particularly at the stairwells, has been retained.

Historic Significance:

Sabin Hall originally housed all science education functions for Milwaukee-Downer College. It was named for one of Milwaukee-Downer College’s two presidents, Ellen C. Sabin (president 1890-1921). Sabin Hall was acquired by UWM with the rest of the Milwaukee-Downer campus and continues to be utilized as a science department and classroom building, including the archaeology and anthropology departments. Although it is not a listed historic building, Sabin Hall is judged a significant building because of its excellent exterior integrity and its relationship to the history of science education at Milwaukee-Downer College and UWM.
Current Name: Engelmann Hall
Historic Name: Milwaukee University School
Architect: Van Ryn and De Gelleke (Eschweiler and Eschweiler, addition)
Original Use: Milwaukee University School (private K-12 school)
Current Use(s): Administrative Affairs offices
Square Footage: 102,374 gsf
Footprint: Rectangular with double-loaded corridors
Type of structure: Masonry exterior with interior wood and concrete structures.
Accessibility: Ramped entry at east end of north elevation and at central entry of south elevation; elevator at west end of building.

Description: Engelmann Hall is an I-shaped structure with two stories, a full basement, and a partial third floor. It has red brick walls with a light tan mortar, stone trim, and an asphalt shingle roof with copper gutters and downspouts. The exterior features a patterned brick cornice, quoined stone window trim, and eyebrow window and entry dormers. The doors and windows are aluminum replacement units.

The interior has a double loaded corridor in the basement and a single loaded corridor on the upper levels with some interior corridors. There is a central entry/stair hall with secondary entry/stair halls on the east and west ends. There is a large auditorium on the north side; the rest of the space is divided into office and small classroom space. The finishes are a mixture of modern and historic, with much of the historic wood trim retained in the halls and corridors.

Architectural Significance: Engelmann Hall is an Arts and Crafts/Tudor Revival style building constructed in 1926. Tudor Revival was a common expression of the Arts and Crafts movement in the early twentieth century, a movement which sought to return to the ideals of craftsmanship and the honest use
Engelmann Hall exhibits a number of characteristic features of the style, including patterned brickwork, quoined window surrounds, and eyebrow dormers. The building retains its exterior architectural integrity, somewhat compromised by the attached bleachers on the south elevation and the addition on the southeast corner. The interior, while modernized, is generally complementary to the historic character and retains some key features, including wood trim and the historic auditorium design.

Historic Significance:

Engelmann Hall was constructed in 1926 for the Milwaukee University School, a private K-12 school for girls and boys. Originally founded as the German-English Academy by educator Peter Engelmann, the academy changed its name to the Milwaukee University School during World War I. MUS sold its property on Hartford Avenue to UWM at the same time as Milwaukee-Downer College, and the two institutions eventually merged. Engelmann Hall has been determined eligible for the National Register of Historic Places and is judged as a significant building on the UWM campus for its architectural integrity and for its historic contribution as the former Milwaukee University School.
Current Name: Vogel Hall

Historic Name: Unknown

Date Constructed: 1936; remodeled 1961 (minor); 1985 (for art museum); 2008

Architect: Eschweiler and Eschweiler

Original Use: Unknown

Current Use(s): Vacant (undergoing remodel as of late 2008)

Square Footage: 12,578 gsf

Footprint: U shaped

Type of structure: Masonry exterior walls (veneer over clay tile); cast-in-place concrete floor structures with wood roof framing.

Accessibility: Ramped sidewalk at east entry; service elevator.

Description: Vogel Hall is a U-shaped structure with two stories and a full basement. It has red brick veneer walls over clay tile with half-timbering on the second story, limestone trim, and a slate roof with copper gutters and downspouts. The exterior features dentiled corbelling, a bay window at the east end, and rosettes at the gutter ends. The doors are wood and the windows are aluminum replacement units with leaded glass interior sash.

