

56-1598



United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kopperud Park Residential Historic District

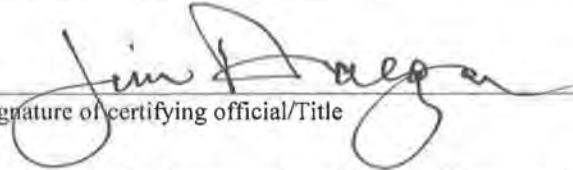
other names/site number

2. Location

street & number	837-871 S. 76 th Street (odd only), 824-862 S. 77 th Street (even only) and 7624 W. Walker Street	N/A	not for publication
city or town	West Allis	N/A	vicinity
state Wisconsin	code WI county Milwaukee	code 079	zip code 53214

3. State/Federal Agency Certification

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


Signature of certifying official/Title

7/26/17
Date

State Historic Preservation Office - Wisconsin
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Kopperud Park Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
____ See continuation sheet.
____ determined eligible for the
National Register.
____ See continuation sheet.
____ determined not eligible for the
National Register.
____ See continuation sheet.
____ removed from the National
Register.
____ other, (explain):

By Barbara Wyatt
Signature of the Keeper

9-11-17
Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

private
 public-local
public-State
public-Federal

Category of Property
(Check only one box)

building(s)
 district
structure
site
object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing	noncontributing
13	2 buildings
1	sites
1	structures
	objects
15	2 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property
listing.)

N/A

**Number of contributing resources
previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
RECREATION AND CULTURE/ Outdoor Recreation

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
RECREATION AND CULTURE/ Outdoor Recreation

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & EARLY 20th CENTURY REVIVALS/Colonial
Revival, Tudor Revival
LATE 19th & EARLY 20th CENTURY AMERICAN
MOVEMENTS/Bungalow

Materials

(Enter categories from instructions)

foundation concrete
walls limestone, brick, vinyl, wood
roof asphalt, slate
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Kopperud Park Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1935-1938

Significant Dates

1935-1938

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Geske, Russell
Oberst, Richard

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Kopperud Park Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property _____ Approximately 4 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 16 417848 4763760
 Zone Easting Northing

3 16 417924 4763583
 Zone Easting Northing

2 16 417924 4763760
 Zone Easting Northing

4 16 417848 4763583
 Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Traci E. Schnell, M.A./Senior Architectural Historian	date	July 2016
organization	Heritage Research, Ltd.	telephone	262.251.7792
street & number	N91 W17194 Appleton Avenue, Suite 203	zip code	53051
city or town	Menomonee Falls	state	WI

Kopperud Park Residential Historic District
Name of Property

Milwaukee
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Various					
organization					date	
street & number					telephone	
city or town		state	WI		zip code	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

GENERAL DESCRIPTION

The Kopperud Park Residential Historic District is a neighborhood block that consists of fifteen buildings. Houses that contribute to the district were constructed between 1935 and 1938; these years define the Period of Significance. Generally speaking, the district is located along the north edge of the City of West Allis, immediately east of State Fair Park and three blocks north of the city's historic downtown. Specifically, it is bounded by South 77th Street on the west, South 76th Street (and which is a boulevard) on the east, West Walker Street on the south and West Pierce Street on the north. Mature trees and bushes are located throughout the park area, while mature trees and scattered new plantings are located on the terraces around the entire block. Of the fifteen homes, two of which were built as duplexes and pre-date the district's Period of Significance and are not associated with the district's historical significance; they are considered to be non-contributing to the district. The remaining two resources - Kopperud Park and a frame pergola structure within the park - are also considered to be contributing elements to the district.¹

Aside from the two lots upon which the non-contributing duplexes are located (which measure 37 x 120 feet), residential lots measure 42.5 feet x 120 feet; however, two of the homes along South 76th Street (843 and 851 South 76th Street) each rest on lots that measure 63.75 feet x 120 feet (one-and-one-half lots). The residential portion of the block is divided vertically at the center by an alley, which begins at West Walker Street and continues to the northernmost duplex along South 77th Street and then turns west to access South 77th Street. Aside from the two homes along West Walker Street that both have an attached garage, nine of the eleven remaining homes have either a one- or two-car garage off of the alley. The free-standing garages - all of which are without architectural detailing - are not included in the building count.

DESCRIPTION OF SELECTED HOMES

The following are brief descriptions of selected examples of the district's resources, listed in order by prevalence of the style in the district and in chronological order with each style. Also included is brief biographical information for the home's original owners. Please see the Building Inventory (Section 7, Pages 7-8) for building permit dates, including builder's names and estimated original cost, if noted, for all homes in the district.

¹ Three modern park benches, as well as a moveable picnic table, are located in the park but are not included in the resource count.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Cape Cod

Gustav and Marie Marek House

852 South 77th Street

1935

This one-and-one-half-story, side-gabled Cape Cod house is faced with what appears to be reclaimed brick. The central entrance is set within a one-story, gabled projection and is further embellished with Period Colonial Revival-style inspired, fluted pilasters. A single window is located to either side of the door; each is flanked with shutters and underscored by a header brick sill. Windows throughout the house are largely singly arranged, six-over-one-light, double-hung sash, including those that are located within the gabled roof dormers.

Gustav Marek was born in Poland in 1880 and came to the United States in 1913 with Marie, his wife of one year. As of 1917, he was identified as a machinist at Allis-Chalmers, where he worked into the 1930s. He would later work in maintenance at Muirdale Hospital in Wauwatosa. From the time of the home's 1935 completion, Gustav and Marie resided in the subject house with German-born Ernst Jeremias, who is understood to have worked with Gustav at Allis-Chalmers. Marie died in 1963 and Gustav died the following year. The house was thereafter owned by Jeremias.²

John R. and Bertha Ferguson House

851 South 76th Street

1936

Rising one-and-one-half stories, this Period Tudor Revival-influenced Cape Cod house is largely sheathed with Lannon stone. The home's primary entrance is centered along the main block of its primary facade, next to which is a dominant exterior chimney that rises above the roofline. The rectangular door is accented by a stone surround, while the paired windows to either side have a rock-faced limestone sill and are topped with a Lannon stone lintel. Windows on the main façade, including the one-story sunporch wing to the south, are what appear to be leaded, multiple-light, casements. A decorative metal railing surrounds the front porch stoop, and encircles the flat roof of the sunporch.

Built at an approximate cost of \$6,300 and designed by architect Richard Oberst, the house was originally owned by John and Bertha Ferguson. John was born in New York in 1880 and attended Cornell University, where he earned his degree in electrical engineering. Between 1900 and 1910, he and his wife Georgianna moved to Wisconsin, where he began his lifetime career as an

² Building permit, 21 August 1935, This and all other building permits referenced heretofore, On file at the Department of Building Inspection, City of West Allis, WI; *West Allis City Directory*, 1932, 1936, 1964, 1965-66; "Wisconsin, Federal Naturalization records, 1848-1992," Vol. 74, No. 11488 (Record for Gustav Marek), This record, as well as the following two citations, Available online at www.ancestry.com, Accessed July 2016; U.S. Federal Census, Population, 1920, 1930, 1940; "Wisconsin Death Records, 1959-1997."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

electrical engineer at Allis-Chalmers. Georgianna, with whom he had one daughter, died between 1923 and 1925. By 1927 he had remarried. His new wife Bertha worked as an editor of the *Junior Home Magazine*. The Fergusons time together at the home was short, as John died in 1941. Bertha, who also sat on the West Allis School Board for a period, remained in the house through at least 1942; however, the house was identified as vacant as of the 1945 city directory. The next known owners were M.W. and Pearl Markert.³

Period Tudor Revival

Otha F. and Rightie Revercomb Residence *859 South 76th Street* *1935*

Essentially a bungalow in form, this one-and-one-half-story, Period Tudor Revival-influenced house is comprised of a side-gabled block from which a front-gabled wing extends. Located at the juncture of the "L" is a one-story, tower entry with a conical roof that accesses an open porch deck on a brick foundation and surrounded by a metal railing. The round-arched wooden door is further pronounced by rough-cut stone trim. The house is of brick; however, a hipped-roof dormer is sheathed with stucco and false half-timber finish. Aside from the pair of rectangular, six-over-one-light windows within the dormer, fenestration at the front of the house is comprised of round-arched openings that are accented by full, soldier brick surrounds that include central stone keystones, with additional stone trim at the springs of each arch. The window sash is of arched wood and has leaded-glass. Aside from an additional pair of round-arched windows at the north wall and a single one to the south, all remaining windows are rectangular. The roof is covered with red asphalt shingles, while an exterior brick chimney is located along the south elevation of the house.

Ground-breaking for this home occurred on National Better Housing Day, 15 June 1935. The house was built by contractor August Hengst. Original owners of the home were Otha F. and Rightie Revercomb, the former of which was a West Allis school principal. The Revercombs, who hailed from Ohio, had one daughter, also named Rightie (b. circa 1934). Otha died in 1955 and the house was sold shortly thereafter. The next known owners were Henry and Frances Eriksson.⁴

³ Building permit, 22 July 1936; U.S. Federal Census, Population, 1900, 1910, 1920, 1930, 1940; *West Allis City Directory*, 1923, 1925, 1927, 1942, 1945; "John R. Ferguson Funeral Rites Will Be Held Wednesday," *Milwaukee (WI) Sentinel*, 16 December 1941, 4-B/1.

