

**Approximate boundaries:**  
N-W. Lisbon Ave; S-W. Burleigh St;  
E-N. 76<sup>th</sup> St; W-N. 84<sup>th</sup> St

# NORTHWEST SIDE *Kops Park*

## NEIGHBORHOOD DESCRIPTION

Kops Park is a neighborhood of high population density with a wide variety of home architectural styles. These include 1950s to 1970s ranch houses, Tudors, Cape Cods, bungalows and even an Italianate house that dates from the mid to late 19th century.

The neighborhood has a flat topography interspersed with gently rolling hills. Its northern boundary is Lisbon Avenue--a street that runs at a diagonal from North 76th to North 92nd. Streets generally follow a grid pattern except for Lisbon and a few in the northern section that curve as semicircles into other streets. There are a number of businesses along Lisbon Avenue from North 84th to 92nd Streets.

The main green space is Kops Park, an 8-acre area that has two softball diamonds, a tot lot, and a wading pool. See neighborhood photos below.

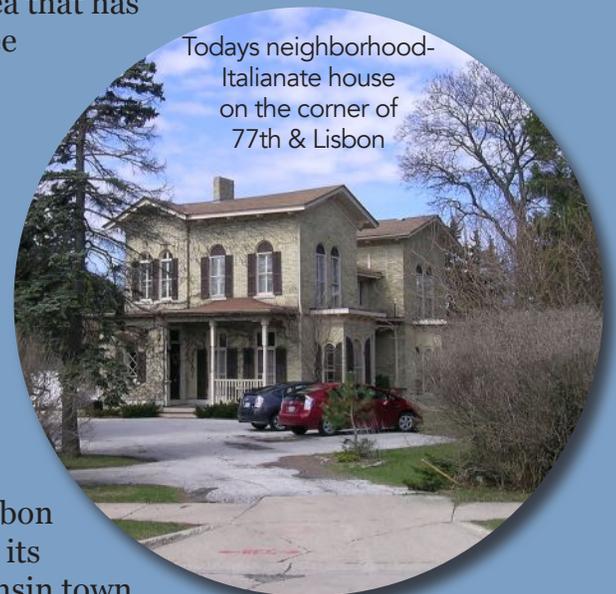
## HISTORY

Until the 1920s, much of the area that is today's Kops Park neighborhood was situated in the unincorporated Town of Wauwatosa, which was bounded by 27th Street to 124th Street and Greenfield Avenue to Hampton. Between 1924 and 1928, the City of Milwaukee annexed the wider area that included most of today's neighborhood.

### Early population

The arterial at the neighborhood's northern border, Lisbon Avenue, began as a plank road in the 1850s. Named for its destination, Lisbon connected Milwaukee to the Wisconsin town of Lisbon. Small hamlets of mainly German farmers grew up along this road. While a few farmers did reside in Kops Park as early as the late 19th century, the area did not begin to take shape as a neighborhood until the late 1940s. In the 1920s and 1930s to the east, the neighborhood of Enderis Park was filling up and the neighborhood of Cooper's Park, on the border with Kops Park, was attracting residents and businesses at its northern boundary (Burleigh Street) and southern boundary (Center Street). But in 1936 Kops Park had a mere 19 residences and 8 businesses. By the postwar year of 1947, the neighborhood was showing modest signs of development, with 55 residences and a mere 3 businesses.

These early arriving families to the Kops Park area were unusually diverse. Typical of Milwaukee generally, the majority of settlers were Germans, often migrating west from other Milwaukee areas or north from the Village of Wauwatosa that had incorporated in 1892. But many others were recent immigrants from Southern and Eastern Europe, including Bohemians, Poles, Slovaks, Italians, and Greeks. Below is an example of a mixed background family that settled in the neighborhood before 1935.



Today's neighborhood-  
Italianate house  
on the corner of  
77th & Lisbon

## Kops Park Random Resident (1930s)

*Name selected randomly from the 1936 City Directory in the Kops Park area on Townsend  
(photo and other information from public records on Ancestry.com)*

### The Pavlopouloses

John P. Pavlopoulos, Anna Pavlopoulos (nee Barwick), and their two young children, Paul and Arthur, were very early settlers in the Kops Park area. They purchased a home at the corner of 79th and Townsend before 1935. Before that, they had lived nearby on Lisbon Road.