The interior has a central stair hall and corridor with rooms at each end. The interior generally retains its historic configuration and details such as the stairway, window/door trim and historic interior doors. The finishes are mixture of historic (wood floors, plaster walls/ceilings) and modern (drywall and acoustic tile). Some of the interior walls have been furred out to create vent space related to the former exhibit functions.
Architectural Significance: Vogel Hall is an Arts and Crafts/Tudor Revival style building constructed in 1936. Tudor Revival was a common expression of the Arts and Crafts movement in the early twentieth century, a movement which sought to return to the ideals of craftsmanship and the honest use of materials that characterized past eras. Vogel Hall is typical of the Tudor Revival style, including the combination of brick and half timbering, the brown and white color scheme, and subtle decorative details such as the rosette gutter ends and the corbelling. Another distinctive touch of the building is the quotations over the doors, reflecting the educational focus of the building. The exterior retains a great deal of integrity, with alterations complementary to the building’s style. The interior also retains a number of key features, including the central stairs and historic trim and interior doors. The interior renovation currently in progress respects the historic character of the building.

Historic Significance: Vogel Hall is one of three structures originally built as the Milwaukee-Downer Seminary. The seminary was a girls’ secondary school originally part of Milwaukee-Downer College but spun off as a separate entity in 1910. It is connected to the other two former Seminary buildings, Garland and Pearse. Although Vogel Hall is not a listed historic building, it is a significant structure on campus due to its historic integrity and its relationship to the early history of the Seminary/UWM campus.
**Current Name:** Chapman Hall  
**Historic Name:** Chapman Memorial Library  
**Date Constructed:** 1936-37; remodeled 1995  
**Architect:** Allen, Collens and Willis  
**Original Use:** Milwaukee-Downer College Library  
**Current Use(s):** Administrative Offices, including Chancellor  
**Square Footage:** 34,806 gsf  
**Footprint:** T-shaped  
**Type of structure:** Load bearing masonry exterior  
**Accessibility:** Grade level accessible entrance at the southeast corner of the building; centrally located elevator

**Description:** Chapman Hall is a T-shaped structure with three stories, a partial basement, two mezzanine levels and a tower. It has red brick walls with Superior red sandstone trim and a gabled roof with asphalt shingles and copper gutters and downspouts. The exterior features a central crenellated tower, quoined window surrounds, gothic arched and oriel windows, and patterned brickwork. The doors and windows are aluminum replacement units.

The interior has a central entry/stair hall with rooms and secondary corridors arranged around it. The north sides of the first and second floor have mezzanine levels. The interior retains much of its historic design and finishes including wood floors, beamed ceilings, wood trim, and decorative metal railings.

**Architectural Significance:** Chapman Hall is a Collegiate Gothic/Tudor style building constructed in 1936-37. In contrast to the more classic Collegiate Gothic buildings of the Downer Quad, Chapman Hall incorporated a number of more
Tudor/Arts and Crafts elements, like patterned brickwork and quoined window surrounds. However, it also featured many of the classic Collegiate Gothic characteristics, such as the crenellated central tower, Gothic arched windows, and hood moldings. Chapman Hall retains significant architectural integrity both at the exterior and interior. Exterior alterations and interior remodeling has been carried out in a complementary manner and the building is in good condition overall.

**Historic Significance:**

Chapman Hall originally served as the library for the Milwaukee-Downer campus from its construction until the sale of the campus in 1964. The building also contained an art gallery, teakwood room, and reception hall with teakwood paneling relocated from the Chapman family home, all of which was removed to Lawrence University when Milwaukee-Downer College merged with them in 1964. Chapman Hall is not a listed historic building, but it is judged as a significant campus building for its architectural style and integrity and its history as the Milwaukee-Downer College Library.
Current Name: Mellencamp Hall
Historic Name: Kenwood Library (unofficial)
Date Constructed: 1953-54; remodeled 1969
Architect: Brimeyer, Grellinger, and Rose
Original Use: University Library
Current Use(s): Enrollment, Financial Aid, student employment
Square Footage: 40,708 gsf
Footprint: Rectangular with double-loaded corridors
Type of structure: Concrete
Accessibility: Ramp at west elevation; elevator.

Description:
Mellencamp Hall is a rectangular structure with two stories and a full basement. It has a concrete foundation, brick veneer walls with concrete accents and a glass and aluminum curtain wall at the north elevation, and a flat roof. The exterior features a zig-zag curtain wall at the north elevation, a glass and concrete circulation core on the east elevation, and a concrete carved block on the west elevation adjacent to the entry door. The windows and doors are the original metal units. The interior has a double-loaded corridor with entry/stair halls at the east and west ends. The interior has original finishes, including tile floors and the stairways with their terrazzo floors, marble wainscot, and metal handrails.