⁴ A local paper reported a cost of \$7,000 for the home, while the building permit cited a cost of \$5,300, Building permit, 12 July 1935. Minimum cost per the deed restriction was noted as \$4,800, "New Homes In West Allis," house rendering and caption, *The Milwaukee Journal*, 16 June 1935, III (Real Estate)-11/4-5; *West Allis City Directory*, 1936; U.S. Federal Census, Population, 1940; Additional Revercomb biographical information gleaned from "Robin's Family Tree," Available online at www.robinsr.org/family/getperson.php?personID=I2363&tree=rr, Accessed June 2016.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

John and Maria Cop House

871 South 76th Street

1935

Sheathed with Lannon stone, this one-and-one-half-story, Tudor Revival style house is largely side-gabled, accented at the front façade with two, dominant, front-facing and steeply-pitched gabled sections, one of which hosts the primary entrance. The house has a slate roof. The front door is of wood and is set within a round-arched opening, trimmed with stone. The gabled projecting section adjacent and to the north incorporates a dominant chimney, and features a tripartite focal window trimmed with stone and having multiple-light, leaded casement windows. The steeply-pitched, gabled window opening along the upper half-story is accented with a wrought-iron balconet. The wall space to the south of the entrance includes a pair of multiple-light windows that are topped with a stone lintel. Multiple-light windows throughout much of the rest of the house are arranged largely in tripartite or paired groupings; first-floor examples are generally original, while upper half-story openings include replacements.

Along with the aforescribed Revercomb house, this house was begun on National Better Housing Day, 1935. It was built by contractor Ben Friest. Both John Cop and his wife Marie (nee Hopfgartner) were born in Austria; John in 1889, Marie in 1887. In 1912, they immigrated to the United States, along with their newborn son Gustav. They would have a second son, Hugo, in 1914. John worked his entire life as a factory worker, first as a machinist at Milwaukee Solvay Coke Company and, later as a tool and die maker at Masterlock, both in Milwaukee. As of the 1940 census, both sons remained in the home; Gustav (age 27) also worked as a tool and die maker, while Hugo (age 26) was an orchestra musician. Following Marie's death, John remained in the house and married Johanna Welcher Rome in 1958. John died in 1972 and the house was sold shortly thereafter. The next known owner of the house was Richard Zalewski.⁵

Period Colonial Revival

*Waldemar and Florence Klein House/
Herbert and Marguerite Loewenbock House*

7624 West Walker Street

1935

This two-story, side-gabled, Colonial Revival-style house is sheathed with limestone, as is the one-story, flat-roofed attached garage to the east. The primary (south) facade of the house is symmetrical in its three-bay delineation, although the entrance to the house is located in the

⁵ A local paper reported a cost of \$8,000, while the building permit cited a cost of \$6,700, Building permit, 18 June 1935. Minimum cost per the deed restriction was noted as \$6,000, "New Homes in West Allis," IIII-11/4-5; U.S. Federal Census, Population, 1920, 1940; *West Allis City Directory*, 1936, 1973; Marriage date to Johanna included in "James Clow Family Tree," <http://person.ancestry.com/tree/69922992/person/34203766017/facts>, Accessed July 2016.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

easternmost bay, adjacent to the garage. The door is set within a wooden surround comprised of fluted pilasters that support a plain entablature. Windows along the first floor are twelve-over-twelve-light, and double-hung--each with flanking shutters, while the three, eight-over-eight-light sash along the upper level break through the roofline, terminating as gabled dormers that are sheathed with what appears to be clapboard. Windows throughout the remainder of the house are also multiple-light, wooden sash and most openings are topped with limestone lintels with a central keystone. Both the west and east gabled endwalls carry a half-circle vent within the gabled peak. The garage roof, which also serves as a deck, is encircled by a metal railing.

This house, which cost approximately \$5,000, is believed to have been completed at some point in 1936; however, the home's address was not identified in the local city directory as of 1936. It was built by the Loewenbach Land and Building Corporation, the president of which was Herbert Loewenbach. Although Herbert and Marguerite Loewenbach owned the property until May 1937, there is no evidence that they actually resided in the home themselves. Of note, Marguerite was among the original committee members to study the federal housing plan in order to determine the feasibility of establishing a housing bureau in West Allis in 1935. In May 1937, the Loewenbachs sold the house to Waldemar and Florence Klein, the latter of whom is identified as living in the home as of the 1938 *West Allis City Directory*. Waldemar worked in the grinder department at the Evinrude Motors plant in Milwaukee, while Florence is identified as the proprietor of the Clarette Beauty Shop, which was located at 7119 W. Greenfield Avenue. Also noted as living in the home was their son Richard (age 12) and Florence's widowed mother, Clara Gulden. The Kleins remained in the home until selling to Donald and Ruth Gygax in 1955.⁶

Joseph N. and Matilda Friedbacher House

843 South 76th Street

1937

Topped with a hipped roof, this two-story, Period Colonial Revival-style, Lannon stone-sheathed house prominently displays large stone quoining at each corner along its primary east elevation. The central entrance, which includes a transom, is enframed within a simple wooden surround that is classically derived; however, more simplistic and less traditional than that found on the Loewenbach House on Walker Street. Multiple-light, double-hung, leaded-muntin windows are regularly placed along each elevation; the four, large, street-facing openings include flanking

⁶ City of West Allis to Herbert and Marguerite Loewenbach, Warranty Deed, 18 September 1935, Vol. 1446, page 101, Document No. #2052450, All deeds cited hereafter on file at the Register of Deeds, Milwaukee County Courthouse, Milwaukee, WI. Although believed to have been completed in early 1936, the address of the house was not listed in the reverse section of the 1936 edition of the local city directory, *West Allis City Directory*, 1936, 1938, U.S. Federal Census, Population, 1940; Herbert and Marguerite Loewenbach to Waldemar and Florence Klein, Warranty Deed, 10 May 1937, 1487/571, #2130554; Waldemar and Florence Klein to Donald and Ruth Gygax, Warranty Deed, 18 April 1955, 3423/563, #3386347.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

shutters, while a small rectangular window is situated directly above the door and along the second level. A large exterior chimney rises along the south elevation of the home, from which extends a one-story, gabled and screened porch. The eaves and gutters are copper and are part of an innovative interior gutter system.

Joseph N. Friedbacher was born in 1895 in Austria and immigrated to the United States with his family two years later. By no later than 1917, Joseph was working at Allis-Chalmers, where he worked as a sales correspondent. He and his wife Matilda (nee Bierer) had at least one daughter, Joan (b. 1927), who is enumerated at the home as of the 1940 census. Joseph died in 1965, shortly after which Matilda sold the house to Bernard and Patricia Becker, the latter of whom remains in the house today.⁷

Eclectic Period Revival

Arthur M. and Edna Schwan House

865 South 76th Street

1935

Rising two stories, the main block of this Eclectic Period Revival-style house is rectangular and topped with an asphalt shingle-sheathed hipped roof with overhanging eaves. A modestly projecting, front-gabled entrance wing extends from the block; the eaves of which are accented with a carved wooden bargeboard. The entire house is sheathed with Lannon stone. A round-arched, wooden door is located within the gabled wing and is trimmed with a Lannon stone surround. Windows along the primary elevation are a mixture of round-arched and rectangular examples and include multiple-light, leaded sash, Lannon stone headers and rough-cut limestone sills. Windows throughout the remainder of the house are rectangular examples with a multiple-light upper sash. A dominant exterior chimney rises along the home's north elevation, while a one-story enclosed porch is located at the rear of the house.

Built by contractor Walter Uber, the original owners of the home were Arthur and Edna Schwan. Arthur Schwan was born in rural Wisconsin in 1891. As of 1917, he was working as a farmer in Hustisford, Dodge County, Wisconsin, but within three years, he is identified as a Normal School teacher. By no later than 1925, Arthur is identified as the principal of Franklin School in West Allis, where he worked when the subject house was built. The Schwans had one son, Frederick and, as of 1940, the household also included Frederick's wife Alice. The Schwans remained in the house for just one more year, selling to Jacob and Rose Friedman in July 1941. Jacob Friedman was born in Russia and came to the United States in 1916. Four years later, he opened his first

⁷ U.S., World War I Draft Registration Cards, 1917-1918 (dated 5 June 1917), Available online at www.Ancestry.com, Accessed June 2016; U.S. Federal Census, Population, 1940; *West Allis City Directory*, 1938, 1965-66, 1968, the lattermost date of which listed the Beckers at the house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

clothing store, known as Friedman's Stores for Boys and Girls. With various locations, the West Allis store was at 7016 W. Greenfield Avenue. The Friedmans remained in the home through 1964; Jacob died in 1966.⁸

Kopperud Park

Kopperud Park is located at the north end of the block. The park is roughly rectangular, but wraps behind two houses creating an inverted "L" footprint. The park is comprised of mown lawn and a variety of both mature and young trees, as well as bushes of various ages. The park includes one historic resource—a wood and stone-constructed pergola. Built in 1936, the pergola consists of eight pillars of rough-cut stone; the eight pillars result in the creation of seven bays or openings. Aside from the central bay/opening, the remaining six bays are defined by a pair of timber posts that connect the pillars near the bottom. A pair of cedar beams runs along the top of the pillars; however, the central bay is topped with arched beams. Cedar rafters, set at an angle, connect the beams and form an open "roof." The park does not include any other historic features; modern features include three small park benches and a moveable wooden picnic table. These modern features are not of substantial scale to warrant inclusion in the inventory count.

A 1937 aerial image of the park provides visible evidence of the original 1936 pathways that were built and which were removed between 1980 and 1985.⁹

INTEGRITY

The integrity of the contributing homes, and the district as a whole, is very good. The majority of the houses is sheathed with either brick or Lannon stone and, therefore, most retain their original sheathing. In some cases, vinyl has replaced original wood-sided dormers and other trim areas. Likewise, most of the homes retain their original windows, but some have been replaced. The park formerly included macadam walkways and some concrete bench seating, all of which have been removed, but the park's pergola remains in place and in good condition due to regular maintenance by the city's Parks and Recreation Department.

