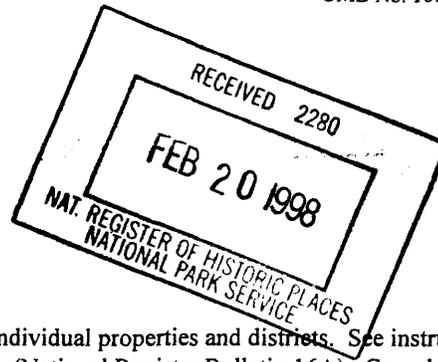


United States Department of Interior
National Park Service



258

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 Milwaukee County School of Agriculture and Domestic Economy Historic District

other names/site number N/A

2. Location

street & number 9722 Watertown Plank Road N/A not for publication

city or town Wauwatosa N/A vicinity

state Wisconsin code WI county Milwaukee code 079 zip code 53213

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.)

2/12/98
Date

Signature of certifying official/Title
Deputy Historic Preservation Officer-WI

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

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:
[checked] 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:)

Edson H. Beall

3.19.98

for

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (check as many boxes as apply)

- private
[X] public-local
public-State
public-Federal

Category of Property (Check only one box)

- building(s)
[X] district
structure
site
object

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

Table with columns: contributing, noncontributing. Rows: buildings, sites, structures, objects, total.

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

None

Number of contributing resources is previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions) EDUCATION/school

Current Functions (Enter categories from instructions) COMMERCE/TRADE/business VACANT/not in use

7. Description

Architectural Classification (Enter categories from instructions) TUDOR REVIVAL

Materials (Enter categories from instructions) Foundation Concrete walls Brick

roof Terra Cotta
other Wood

Narrative Description

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

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)

Architecture

Education

Period of Significance

1912-1928

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Eschweiler, Alexander C.

Narrative Statement of Significance

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

Milwaukee Co. Sch. of Ag. and Domestic Economy Hist. Dist.
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:**
- State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local government
 - University
 - Other
- Name of repository:

10. Geographical Data

Acreeage of Property 6 acres

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

1	<u>1/6</u>	<u>4/1/5/6/5/0</u>	<u>4/7/6/6/7/8/0</u>	3	<u>1/6</u>	<u>4/1/5/6/9/0</u>	<u>4/7/6/6/5/5/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1/6</u>	<u>4/1/5/7/0/0</u>	<u>4/7/6/6/6/7/0</u>	4	<u>1/6</u>	<u>4/1/5/5/1/0</u>	<u>4/7/6/6/6/7/0</u>
	Zone	Easting	Northing		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	Katerine Hundt Rankin, Preservation Consultant			date	6/27/97
organization	for Wauwatosa Historical Society			telephone	608/231-1618
street & number	2818 Ridge Road			zip code	53705
city or town	Madison	state	Wisconsin		

Milwaukee Co. Sch. of Ag. and Domestic Economy Hist. Dist.

Milwaukee

Wisconsin

Name of Property

County and State

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	Milwaukee Co. Executive F. Thomas Ament and Milwaukee Co. Clerk Rod Lanser				
organization	Milwaukee County	date	6/27/97		
street&number	901 N. Ninth Street, Room 105	telephone	414/278-4211		
city or town	Milwaukee	state	Wisconsin	zip code	53233

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.

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(Approved 3/87)

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Milwaukee County School of Agriculture
and Domestic Economy Historic District
City of Wauwatosa
Milwaukee County, Wisconsin

Continuation Sheet

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The Milwaukee County School of Agriculture and Domestic Economy Historic District is a complex of five buildings located in the City of Wauwatosa on the old Milwaukee County Institutional Grounds. A curving, uphill drive leading north off of Watertown Plank Road through unmown park land leads to the school campus, which was deliberately set on the highest elevation of the old Daniel Wells Farm. As one approaches from the south, the drive becomes a rectangle around an open, tree-studded quadrangle. Centered at the north end of the quadrangle is the Administration Building. To the southwest, on the western side of the quadrangle, is the Dairy Building. South of the Dairy Building, also on the west side of the quadrangle, is the Dormitory Building. Between these two buildings a drive leads westward, ending a short distance away in a parking lot. Bordering the parking lot on its north is the Agricultural Engineering Building. Finally, behind the Administration building is the Power Plant. The entire grounds are planted in grass with foundation plantings around each building. Mature trees, many of which are fruit trees, stud the grounds in an informal arrangement. Beyond the immediate vicinity of the grounds are unmown fields of grass and community garden plots .