Architectural Significance:
Mellencamp Hall is an excellent example of 1950s International style architecture as applied on college campuses. It features a number of the distinctive characteristics of the style, including reinforced concrete
and steel structure with non-structural skin, a simple geometrical form that emphasizes horizontality, large glass and metal curtain walls, and a general lack of decorative detail. Mellencamp Hall retains a great deal of architectural integrity on both the exterior and interior. Although the interior has been remodelled to add office space in the former library area, many of the historic finishes, such as the floor tiles on the first floor and the stairway finishes, remain in place.

Historic Significance: Mellencamp Hall was constructed in 1953 as the library for the Wisconsin State College, which had previously been located in Mitchell Hall. It is the second oldest extant building from the original UWM campus. Mellencamp served as the library until the Golda Meir Library opened in 1967, and has held student service offices since that time. It is not a listed historic building, but Mellencamp is assessed as a significant historic building because of its architectural style and integrity and its historic relationship to the development of the UWM campus.
<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Number</th>
<th>Historic/Cultural Significance</th>
<th>Architectural Integrity</th>
<th>Adaptability</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1922</td>
<td>Merrill Hall</td>
<td>Significant</td>
<td>H</td>
<td>A</td>
<td>Highly Adaptable: Building envelope supports significant alterations and/or can support wide variety of use groups</td>
</tr>
<tr>
<td>c. 1899 (1982)</td>
<td>43,155 GSF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1936</td>
<td>Holton Hall</td>
<td>Contributing</td>
<td>M</td>
<td>B</td>
<td>Moderately Adaptable: Building envelope can support minor alteration and/or would be suitable for many use groups</td>
</tr>
<tr>
<td>c.1899 (1982)</td>
<td>60,533 GSF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1921</td>
<td>Johnston Hall</td>
<td>Non-Contributing, Compatible</td>
<td>L</td>
<td>C</td>
<td>Low Adaptability: Building envelope can not support significant alteration and/or is only suitable for limited use groups</td>
</tr>
<tr>
<td>c. 1901 (1982)</td>
<td>22,317 GSF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1920</td>
<td>Greene Hall</td>
<td>Non-Contributing, Non-Compatible</td>
<td>D</td>
<td></td>
<td>Not Adaptable: Inadequate space for alteration or extremely limited use groups</td>
</tr>
<tr>
<td>c. 1904 (1982)</td>
<td>5,298 GSF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1958</td>
<td>Pearse Hall</td>
<td></td>
<td></td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>c. 1909 (1985)</td>
<td>31,200 GSF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1959</td>
<td>Garland Hall</td>
<td></td>
<td></td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>c. 1909 (1985)</td>
<td>59,261 GSF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1961</td>
<td>Mitchell Hall</td>
<td></td>
<td></td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>c. 1909 (1912, 1978)</td>
<td>194,488 GSF</td>
<td></td>
<td></td>
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</tbody>
</table>
### CAMPUS HERITAGE CONSERVATION MATRIX

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Year Constructed (Additions and Renovations)</th>
<th>Gross Square Footage</th>
<th>Historic/Cultural Significance</th>
<th>Architectural Integrity</th>
<th>Adaptability</th>
<th>Comments</th>
</tr>
</thead>
</table>
2. Well preserved exterior and first floor public spaces |
| 1918            | Greene Museum c. 1912 3,354 GSF | 1                    | H                             | H                      | C           | 1. National Historic Landmark  
2. Original Use: Museum  
3. Area surrounding building allows for expansion |
2. Area surrounding building allows for expansion |
2. Well preserved exterior and first floor public spaces |
2. Adaptations are relatively sensitive  
3. Desirable floor to floor plate height |
2. Original Use: Academic  
3. Area surrounding building allows for expansion |
2. 2008 renovation provides sensitive reuse of building and puts building as the front door to the University for prospective and new students  
3. Exterior well preserved, Interior has flexible spaces  
4. Constrained site |
| 1930            | Chapman Hall c. 1937 (1995) 34,806 GSF | 1                    | H                             | H                      | C           | 1. Original Use: Library  
2. Exterior & interior well preserved  
3. Extremely limited use groups |