⁸ Building permit, 29 September 1935; U.S., World War I Draft Registration Cards, 1917-1918 (dated 5 June 1917); U.S. Federal Census, Population, 1920, 1930, 1940; *West Allis City Directory*, 1925, 1964, 1965-66; Arthur and Edna Schwan to Jacob and Rose Friedman, Warranty Deed, 23 July 1941, 1744/401, #2325934; "Jacob Friedman, Store Head, Dies," *Milwaukee Sentinel*, 9 September 1966, 1-17/1.

⁹ Aerial image of Kopperud Park (Milwaukee County, Roll-Exp: 8-727, dated 7/26/1937), Available online at <http://maps.sco.wisc.edu/WHAIFinder/#>, Accessed June 2016. Removal of the park's pathways is evidenced in the 1985 aerial image of the park; whereas they remained in place as of the 1980 aerial, both aerials available through Milwaukee County GIS mapping, Available online at <http://lio.milwaukeecounty.org>, Accessed January 2017.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI**INVENTORY**

The following is an inventory of the district's resources, including fifteen homes, the park and the park structure. Only two homes are not considered to be contributing. The names and dates assigned to each property were taken directly from original permit information, with supplemental use of city directories (please note that actual property deeds were not reviewed for all properties). Styles assigned to the houses are using the stylistic terminology accepted by the Division of Historic Preservation of the Wisconsin Historical Society.

<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
837 S. 76 th Street	Chester A. and Claire McCreedy House	1937 ¹⁰	C	Cape Cod
843 S. 76 th Street	Joseph N. and Matilda Friedbacher House	1937 ¹¹	C	Period Colonial Revival
851 S. 76 th Street	John R. and Bertha Ferguson House	1936 ¹²	C	Cape Cod
859 S. 76 th Street	Otha F. and Rightie Revercomb House	1935 ¹³	C	Period Tudor Revival
865 S. 76 th Street	Arthur M. and Edna Schwan House	1935 ¹⁴	C	Eclectic Period Revival
871 S. 76 th Street	John and Maria Cop House	1935 ¹⁵	C	Period Tudor Revival
824-26 S. 77 th Street	Kopperud Bros., Inc. Duplex	1930 ¹⁶	NC	Bungalow
830-32 S. 77 th Street	Kopperud Bros., Inc. Duplex	1930 ¹⁷	NC	Bungalow
834 S. 77 th Street	Edward and Frieda Thompson House	1938 ¹⁸	C	Period Colonial Revival
840 S. 77 th Street	Carl J. and Dagny Paulsen House	1937 ¹⁹	C	Cape Cod
846 S. 77 th Street	Arnold and Peggy Hansen House	1937 ²⁰	C	Cape Cod

¹⁰ Building permit, 14 December 1936; estimated cost, \$6,500, contractor Irvin Buth. This house is a confirmed Sears Roebuck design, Advertisement in *The Milwaukee Journal*, 25 April 1937, Section III (Real Estate)-12, ad included as Figure #2 in this document.

¹¹ Building permit, 22 April 1937; estimated cost, \$7,500, architect Russell Geske.

¹² Building permit, 22 July 1936; estimated cost, \$6,300, architect Richard Oberst.

¹³ Building permit, 12 July 1935; estimated cost, \$5,300, contractor August Hengst.

¹⁴ Building permit, 29 September 1935; estimated cost, \$7,500, contractor Walter Uber. Citation in *The Daily Reporter*, 17 October 1935 indicates the contract for lumber was awarded to Wilbur Lumber Co.. On 4 November 1935, *The Daily Reporter* notes the following: stonework, Frederick Stelzl; plumbing, George Kallenbach; millwork, A. Lentz Co.; tile, Dean Josephson.

¹⁵ Building permit, 18 June 1935, estimated cost, \$6,700, contractor Ben Friest.

¹⁶ Building permit, 6 May 1930.

¹⁷ Building permit, 6 May 1930.

¹⁸ Building permit, 17 August 1938, contractor Anderson Bros.

¹⁹ Building permit, 20 May 1937, contractor Anderson Bros.

²⁰ Building permit, 17 June 1937, contractor August Hengst.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Section 7 Page 9

<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
852 S. 77 th Street	Gustave and Marie Marek House	1935 ²¹	C	Cape Cod
858 S. 77 th Street	Louis and Florence Kosta House	1937 ²²	C	Cape Cod
862 S. 77 th Street	James and Gertrude Murdock House	1936 ²³	C	Period Colonial Revival
7624 W. Walker Street	Waldemar and Florence Klein House/ Herbert and Marguerite Loewenbock House	1935 ²⁴	C	Period Colonial Revival
Between S. 76 th & S. 77 th streets, along W. Pierce Street	Kopperud Park	Circa 1937	C	N/A
Between S. 76 th & S. 77 th streets, along W. Pierce Street	Kopperud Park Pergola	1938	C	N/A

²¹ Building permit, 21 August 1935, contractor Henry Ploss.

²² Building permit, 27 November 1936, contractor Albert Andresl.

²³ Building permit, 8 September 1936, contractor August Hengst.

²⁴ Building permit, 23 October 1935; estimated cost, \$5,000, contractor August Hengst.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

SIGNIFICANCE

The Kopperud Park Residential Historic District is nominated for the National Register of Historic Places under Criterion A for its local significance in the Area of Community Planning and Development, for its association with the National Better Housing movement, a result of legislation passed by then-President Franklin Delano Roosevelt, which was part of his greater New Deal program. The subject district is comprised of a total fifteen homes, thirteen of which were built as a result of the establishment of the National Housing Act of 1934 and the City of West Allis' creation of a local Better Housing Bureau. Official ground-breaking for two of the thirteen contributing homes was held on National Better Housing Day (15 June 1935), along with approximately 1,500 other homes nationwide. While other homes in West Allis are also known to have been built as a result of the Federal program that was administered locally, the subject group is located together on one city block, whereas the others are scattered throughout the city. The district was one of seven historic districts identified as either historically or architecturally (or both) in the City of West Allis as a result of a historical and architectural resource survey that was completed in 2006-2007. Despite a modest amount of changes that include sheathing and window replacement, the collection of homes in the district retain a high degree of integrity and combine to exhibit the character necessary for listing in the National Register. The district represents a period of planning and development in the City of West Allis that coincided with a nationwide movement, propagated by Roosevelt's New Deal, which was created to help Americans cope with the effects of the Great Depression.

Period of Significance

The period of significance is 1935 through 1938. The contributing homes were constructed between those years, and reflect the unique circumstances that led to this block's development. The district is significant for its association with the City of West Allis' participation in one of the programs of the National Housing Act of 1934, when it created a local Better Housing Bureau which in turn resulted in the construction of these homes.

GENERAL HISTORICAL BACKGROUND

The City of West Allis is a Milwaukee suburb situated in western Milwaukee County, directly south of Interstate 94. It is bordered by Milwaukee and Wauwatosa on the north, Milwaukee and West Milwaukee on the east, Milwaukee and Greenfield on the south and New Berlin and Brookfield to the west. Two small waterways of Honey Creek and the Root River cross the city.

The origins of West Allis are tied directly to the settlement of what would become the City of Milwaukee. Milwaukee emerged in the early 1830s as settlers were drawn to the confluence of the Milwaukee, Menomonee, and Kinnickinnic rivers. As the Milwaukee settlement grew, other settlers

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

pushed further into the interior and set up other small, pioneer communities. Among the small settlements to emerge around 1835 within the modern-day boundaries of West Allis, was Honey Creek in the Town of Greenfield. The next phase of settlement began in 1880 when the Chicago and North Western Railroad line was built from Milwaukee to Madison and included the “North Greenfield” stop which was situated near the Honey Creek settlement. A similar and parallel line just to the north was laid by the Chicago, Milwaukee & St. Paul Railroad (the Milwaukee Road). With transportation in place, brothers Fred W. and Stutley I. Henderson platted in 1887 Henderson’s Subdivision No. 1 near the North Greenfield depot. Four years later, and after a bitter contest, the permanent site for the Wisconsin State Fair, where it remains today, was selected on the former site of the Stevens farm. Indeed, the history of the Wisconsin State Fair figures prominently in the history of the Kopperud Park Residential Historic District.²⁵

The first state fair was held in 1851 in Janesville. After years of alternating its location, the Wisconsin State Agricultural Society sought permanent grounds. After narrowing choices to just two--North Milwaukee and North Greenfield--the latter was chosen in 1891. Following the purchase of the 160-acre Stevens farm at a cost of \$136,000, the first state fair was held in North Greenfield in 1892. Set aside from the larger fairgrounds proper was an approximately 30-acre parcel which they proposed to use as a “Park Adjunct” of the grounds. Among those included in the 1891 purchase of the land (and who was among those named in the mortgage indebtedness to the State of Wisconsin) was local farmer Thomas J. Fleming.²⁶

In 1898, the State foreclosed on the mortgage and the fairgrounds were deeded back to the state. Although it took five years, in 1903, Fleming was able to recoup that strip of land along the east side of the fairgrounds, which had been platted in 1891 as Fleming Park. The timing of that would seem to have been perfect for its development and sale, considering that West Allis had just been formally established as a village in 1902, and with the coming of what would later become the Allis-Chalmers Manufacturing Company.²⁷

At the turn of the twentieth century, the present-day city of West Allis (then known as North Greenfield), was a thriving business and professional community that was platted but sparsely developed and surrounded by farmland and open countryside. Connected to Milwaukee by streetcar

²⁵ Julius H. Burbach, *West Allis: A City of Marvellous (sic) Growth in a Decade, June 28, 1902-June 28, 1912* (N.p.: 1912), 5, 9, 13; Frederick I. Olsen, “City Expansion and Suburban Spread: Settlements and Governments in Milwaukee County,” in Ralph M. Aderman, ed., *Trading Post to Metropolis: Milwaukee County’s First 150 Years* (Milwaukee: Milwaukee County Historical Society, 1987), 45.