John, an immigrant from Greece, was 11 years older than Anna (see their wedding photo to the left). Anna was the child of Frank Barwick, the son of German immigrants, and Sophia Dombroski, a Polish immigrant from the German sector of Poland.

John, a high school graduate, managed to remain employed through the years of the Great Depression. He worked as a manager for a wholesale tobacco company. In 1940 he reported his annual wages as \$2,400, a substantial amount for the times. The average household income for 1940 was \$1,368. The family also reported the value of their home at \$8,000, which would be just under \$138,000 by today's standards.

John apparently died sometime in the 1940s, as Anna is listed as the head of the household at the same address in the Milwaukee City Directory for 1947.



## Lisbon Avenue

Lisbon Avenue was the foundation of the Kops Park settlement, but it also stands as a case study of its development. Throughout the 1930s and 1940s Lisbon Avenue, within the Kops Park boundaries, had fewer than 15 residences and a mere 2 businesses. However, by the late 1950s the same stretch of road had 161 residences and 45 businesses, offices, and organizations. See list and notes below.

<i>Addresses on W. Lisbon Ave. in 1957</i>	<i>Businesses, offices, organizations, and apartments from Milwaukee City Directory</i>
7602	Eddie & Esther's Tavern
7605	Menge's Service and Auto Repair
7625	West Side Auto Parts
7630	Blueprints Inc. Engineering Firm Lefilco Engineering Services
7704	Apartments
7724	Apartments

Addresses on W. Lisbon Ave. in 1957	Businesses, offices, organizations, and apartments from <u>Milwaukee City Directory</u>
7726	Apartments
7830	Apartments
8105	Rose & Gary's Delicatessen
8325	Sittler Paint and Hardware Company
8340	Lisbon Auto Service Gas Station
8341	Bill & Gary's Deluxe Pate Service Gas Station
8401	Knueppel Drug Store
8403	House of Coreling Manufacturing Agents
8405	Lehnen Furniture, Inc.
8407	Stefanieh Bookkeeping and Tax Service Roloff Engineering Company Standard Supply Company John T. Sullivan Jr. Physician
8409	Sharynne Shop Children's Clothing
8411	Sur TV
8412	Encyclopaedia Britannica Publishing
8414	Wauwatosa Realty Company
8415	Jonas Company Contractors Deb 'n Rye Hair Stylists
8420	Indian Head Blade Company Inc.
8424	Allen E. Monte Studio Interior Decorators
8426	Upholster by Erik
8428	Eldred C. Zimmerman Industrial Products Protection Mutual Insurance Company
8494	Apartments
8436	AAA Insulation Company Contractors AAA Heating Company AAA Hardware Company

<i>Addresses on W. Lisbon Ave. in 1957</i>	<i>Businesses, offices, organizations, and apartments from Milwaukee City Directory</i>
8510	Tony Linz Beer Depot
8532	Wenzler's Market (Carl)
8718	Lisbon Drive-In Restaurant
8801	Aldersgate Methodist Church
8814	Engine House #22 Civilian Defense
8901	Aldersgate Methodist Junior Chapel
9111	Rick's Dairy and Delicatessen
9137	McGucken Construction Company and Road Contractors
9141	Harold's Barber Shop
9155	Jean's Hair Dressing Salon

### Summary and notes:

- About one-fifth of the lots enumerated in the Milwaukee City Directory along this stretch of Lisbon in 1957 were listed as "under construction," demonstrating the rapid growth of the street.
- The businesses also reflect a neighborhood "under construction," where over one-quarter of all listings were enterprises to serve new development, including construction and engineering companies, furniture and design stores, insurers, realtors, and insulation, heating, and hardware companies.
- The commercial corridor also reflects the increase in reliance on the automobile during the 1950s. In previous decades, a neighborhood's main street would be teeming with small grocers, bakeries, and butchers. But this corridor had only one possible grocer in 1957, Wenzler's Market. Residents were apparently using their cars to drive to supermarkets along strip malls and highways beyond the neighborhood.
- Wenzler's Grocery store still operates in Milwaukee, about two miles east of its former Kops Park location.
- The Aldersgate Methodist Church is still at the same location on Lisbon.