²⁶ Fred G. Fleming, Sheriff, to the State of Wisconsin, Deed, 5 December 1898, 403/486, #371299; Ralph D. Olive, “Streetcar to Fair Brought Growth,” *The Milwaukee Journal*, 29 July 1988, 3B/1-5; “West Allis Sale of Historic Lands! Fleming Park,” Advertisement, *The Milwaukee Journal*, 16 October 1903, 5.

²⁷ “West Allis Sale of Historic Lands! Fleming Park,” 5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

and railroad lines, it was a natural choice for factories wishing to relocate, since it offered reasonable transportation and housing opportunities for workers, as well as room for expansion. As noted above, among the early men to plat a subdivision in the area of then-North Greenfield was Stutley I. Henderson, who recognized the area's potential for industrial growth and was keenly aware of Milwaukee's E. P. Allis Reliance Works desire to expand. Indeed, the Allis firm, headed by Charles Allis, had been offered a number of inducements to move their Clinton Street factory to other Milwaukee-area locations. However, it was Henderson's visit on 25 November 1900 to the home of Charles Allis that initiated the factory's move to what is now West Allis. Although Henderson alone could offer the 100 acres needed by Allis, an option for additional land was needed to facilitate the construction of a spur line between the Milwaukee Road and the Chicago & North Western Railroad. For this, Arthur N. McGeoch, a significant land owner in the vicinity, was approached by Henderson to help seal the deal. As a result of his involvement, the real estate firm known as the Central Improvement Company (CIC) was formed, with McGeoch as one of its officers. Charles Allis ultimately made the decision to open a new plant for his company (later to be renamed Allis-Chalmers) in North Greenfield.²⁸

This signaled a boom in the speculative development of worker housing and prompted dozens of other factories to establish themselves in the area.²⁹ Many workers acquired lots directly and built their own houses, while others went through real estate companies like the CIC and W.H. Shenners Company. Due to the emergence of Allis-Chalmers and other factories, as well as the rapid influx of workers, the Village of West Allis incorporated on 28 June 1902 with a population of 1,018 and a size of 1,882 acres. By 1906, the village had incorporated as a city with a population of just over 2,000. Thousands of people flocked to the city seeking employment and houses were built at a rate of between 150 and 200 per year.³⁰

Therefore, returning again to Fleming's parcel, he re-subdivided the 33-acre plot into 249 residence lots and offered them for sale on 17 October 1903. George B. Van Norman, Chicago stockman and capitalist, is identified as serving in the role of auctioneer. All sale attendees would be eligible to register for a drawing that would provide one lucky contestant, one lot for free. No further newspaper accounts of the highly touted land sale were found but, presumably, it was not successful for Fleming. In 1908, however, the City of West Allis purchased Block 1 (the block upon which the district is located) from Fleming for \$8,000, at which time it was still known as the Fleming Park subdivision.

²⁸Burbach, *West Allis* (1912), 19, 21, 23; "McGeoch, Sr., is Dead Here," Unidentified newspaper clipping, 18 June 1949, Clipping filed under "M" in the People Binder, West Allis Historical Society (hereafter cited as WAHS), West Allis, WI.

²⁹ Despite the city's single-factory beginnings, the community was not planned by the factory (like the Kohler Co. in Kohler, Wisconsin) nor is there any evidence of company-built housing (by E.P. Allis or any other factory).

³⁰Olsen, "City Expansion and Suburban Spread," 46; Burbach, *West Allis* (1912), 25, 27, 31.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

The property was purchased in order to improve the city's sewerage system and septic tanks were installed on the premises.³¹

AREA OF SIGNIFICANCE: COMMUNITY PLANNING AND DEVELOPMENT

Indeed, the present-day Kopperud Park Residential Historic District was originally platted as Block 1 of Fleming Park and divided into thirty-six lots; thirty-four of which were equal in size, while two parcels (at the northeast and northwest corners) were slightly larger. On 30 July 1929, Block 1 of Fleming Park was sold by the City of West Allis to Kopperud Bros., Incorporated (of Wauwatosa). The firm, which was incorporated circa 1928, was comprised of brothers Harvey and Arthur Kopperud, who served as president and vice president, respectively, as well as secretary-treasurer, Carl E. Nau. The Kopperud brothers were not long-time contractors. In fact, Arthur, who lived in Milwaukee, was a designer and draftsman (first with Niedecken & Walbridge, interior architects, and later, with Maxwell Ray Company, decorators/furnishings). Harvey, on the other hand, had in 1917 incorporated Kopperud Fuel & Supply (coal dealers, Wauwatosa), of which he served as president. This was, however, a short-lived venture and it was not until 1929 that he was identified as a building contractor. Despite the name continuing as Kopperud Bros. Inc., into at least 1930, brother Arthur died in December 1928.³²

Financial terms of the land contract between Kopperud Bros., Inc. and the City (signed by West Allis mayor Delbert Miller) were that the Kopperud Bros. firm was to pay \$5,000 down, with the remaining \$30,000 balance (plus 6% interest) to be paid to the City on or before 30 July 1931. Additional terms outlined in the contract were as follows: parcels along S. 76th Street (then 68th Avenue) could not be less than 42 feet wide, while lot width along S. 77th Street (then 69th Avenue) could not be less than 37 feet. Of the thirteen lots along S. 76th Street, brick buildings were to be located on no less than eight of the parcels, with the remainder to be of either brick or frame construction. The cost of any building along S. 76th Street could be no less than \$6,000; cost requirements for lots 23 and 24 (the two southernmost lots along S. 76th Street) were identified as no less than \$10,000. Meanwhile, minimum

³¹ Announcement regarding an up-to-date sewerage system in West Allis, in *Municipal Journal and Engineer* (New York, NY) Vol. XXV, No. 22 (25 November 1908), 760; "West Allis Sale of Historic Lands!, Fleming Park," 5; "Lots for Sale, Suburb Offer," *Milwaukee Sentinel*, 23 May 1935.

³² City of West Allis to Kopperud Bros, Inc., Land Contract, 30 July 1929, 1282/639, #1748259; U.S. Federal Census, Population, 1910, 1920, 1930; World War I Draft Registration Card (re: Arthur and Harvey Kopperud), 5 June 1917; *Wauwatosa City Directory*, 1926, 1929, the 1926 city directory does not identify Harvey with an occupation; *Milwaukee City Directory*, 1924, 1926; *West Allis City Directory*, 1927; "Arthur Kopperud," Death Notice, *The Milwaukee Journal*, 20 December 1928, II-11.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

construction cost along S. 77th Street was set at no less than \$4,500 and buildings needed to be either of brick or frame construction.³³

Despite the 1929 stock market crash, as well as Arthur's death, the Kopperud Bros. firm was able to build two duplexes; one each on lots 22 and 23 of the land that had been re-subdivided (from Block 1 of Fleming Park) as Kopperud Park. Construction began in May 1930 and both duplexes are presumed to have been completed that same year. Also in May 1930, all twenty-eight lots from the Kopperud Bros. concern were transferred to Home Builders Finance and Mortgage Company. One year later, and presumably being unable to fulfill the terms of the land contract, all lots of Block 1— except lots 22 and 23 (upon which the duplexes were built)—were signed back over to the City of West Allis.³⁴

The 1929 stock market crash and the Great Depression propagated a nationwide collapse of the home building industry and mortgage foreclosures were commonplace everywhere as unemployment had reached epidemic levels. In an effort to stabilize the economy and provide jobs, President Franklin Delano Roosevelt began in 1933 a series of programs that continued until 1939 and that were collectively known as the "New Deal." Among the legislation passed was the National Housing Act, which, in turn, established the Federal Housing Administration, which was created to ensure mortgages of lower-income Americans and helped them to acquire financing. Within about one week of the Act's passing (on 28 June 1934), West Allis City Engineer William Darby announced that there was no apparent shortage of homes in West Allis and that no application would be made by the City to establish a local housing bureau. Not two weeks later, a group of West Allis citizens formed a committee - headed by local businessman A.P. Vander Heyden - to study the federal housing plan to determine whether or not the establishment of a local bureau would benefit the City.³⁵

Following approximately one year of study, the committee--which had been federally approved as the local administrating organization of the Federal Housing Administration--made recommendations to the City's Common Council. Those recommendations were identified in a resolution proposed by Alderman Jones on 21 May 1935, which authorized the sale of five city-owned lots along S. 76th Street

³³City of West Allis to Kopperud Bros, Inc., Land Contract, 30 July 1929, 1282/639, #1748259.

³⁴ Permits for 824-826 and 830-832 S. 77th Street, 6 May 1930; Kopperud Bros., Inc. to Home Builders Finance and Mortgage Company, Warranty Deed, 22 May 1930, 1325/67, #1783634; Home Builders Finance and Mortgage Company to the City of West Allis, Warranty Deed, 2 November 1931, 1325/318, #1879705.

³⁵ U.S. Department of the Interior, National Park Service, *Historic Residential Suburbs: Guidelines for the Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Government Printing Office, 2002), 29-30; "No Need for Federal Housing Bureau Here," *The West Allis (WI) Star*, 5 July 1934 and "West Allis Group Organizes to Study Government's Housing Plan," *The West Allis Star*, 19 July 1934. Aside from Vander Heyden, committee members included the following: City Engineer William Darby; architect Marshall Vierheilg; Arthur Roeske; West Allis State Bank President C.W. Hathaway; Mrs. H. G. Loewenbach; attorney Stephen Barrett; L. J. Krebs (who served as committee secretary) and Mrs. L. Steele (vice chair of the committee).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

in the Kopperud Park subdivision. The resolution passed unanimously. Terms under which the lots were sold included that the purchaser begin construction of a model, one-family home prior to June 15th, which was designated as National Better Housing Day. Construction was to be completed by September 15th and the house was to be open to the public for thirty days after its completion. The five lots were offered for sale (on a cash basis) at three different price levels and each lot had specific requirements. Lot 13 was offered at \$1,000 and the cost of the home to be built was to be no less than \$6,000. Lot 12 was available for \$900, with the minimum home cost noted as \$5,400. The remaining three (Lots 9, 10 and 11) were to be sold at \$800 each and houses to be built were to cost no less than \$4,800. Common to all five lots is that the houses needed to be built (sheathed) with either high-quality stone or brick. Persons building homes on the lots were to be given government assistance in financing and no taxes for two years. It was noted that the lots, which were already improved, were being offered at bargain prices at less than their assessed value. One-third of each lot's sale price was to go to the Washington Emergency Relief Administration (WERA).³⁶

As of the end of May, the Better Housing Committee had received twelve total bids for the five available lots. Two days before National Better Housing Day, the local paper reported that purchase proposals for two of the five Kopperud Park lots had been accepted by the housing committee, one to John and Maria Cop (Lot 13/871 S. 76th Street and plans for a \$8,000 home) and another to Otha F. and Rightie Revercomb (Lot 11/859 S. 76th Street and plans for a \$7,000 home). In order to break ground on the 15th, a special Common Council meeting was set for the 14th for formal approval of the sales. That same article identified West Allis as the first city in the State of Wisconsin to start its housing project under the auspices of Title II of the National Housing Act. Whereas Title I of the Act addressed the renovation and modernization of existing housing, Title II provided for mutual mortgage insurance programs for the purchase of a new home and Title III provided for government national mortgage associations.³⁷

It was anticipated that approximately 1,500 model homes throughout the country were to break ground in observance of National Better Housing Day. H. Peter McDermott, Associate State Director of the

³⁶ West Allis Common Council Meeting Minutes, 21 May 1935, On file at the West Allis City Hall, West Allis, WI; "Plan to Build Five Model Homes in West Allis," *The West Allis Star*, 23 May 1935, 1/6; "Lots for Sale, Suburb Offer," *The Milwaukee Journal*, 23 May 1935, L-1/6. Previous to the City's decision to sell the Kopperud Park lots for the construction of residences, the George Ward Post of the Veterans of Foreign Wars had requested the purchase of a lot along S. 76th & W. Pierce streets for construction of a clubhouse. They later amended their request for the purchase of two lots on the opposite end of the block, at S. 76th & W. Walker streets, "Council Tables Land Sale & Plans for Veterans Clubhouse," *The West Allis Star*, 6 June 1935, 12/1.

³⁷ "Receive Twelve Bids to Date on Model Home Land," *The West Allis Star*, 6 June 1935, 1/4; "Ceremonies Mark Starting of Model Homes Saturday," *The West Allis Star*, 13 June 1935, 1/3, 6/4-5; "Housing Bureau Gets Results on New Homes Plan," *The West Allis Star*, 20 June 1935, 1/1; "Construction of Two Model Homes Started With Ceremonies Friday," *The West Allis Star*, 20 June 1935, 1/3-4.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 7

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Federal Housing Administration, noted that a total of fifty-seven homes were to start construction in a variety of Wisconsin cities on June 15th. Communities participating were cited as follows: Appleton, Beloit, Eau Claire, Fond du Lac, Green Bay, Kenosha, La Crosse, Madison, Sheboygan, and Two Rivers. It was also noted that Bloomer, then a community of 1,800 in Chippewa County, already had sixteen homes under construction and that permits for twenty-six homes had been issued that week in Milwaukee County.³⁸

Based on information compiled from the city building inspector's office, it was reported in early July 1935 by the West Allis Better Housing Bureau (WABHB) supervisor that building--which included both new construction, as well as repairs -- increased 800% from the same time in 1934. The WABHB touted the increase as a direct effect from the local housing program. At approximately the same time, the WABHB established a separate department for applications under Title II and III to assist applicants in obtaining federal mutual mortgage insurance or to refinance existing mortgages. The new department was headed by Gordon Axline, formerly associated with Milwaukee County's Better Housing Bureau.³⁹

Despite the notable uptick in building, three of the five Kopperud Park lots available for sale remained in the city's possession. With the assistance of Axline, the WABHB instituted in mid-July a new plan that allowed a person to build a home and pay for it in monthly installments. With the assistance of local contractors, house plans and specifications (for homes at various cost levels) were provided to the WABHB, and which were then made available at no cost to those wishing to build in the city. A full-page advertisement in the local paper was headlined with "Why Pay Rent?," and included an image of a two-bedroom, Cape Cod-style house that could be obtained through the federal housing plan for a mere \$35.40 per month, with a "reasonable" down payment (approximately \$500, lot cost excluded). The new plan, which was further endorsed through a newspaper editorial in that same issue, resulted in the WABHB office being flooded with requests. The following week it was reported that the first home to be started under the new plan was that of William Radloff, who initiated construction of a six-room, Cape Cod-style home on his lot (purchased in 1929) at N. 67th Street and W. Stevenson Street (6704 W. Stevenson Street).⁴⁰

³⁸ "Start Houses By Ceremony," *The Milwaukee Journal*, 14 June 1935, L-1/1; "Start Work on 1500 Homes Through Nation," *The Sheboygan Press*, 15 June 1935, 9/1-2.

³⁹ "Building Activity Shows Marked Increase," *The West Allis Star*, 4 July 1935, 1/5; "Local Housing Bureau Sets Up Application Division," *The West Allis Star*, 11 July 1935, 1/1.

⁴⁰ "Inaugurate Plan to Increase Home Building in City," and "More Homes in West Allis," editorial, *The West Allis Star*, 18 July 1935, 1/1 and 6/1, respectively, full-page advertisement, 8; "Housing Bureau gets Results on New Homes Plan," *The West Allis Star*, 25 July 1935, 1/1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 8

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

As a result of the apparent interest in the new plan, another five lots were deeded to the WABHB from the city and available for sale as of July 30th. At the same time the availability of the five lots (which ranged in cost from \$500 to \$700) was announced on August 1st; it was also said that three of the lots had already been tentatively sold. Stipulations associated with this group of five lots were similar to that of the first group, which cited that lot sales were on a cash basis and construction on the home must start by a specified date—this time September 15th. Minimum construction costs were noted as ranging between \$4,000 and \$4,500 and all had to be sheathed with either stone or brick. As well, the homes were required to be open for public inspection following completion; however, the duration of which was noted as only ten days.⁴¹

Although construction of the Cop home was progressing at the corner of S. 76th and W. Walker streets, work was delayed on the Revercomb house, when it was discovered that existing septic tanks on the lot had not been removed/filled in. Despite the delay, it was reported that both homes would be open for inspection, albeit without furnishings, from August 24th through September 7th, during the Wisconsin State Fair. It was also announced that the state's Better Housing Bureau was to have an exhibit in the Industrial Building at the Fair that was to be supervised by the WABHC.⁴²

On September 19th, the local paper announced that three additional lots were sold in Kopperud Park: one each to Arthur M. and Edna Schwan (Lot 12/865 S. 76th Street), Gustave and Marie Marek (Lot 17/852 S. 77th Street) and Herbert and Marguerite Loewenbach (Lot 14/7624 W. Walker Street). While two of the three presumably missed the specified September 15th start date, the Mareks appear to have started construction in August. All three homes were anticipated to be completed prior to winter. The Marek home was identified as open for public inspection on Sunday afternoon, 2 February 1936.⁴³

Despite having a total of ten lots available for sale in the Kopperud Park subdivision, only five of them had been purchased as of the end of 1935. It wasn't until June 1936 that a sixth lot (actually one-and-one-half lots) had been purchased, this one by John R. and Bertha Ferguson. While the first five homes were presumably built from plans supplied by local contractors, the Ferguson home was the first to be identified as having been designed by an architect. The Fergusons employed Richard Oberst, who had recently gained acclaim for the 1936 Home Show home that was located at 2436 S. 60th Street in West Allis. The Fergusons proposed to build a home that would not cost less than \$6,500; however, the permit for construction noted an approximate cost of \$6,300.⁴⁴

⁴¹ "Five More Model Home Lots Placed On Sale by City," *The West Allis Star*, 1 August 1935, 1/1.

⁴² Ibid., "Housing Bureau Gets Results on New Homes Plan," 1/1.

⁴³ "Sell Three More Model Home Lots," *The West Allis Star*, 19 September 1935, 1/2; Building permit, 852 S. 76th Street, 21 August 1935; "New Home Will be Open for Inspection," *The West Allis Star*, 10 October 1935, 1/4.