- The presence of Engine House #22 as a civilian defense authority reflects the Cold War times. Immediately following World War II and the bombing of Hiroshima and Nagasaki, the US released a report on preventive strategies for protecting civilians in case of nuclear attack. The report suggested immediate planning for action in four areas: (1) shelters and construction, (2) decentralization, (3) civilian defense, and (4) active defense. By 1950 a model interstate civil defense and disaster compact had been submitted to all state governors and applied particularly to the use of fire, police, medical, and rescue personnel and equipment.

The following randomly selected resident in 1940 was typical in many ways of the early Dineen Park population. However, there was one mystery about this family.

### Current populations (as of 2021)

Today, nearly three-quarters of the residents of Kops Park are still European Americans, with about half claiming ancestry in Germany—the rest mostly Polish or Irish, with a scattering of French, Slovaks, Czechs, Polish, Italian, English, and others (but no reported Greeks). A little over 1 in 10 residents today are African Americans and 1 in 8 Latinos (mostly of Mexican descent). The rest are American Indians, Asians (nearly all Pakistani), and people of multiple backgrounds.

About one-third of the residents live in upper middle-income households, with annual incomes of \$75,001 to \$150,000. Most of the rest live in middle-income households, and a few live in low-income households. Kops Park is a highly educated neighborhood, with nearly half of the residents holding bachelor’s or graduate degrees. The highest number of occupations claimed by residents in the neighborhood are in the fields of administration, sales, and education. Nearly twice as many Kops Park neighbors are in the entertainment field than in other Milwaukee areas.

Home ownership is also very high in Kops Park. Over 8 in 10 property units are owner occupied, and over half the select monthly costs (e.g., mortgages, taxes, deeds of trust, insurance, contracts to purchase) are in the range of \$1,001 to \$1,500. Rents are modest, with over 65 percent going for \$501 to \$1,000. Kops Park has its own Facebook page.

### RECURRING NEARBY OUTINGS (Health conditions permitting)

In the following section the website addresses have been eliminated due to technical problems with the various ways different web browsers display PDF files. Website information on these events is available through the book *Milwaukee Area Outings on the Cheap*. See below.

NATIONAL NIGHT OUT—NORTHWEST SIDE			
When?	Where?	Description and contact info	Admission
First week Aug., weekday 5:30-8:30pm	Kops Park: 3321 N. 86th St.	Fun evening of free food, games, rides, chance to dialogue with local police and community organizations.	Free
HALLOWEEN IN COOPER PARK			
When?	Where?	Description and contact info	Admission
Late Oct., Sat. 11am-1pm	Cooper Park, 86th & Locust	Halloween celebration.	Free

## JULY 4TH CELEBRATION

When?	Where?	Description and contact info	Admission
July 4, 8:30-11:30am	Enderis Playfield, 2978 N. 72 <sup>nd</sup> St.	Parade, games, music, watermelon-eating contest.	Free

## GREEKIAN FEST AT SAINTS CONSTANTINE AND HELEN CHURCH--WAUWATOSA

When?	Where?	Description and contact info	Admission
Mid Jun. Fri. 4-10pm, Sat., 12-10pm, Sun. 12-10pm	2160 N. Wauwatosa Ave, Wauwatosa	Festival of Greek food, dance, music, marketplace, children's games.	Free

Most of these outings are provided courtesy of MECAH Publishing. To access the book that provides nearly 600 outings—all priced under \$10—for the entire Greater Milwaukee area, go to <http://mecahmilwaukee.com/NonFiction.html>

## QUOTES FROM RESIDENTS

*If you are a resident of Kops Park and wish to make an interesting observation about this neighborhood, please send your quote to [JFLanthropologist@currently.com](mailto:JFLanthropologist@currently.com)*

## PHOTOS



Today's neighborhood-  
Sign on the parking lot fence of the  
Milwaukee School of Languages

Today's neighborhood-  
Houses on 81st & Lisbon



Today's neighborhood-  
Kops Park



Today's neighborhood-  
Milwaukee School of Languages

For more information on Milwaukee neighborhoods, refer to John Gurda's *Milwaukee, City of Neighborhoods* and Jill Florence Lackey's and Rick Petrie's *Germans in Milwaukee: A neighborhood history*.

Do you have great photos of this neighborhood? Are you a resident with an interesting quote about this neighborhood? Do you have recurring outings, additions, corrections, or general comments about this neighborhood? Please email your input to:  
[JFLanthropologist@currently.com](mailto:JFLanthropologist@currently.com)