⁴⁴ "Fergusons Plan to Build Home in Kopperud Park," *The West Allis Star*, 4 June 1936; Building permit, 851 S. 76th Street, 22 July 1936.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 9

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Before the end of 1936, three more lots would be purchased and construction started on homes for the following: Louis and Florence Kosta (Lot 16/858 S. 77th Street), James and Gertrude Murdock (Lot 15/862 S. 77th Street) and Chester A. and Claire McCreedy (Lot 7/837 S. 76th Street). While notice of the closure of the WABHB was not found in the paper, the announcement of its reopening in the West Allis City Hall was noted in October 1936. The impetus for the program at that time was not for new construction but instead focused on stimulation of “repairs, alterations and improvements in homes and business properties by those who have ready cash or can qualify for short term loans under the terms of the National Housing Act.”⁴⁵

Although the subdivision was named Kopperud Park as early as 1930, it took five years before the north end of the 800 block of S. 76th and S. 77th streets was formally established as a park. First mention of the city’s plans to “park” the north 120 feet of the block were mentioned in June 1935. Under one of the many projects proposed by the city to be funded with Work Progress Administration monies was the improvement of Kopperud Park. Specific proposed work identified at Kopperud Park as of an October 1935 newspaper article included the grading and leveling of the park parcel. Also planned was a 25-foot by 50-foot pool, along with the construction of stone walks and a pergola. A drainage system was to be installed, foliage planted and sod laid.⁴⁶

Per the 1937 Park Board report, the following improvements were ultimately made in 1936: installation of a drainage system and a sprinkling system, with connections to the water main in the street; finish grading, landscaping and planting and seeding was done (including twenty-nine Evergreens, thirty-two Poplar trees and 480 shrubs from the McKay Nursery (Waterloo, Wisconsin), as well as 252 shrubs and twenty-four Moline elms from the city’s nursery and two Blue Spruce and two Horse Chestnut trees were acquired elsewhere and moved there); a pergola was built, along with five sets of stone steps and 1,100 square yards of Macadam walks, a wooden guard rail along the alley,

⁴⁵ “Lot Purchase Proposal Deferred to City Engineer,” (re: sale to the Kostas for \$500) *The West Allis Star*, 20 August 1936, 7/3; “Open Better Housing Headquarters in City,” *The West Allis Star*, 8 October 1936, 1/4; “Better Housing Program Launched with Proclamation,” *The West Allis Star*, 29 October 1936, 1/3; “Council Approves Sale of Lot in Kopperud Park,” (re: sale to the McCreedys for \$800), *The West Allis Star*, 19 November 1936, 1/2. Although construction of the Kosta, Murdock and McCreedy homes all started in 1936, only the Murdock house, which was started in September, is assigned a 1936 date of construction.

⁴⁶ “Ceremonies Mark Starting of Model Homes Saturday,” 13 June 1935, 1/3, 6/4-5; “Start WPA Work; More Projects Expected,” *The West Allis Star*, 10 October 1935, 1/5, 12/1. Although an exact date could not be located for its establishment, Kopperud Park was not identified in the 1935 Annual Report of the West Allis Park Board. The 1936 report was missing from the collection; however, the 1937 annual report enumerated all improvements and expenses, although it did not cite the person responsible for the pergola plans or the park’s design and layout. West Allis Park Board, Annual Reports, 1922-1970s, Not a complete run, On file at the West Allis Historical Society, West Allis. As noted in Section 7, the original park pathways were removed between 1980 and 1985.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 10

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

as well as concrete park benches. A 1937 aerial image of the park suggests that the trees and bushes had not yet been planted, but the walks had, in fact, already been built. The area along S. 76th Street and immediately opposite of the two duplexes along S. 77th Street included a semi-circular pathway, while the remainder of the park included two east/west walks (connecting the walks along S. 76th and S. 77th streets) and two north/south walks, that “connected” the east/west walks. At the four points where they intersected was what appears to be a larger, circular area of Macadam. The total cost of all of the work amounted to \$960.90. Although anticipated to be completed with WPA funding, it is believed that the park work (which notably did not include a swimming pool) was not approved, as no such funding is cited in the cost list, nor was labor specifically cited as funded by the WPA.⁴⁷

Home construction in Kopperud Park continued in 1937, albeit slowly, with the completion of three more homes; those for Joseph N. and Mathilda Friedbacher (843 S. 76th Street), Carl J. and Dagny Paulsen (840 S. 77th Street at a cost of \$6,250) and Arnold and Peggy Hansen (846 S. 77th Street at a cost of \$5,700). At the end of 1937, just Lot 21 - adjacent to the two 1930 duplexes - was left for sale. It took over a year, but that lot was ultimately sold to Edward and Frieda Thompson who built the house at 834 S. 77th Street in 1938.⁴⁸

Considering the residents of the thirteen contributing homes, six were born in Wisconsin. Of the remaining seven, five were born in a different country, with two born in another state. Professionally, homeowners consisted largely of white-collar workers—including two West Allis school principals and two West Allis policemen; however, a small number of residents did work in the industrial sector of the city. The longest-tenured original residents of the district were Edward and Frieda Thompson, the last lot in the district to be built upon in 1938. Ed Thompson, a City of West Allis police officer, and later detective, and his wife resided there through the late-1970s, resulting in a forty-year tenure in their home. The current longest-tenured resident in the district purchased the Friedbacher House at 843 S. 76th Street in circa 1966.⁴⁹

In 2012, Kopperud Park (both east and west of S. 76th Street) was one of sixteen parks considered as a skate plaza location. Although both accessible and visible, the park was not chosen because of its location adjacent to residential properties, and because Kopperud Park is located on the city’s periphery and a central location was preferred.⁵⁰

⁴⁷ West Allis Park Board, Annual Report, 1937, 24; Aerial image of Kopperud Park (Milwaukee County, Roll-Exp: 8-727, dated 7/26/1937).

⁴⁸ “Two Propose to Buy City Land,” *The West Allis Star*, 18 March 1937, 12/4; Building permit, 843 S. 76th Street, 22 April 1937; “Seven Homes Will be Built,” *The West Allis Star*, 27 May 1937, 1/2; “Issue Permits for Two More Homes,” *The West Allis Star*, 24 June 1937, 1/4.

⁴⁹ U.S. Federal Census, Population, 1900-1940, was reviewed for dates and locations of birth for all district residents, while West Allis city directories and the census were used to determine occupations and/or length of tenure in the home.

⁵⁰ “West Allis Skate Park Selection Process,” Available online at www.westalliswi.gov/DocumentCenter/View/656,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 11

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

ARCHITECTURE

Catalogue or Plan Houses

The concept of catalog or plan homes is not a new one and, among the firms producing such books or catalogues prior to the turn of the twentieth century were Tennessee architect George Barber and the Connecticut-based Palliser & Palliser Company. Later companies that produced mail-order catalogs and achieved prominence include The Radford Architectural Company, Aladdin and, of course, Sears, Roebuck & Company. Indeed, a confirmed Sears-Roebuck design is located just south of the park proper, at 837 S. 76th Street, the home of Chester A. and Claire McCreedy. Although not found in a published catalog, an advertisement in the *Milwaukee Journal* for the opening of the “model home” read as follows:

Drive out this very afternoon and see “the house that Sears built” completely built of Sears quality materials from the low cost, fireproof construction to the quality roofing—it’s all from Sears...visit every room!! See the spacious kitchen and check the modern plumbing, lighting and, of course, you’ll marvel at the big Coldspot refrigerator. Examine the walls, all finished with Sears Seroco enamels and paints...see the roomy basement and the newest of Sears laundry conveniences...note, too, the modern heating unit...see the well ventilated bedrooms with the adequate closet space...inspect the new floor coverings, well made, attractive windows and French doors, all from Sears Millwork Departments...in fact, if you intend to build or improve your home—turn to Sears for convenience, plus economy...SEE THE HOUSE THAT SEARS BUILT!⁵¹

Local concerns also often produced plans that were made available for sale. Among those known to have produced such plans was the Wilbur Lumber Company of West Allis. As well, and specific to the homes in the Kopperud Park Residential Historic District, free plans and specifications were made available in 1935 by the West Allis Better Housing Bureau, through a number of local builders and contractors. Indeed, a July 1935 newspaper advertisement in the *West Allis Star* enumerated a total of twenty firms, the majority of which were located in West Allis.⁵²

Period Revival Styles

Period Revival styles, which range in time from the turn-of-the-twentieth century to the 1940s (with particular emphasis in the 1920s), are based on past motifs and styles. Using a variety of historical elements, architects and/or builders could combine those elements to make his or her own

Accessed July 2016.

⁵¹ “Sears-Roebuck Invites you to Visit the Model Home,” Advertisement, *The Milwaukee Journal*, 25 April 1937, III (Real Estate)-12, Ad included as Figure #2 in “Figures” section of this document.

⁵² Advertisement, *The West Allis Star*, 18 July 1935, 8/full page.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 12

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

interpretation of the style. In turn, they could advertise their versatility in order to please a broader clientele. The district includes homes that exhibit primarily two period revival styles—Colonial and Tudor.

Four of the thirteen contributing homes in the district are definitive examples of the Period Colonial Revival style of architecture, while six include modest elements of the style, resulting in a Colonial Revival-style influence (See Cape Cod discussion on page 13). Similar to the Colonial Revival era from 1895 to 1920, the later Period Colonial Revival style is largely based on the classicism of both the Georgian and Federal styles. However, it is considered to be less formal than its predecessors. Buildings executed in this style will generally display overall symmetry, a gabled roof with dormers and modest classical ornamentation that includes dentils, pilasters and shutters. The Waldemar and Florence Klein House (1935) at 7624 W. Walker Street embodies all of the aforementioned characteristics. Side-gabled in form and, less the attached garage, the two-story home is largely symmetrical arranged along its primary (south) elevation. Although the entrance is located at the far right, as opposed to the center of the three-bay façade, each of the remaining bays includes a double-hung window with multiple-light fenestration; the second floor examples of which are centered beneath gabled roof dormers, while the first floor windows are flanked with shutters. The doorway is framed by pilasters that support a plain entablature. Although the entire house is sheathed with Lannon stone, the corners are trimmed with larger stones that give the appearance of quoining.

A second very good example of the Period Colonial Revival style is the Joseph N. and Matilda Friedbacher House at 843 S. 76th Street. The two-story, Lannon stone-sheathed home's primary (east) elevation is entirely symmetrical in design, featuring a central entry and multiple-light, double-hung sash windows with shutters. Built just two years after the Loewenbach home, the Friedbacher home can also be appropriately classified as an example of "American Modernism," which is an even more stripped down version of its classical predecessor. Notable differences between the two homes include the Friedbacher home's more defined and rectilinear corner quoining, its hipped roof (as opposed to gabled) and its more streamlined entrance surround.

Period Tudor Revival

Based largely on medieval antecedents, the Period Tudor Revival style can be distinguished in part by the use of half-timber work and stucco; however, all-brick examples are also very common. The style also will generally feature multiple-light windows, stone trim, steeply pitched gabled roofs and a dominant chimney. Indeed, an almost all-brick example, the Otha F. and Rightie Revercomb House (1935), is located within the subject district at 859 S. 76th Street. Considered, perhaps, a bungalow in form, the one-and-one-half-story, brick-clad house includes a front-facing, steeply-pitched gabled wing, a dominant chimney along its south elevation, as well as a stucco and false half-timber trimmed

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 13

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

dormer along the roofline. Stone trim accents the round-arched, leaded casement and double-hung windows, as well as the doorway, which is set within a tower entry, the lattermost element of which is considered a characteristic of the French Eclectic style.

Built at the same time as the Revercomb house (they were, notably, the first two homes built in the district), the one-and-one-half-story, John and Maria Cop House at 871 S. 76th Street also features elements that are consistent with the Tudor Revival style. The primary elevation, including the entrance, features steeply pitched, front-facing gables and a dominant chimney, all of which is sheathed with Lannon stone. Smooth stone trim accents the east focal window, while remaining stonework is roughhewn. The multiple gabled roofline is covered with slate, while an ironwork balconet extends from an east window.

Cape Cod

Six of the total thirteen contributing houses in the district can be classified as Cape Cod homes. The “Cape Cod” style has its roots in seventeenth-century homes that were built in Cape Cod, Massachusetts. The first known usage of the term “Cape Cod House” is recorded to have occurred in 1800, in a statement made by Yale College president Timothy Dwight. Generally small in size, original examples were generally clad with wooden shingles and sited to take advantage of the sun. They offered little in the way of a “style” aside from basic Colonial elements and were more often one-half or three-quarter Capes.

When Colonial architecture was revived in the 1930s, the “Cape Cod” also came back. This time, however, they were full Capes, meaning that they were symmetrical along the entrance elevation, with a centered front door. On the inside, the staircase was typically at the center, with a kitchen and dining room on one side and a living room on the other. The second level generally had a bedroom to either side of the staircase and a bathroom at the center. The 1930s examples are also generally modest in size, rise one-and-one-half stories, and have little ornamentation. Notably, some house plan books of the 1930s classified such homes as bungalows or semi-bungalows, albeit some noting the Colonial Revival-style influence on the exterior. Indeed, two of the district’s six Cape Cods do exhibit modest Colonial Revival-style detailing, including the Carl J. and Dagny Paulsen House at 840 S. 77th Street. Windows throughout the symmetrical entrance façade are multiple-light examples, with eight-over-twelve sash on the first floor (flanked with shutters) and six-over-six along the upper half-story. Although the doorway is currently flanked with narrow shutters, it’s most likely that sidelights flank the entryway. Cape Cod homes can be sheathed with any of a variety of materials (brick, stone veneer

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 14

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

or clapboard); however, in the case of the subject district, five are sheathed with stone, while one is faced with what appears to be reclaimed brick.⁵³

ARCHITECTS

Only two of the district's homes have been identified as from the hands of registered architects (Russell Geske and Richard Oberst), while a third was built from a Sears-Roebuck and Company design. Although the builder or contractor of the remaining homes are known from building permits, and that house plans for the homes in the district could be obtained from area contractor/builders, what remains unknown is whether or not those obtainable plans were from the hand of an architect or designer that was employed by the contractor or if they were, perhaps, from published plan books.

Russell Geske

Born in Milwaukee in September 1900, Russell Geske was the son of William and Clara Geske. By no later than 1910, the family had moved to Wauwatosa. Russell began an apprenticeship at an unknown location by the age of sixteen and, according to the 1920 census, was working as a draftsman at a corrugated iron company. Ten years later he is cited as an architect and was living with his parents, along with his first wife Laurette. By no later than 1932, Geske was working as a designer for the David Conrad Company of West Allis. It appears that he remained with that firm until the late 1940s. While it is possible that much of the work produced by the Conrad Company was from the hand of Geske that has not been confirmed. Among the homes in the district, Geske was responsible for the design of the Joseph and Matilda Friedbacher House (1937) located at 843 S. 76th Street. The following year Geske designed the Norbert and Edna Zilles House at 2435 S. 58th Street, which is remarkably similar to the Friedbacher House. By no later than 1952, Geske had partnered with Harry T. Schramek to form the firm of Geske & Schramek. Their partnership continued until approximately 1972, at which time Geske was noted in the city directory as "retired." Geske died on 11 November 1986.⁵⁴

⁵³ Patricia Poore, "Cape Cod Cottage & History of Cape Cod Architecture," Available online at www.oldhouseonline.com/original-cape-cod-cottage, Accessed July 2016; *Ideal Homes of the 1930s* (Mineola, NY: Dover Publications, Inc., 2010, 9, 35, 43, 81, 89, 113. Book originally published as the 11th edition of *Ideal Homes: Two-story Houses* (St. Paul, MN: Plan Service Company, ca. 1933).

⁵⁴ "Russell Geske," Obituary, *Wauwatosa News-Times*, 20 November 1986; 1920-1940 U.S. Federal Census; *Wauwatosa City Directory*, 1939-1962; *West Allis City Directory*, 1929-1950.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 15

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Richard Oberst

Richard E. Oberst was born in Milwaukee on 1 January 1886 and began his architectural career as a draftsman in 1905. In 1910, a city directory cites him as an architect partnered with Albert Jewett; however, the partnership dissolved in 1911 and both pursued separate practices. In 1917, Oberst was one of the first architects in the State of Wisconsin to register with the American Institute of Architects. Oberst was very active in the 1920s and 1930s, with many of his buildings concentrated on Milwaukee's East and South sides. In addition to houses, Oberst designed a number of fraternal lodges, funeral homes, commercial buildings, and apartment buildings. His residential designs in the 1920s-30s were largely reflective of the Period Revival styles and included the Colonial Revival-style, Cape Cod home built in 1936 in the Kopperud Park subdivision for John R. and Bertha Ferguson at 851 S. 76th Street. Earlier in the year, Oberst had designed the 1936 Home Show home (at 2426 S. 60th Street, also in West Allis), which was also in the Colonial Revival style. Oberst continued to practice up until his death in April 1972.⁵⁵

BUILDER/CONTRACTORS

August Hengst

Four of the homes in the district were built by August Hengst. Hengst was born in Delhausen, Germany, on 11 August 1897 and came to the United States with his family in 1911, aboard the passenger ship *President Lincoln*. The family first settled in Chelsea, Taylor County, Wisconsin, where, as of 1918, August worked for his uncle Fred Hengst, on his dairy farm. In August of that year, August enlisting in the U.S. Navy and served in World War I until being released from service on 19 December 1921. Following his return, Hengst engaged in the carpentry trade, which he may have learned while in the Service. As of 1930, August and Marie, his wife of six years, were residing in West Allis, along with their three children. Hengst is identified as the builder/contractor for the following four of the homes in the subject district: Otha F. and Rightie Revercomb House (1935) at 859 S. 76th Street; Herbert and Marguerite Loewenbach House (1935) at 7624 W. Walker Street; James and Gertrude Murdock House (1936) at 862 S. 77th Street and the Arnold and Peggy Hansen

⁵⁵ "Milwaukee Historic Ethnic Architecture Resources Study," Section V-Ethnic Architects in Milwaukee, 77-80; "Questionnaire for Architects' Roster and/or Register of Architects Qualified For Federal Public Works," Form (for R. E. Oberst), dated 17 July 1946, Available online at http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/OberstRE_roster.pdf, Accessed March 2016. Oberst's form cites his date of birth as 1886; however, it erroneously cites his dates of employment in the Engineering and Architecture Department of the Vilter Manufacturing Company, as 1892-1896. The form also records that Oberst's formal education in the field consisted of special courses taken at the University of Wisconsin; "Opened for Public Inspection Today," Unidentified newspaper clipping (likely *The West Allis Star*), 20 March 1936, Clipping in "Historic Homes" file at the West Allis Historical Society, West Allis, WI; "Oberst Rites Set; City Architect," *Milwaukee Sentinel*, 8 April 1972, I-14.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 16

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

House (1937) at 846 S. 77th Street. Indeed, Hengst was among the list of twenty contractors/locations that provided plans and specifications to the West Allis Better Housing Bureau (at the West Allis City Hall) for homes approved under the Federal housing plan, and which were then advertised as available.⁵⁶

Loewenbach Land and Building Company

Begun in the mid-1920s, this real estate, building and insurance firm was headed by Herbert Loewenbach, who built the house at 7624 W. Walker Street. The firm was initially run out of the family home, which was first located at 2156 S. 77th Street; however, by 1929, the address of the firm was noted as located at present-day 7119 W. Greenfield Avenue. West Allis city directories from the 1920s include the company slogan of “We Build Homes to Suit.” It remains unknown as to who did the firm’s design work or if they utilized catalog plans that were then customized. As of 1942, Loewenbach had closed his firm’s doors and joined Anderson Bros. Building Company, which was also located in West Allis. The Anderson Bros. firm was responsible for the construction of the Carl J. and Dagny Paulsen House (1937) at 840 S. 77th Street and the Edward and Frieda Thompson House (1938) at 834 S. 77th Street.⁵⁷

SUMMARY STATEMENT OF SIGNIFICANCE

Built between 1935 and 1938, the Kopperud Park Residential Historic District is eligible for the National Register of Historic Places under Criterion A, in the area of Community Planning and Development. The district is a distinctive collection of intact homes representing a period of planning and development in the City of West Allis that coincided with a nationwide movement that was propagated by Roosevelt’s New Deal, which was created to help Americans cope with the effects of the Great Depression. The district has very good integrity and retains its historic appearance with minimal alterations to the homes and the park.

⁵⁶ U.S. Federal Census, Population, 1930, 1940; U.S., World War I Draft Registration Cards, 1917-1918 (dated 24 August 1918).

⁵⁷ *West Allis City Directory*, 1925-1936; 1942 World War II Registration Card; Herbert was the son of Hugo Loewenbach, a Milwaukee printer and inventor, “Loewenbach’s Will is Filed,” *Milwaukee Sentinel*, 13 September 1931, 8A-6.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 17

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

PRESERVATION ACTIVITIES

In 2006, the City of West Allis received a grant from the National Park Service to complete a full reconnaissance and intensive survey of the city in order to determine what buildings and districts were considered to be potentially eligible for the National Register. In 2008, the city again received a grant from the National Park Service, this time to prepare National Register nominations based on the results of the 2006-2007 survey. As a result of that grant, one district and three individual nominations were prepared and subsequently listed between 2010 and 2011. Most recently, in 2016, the city received a grant to prepare the subject district nomination for the West Allis Landmarks Commission with the support of the City of West Allis' Department of City Development—once again, as a continuation of the recommendations made in the 2006-2007 survey report. The City of West Allis was created on industry and for close to three-quarters of the city's existence, industry was its focus. Since the majority of the large manufacturing concerns have since left the city (with some being subsequently demolished), the West Allis Landmarks Commission feels that it's important to identify and recognize those property owners that have made a concerted effort to preserve their buildings throughout the city's evolving economy. Indeed, homes in the Kopperud Park Residential Historic District retain a very good degree of integrity and the residents take great pride in their neighborhood, which is located along the north edge of the community as a whole and, therefore, their residential block is something of a gateway to West Allis. The National Register listing of this district will enable all of the district's property owners to take part in the tax credit rehabilitation program which, in turn, can help to maintain the district's historic integrity in the future.

ARCHAEOLOGICAL POTENTIAL

Due to its urban nature, no archaeological survey has been done within the boundary of the Kopperud Park Residential Historic District. Although no archaeological deposits have been reported, the archaeological potential for this area remains unassessed. Archaeological remains in the area were likely to have been disturbed by the construction of the neighborhood, as well as the former city sewerage facility that was formerly located on the land that now serves as the park proper.

ACKNOWLEDGMENTS

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 18

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

The activity that is the subject of this Nomination has been financed entirely with Federal Funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Wisconsin Historical Society. Nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Wisconsin Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 2

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 3

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Verbal Boundary Description:

The historic boundary is a rectangle that measures 286 feet by 605 feet, encompassing 3.97 acres. Beginning at the southeast corner of S. 77th Street and W. Pierce Street and proceeding east along the south curblineline of W. Pierce Street to the west curblineline of S. 76th Street, then south along said curblineline to the north curblineline of W. Walker Street, then west along said curblineline to the east curblineline of S. 77th Street, then north along said curblineline to the point of beginning.

Boundary Justification:

The boundary was drawn to include all fifteen homes (and their associated garages) located within the 800 block of S. 76th (odd) and S. 77th (even) streets, as well as the adjacent park to the north.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Section photos Page 1

PHOTOGRAPHS

Name of Property: Kopperud Park Residential Historic District
City or Vicinity: West Allis
County: Milwaukee
State: Wisconsin
Name of Photographer: Traci E. Schnell
Date of Photographs: Various, see below
Location of Original Digital Files: State Historic Preservation Office, Wisconsin Historical Society, Madison, WI
Number of Photographs: 10

Photo #1 of 10
837, 843 and 851 S. 76th Street (r to l), view to southwest
May 2016

Photo #2 of 10
871, 865 and 859 S. 76th Street (l to r), view to northwest
May 2016

Photo #3 of 10
846, 852, 858 and 862 S. 77th Street (l to r), View to southeast
April 2016

Photo #4 of 10
824-826, 830-832 and 834 S. 77th Street (l to r), view to southeast
April 2016

Photo #5 of 10
843 S. 76th Street, View to west northwest
May 2016

Photo #6 of 10
851 S. 76th Street, View to west northwest
May 2016

Photo #7 of 10
859 S. 76th Street, View to southwest

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 2

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

May 2016
Photo #8 of 10
7624 W. Walker Street, View to northeast
May 2016

Photo #9 of 10
840 S. 77th Street, View to east southeast
April 2016

Photo #10 of 10
Kopperud Park pergola, view to northwest
April 2016

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section figures Page 1

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

List of Figures

Figure 1: District Map and Photo Key

Figure 2: Advertisement. *The Milwaukee Journal*, 16 June 1935

Figure 3: Advertisement. *The Milwaukee Journal*, 25 April 1937

Figure 4: Advertisement. *The Milwaukee Sentinel*, 9 May 1937

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section figures Page 2

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

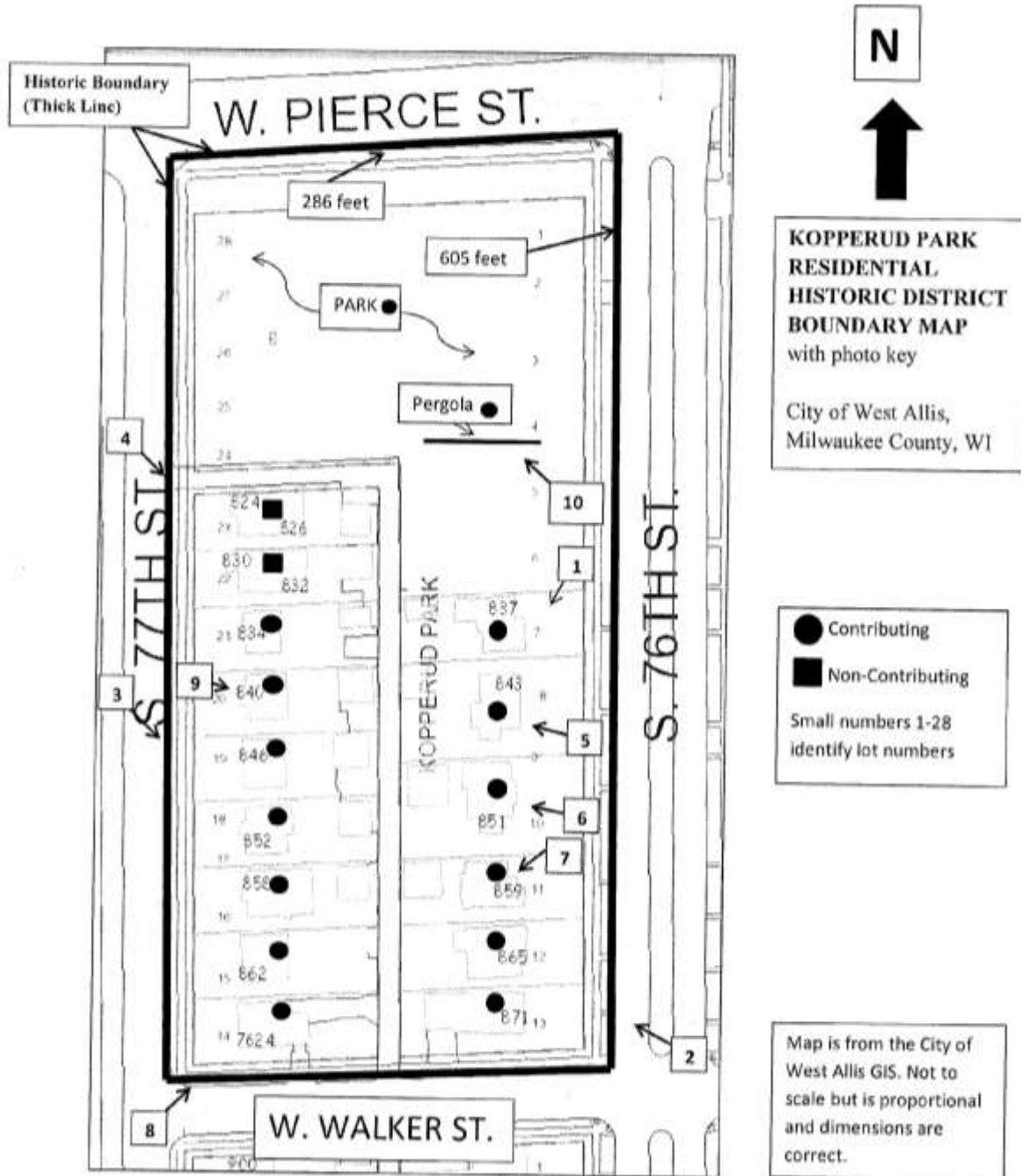


Figure 1: District map and photo key

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI

Section figures Page 3



Figure 2: From *The Milwaukee Journal*, 16 June 1935, IIII (Real Estate)-11/4-5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section figures Page 4

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI



Figure #3: Advertisement, *The Milwaukee Journal*, 25 April 1937, Section III (Real Estate),-12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section figures Page 5

Kopperud Park Residential Historic District
West Allis, Milwaukee County, WI



Figure #4: *The Milwaukee Sentinel*, 9 May 1937.

















7624

7624



840



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 9/11/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.