Because of its prominent location at the top of a hill, the picturesque complex is clearly visible from the Watertown Plank Road to the south, Highway 100 to the west and Swan Boulevard to the north. There are no buildings to the north and west; the closest building is a large former schoolhouse near Watertown Plank Road to the east of the entrance drive, southeast of the complex.

All of the buildings in the district except for the power plant were built in 1912. They share the same Tudor Revival style and were all constructed of dark red brick laid in common bond with concrete and stone trimmings. All have red clay plain tile roofs and prominent gables. All have wooden windows of many small lights and thin muntins typical of the Tudor Revival style. Most of the windows are double-hung units, exceptions will be noted below. Although the buildings have been ill cared for in the past few years, the soundness of their construction has left them in good structural

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condition and few exterior alterations have occurred through the years.

Administration Building

The Administration Building is the most formal in design. It is an imposing, two-and-one-half story structure with a symmetrical layout. The main mass is side-gabled and a slightly lower side-gabled wing extends to each end. Stone beltcourses mark the watertable at the sill line of the first floor windows and also extend around the building at the lintel line of the second story windows. Because the building has been vacant for about 25 years, most of the windows are covered in boards, although the sashes still remain. Lights in some of the windows that have not been boarded up have been broken. Except where noted, all window trim is in the form of plain continuous stone sills and lintels with stone mullions separating each window and transom in a group. Centered on the main facade is a slightly projecting pavilion crowned by a flat parapet rising in a triangular pediment in the center. Wide, shallow steps flanked by brick wing walls lead to the central doorway, which is trimmed with an elliptical arch of stone with decorative quoins.

This entrance has been blocked with concrete blocks. Above the main doorway is a decorative plaque bearing the word "Administration." On the second floor is a grouping of four transomed windows. On the third floor is a grouping of five smaller windows. To each side of the central pavilion are two groups of three casement windows on the basement level. Elliptical arches of brick frame two triple windows with transoms on the first floor. A group of five windows with transoms light the second story. Above the beltcourse is a wide band of dichromatic brick in a decorative crisscross pattern. At the eaves line is a narrow stone cornice.

Set back to either side of the main block is a lower extension. The fenestration on these sections consists of a first and second story transomed window close to the main block and a quoined Tudor-arched entrance (now infilled with concrete block) with a

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transomed window above set close to the outer ends of the extensions. Shallow buttresses, capped at two levels with stone, trim the outer corners of the extensions. The roofs on these sections overhang the walls slightly and are supported with show rafters carved in decorative scallops.

The east and west elevations of the building are mirror images of each other and are asymmetrical, but beautifully proportioned. Above the watertable is a grouping of two windows and a grouping of three much larger transomed windows further back. On the second floor, centered about the three-window group, is a grouping of five transomed windows, with the beltcourse at that level serving as the mullion between the windows and their transoms. Close to the front face of the building, with its sill resting on the beltcourse, is a higher window grouping composed of two windows with a small quoin to each side of the meeting rails. In the gable end above is another grouping of three larger window units, trimmed with the same small quoins. Finally, in the attic is a tiny louvered opening with stone sill, lintel and cross rail. The gable ends are finished in parapets that have tiny triangular quoins spaced evenly along the rake and small brick ears at each corner that corbel outward slightly. The east and west walls of the main block that project forward of the extensions are pierced with a three-unit brick elliptically arched window on the first floor and a grouping of transomed windows on the second floor.

The rear facade is as imposing as the front. Three small wall dormers with parapet gables rise from the eaves line. Each has a double window with a stone lintel, sill, and quoins at the meeting rail. In the center back of the building is a small one-story gable roofed wing with a raised basement and a grouping of three windows in its rear facade. The walls to either side of the wing are fenestrated differently. To the east side of the wing is two groups of banded windows at the basement level and taller banded windows of the same width on the first floor level. Centered between the two groups of first floor windows on the second story, above, is a stone orielled bay window

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supported on a decorative stone corbel. The windows in this bay are very tall and narrow with thin muntins. To the east of the bay is a blank wall and to the west are two doubled windows, with the beltcourse that runs a short distance below the eaves serving as their lintels. West of the rear addition is a corresponding stone bay. Just east of the bay are three small segmentally arched windows with quoins highlighting the meeting rail. The beltcourse runs just above the arches, whereas west of this bay the band serves as the mullion between a band of large windows and their transoms. Below, on the first floor, is an asymmetrical arrangement of double windows with stone lintels and large triple windows with transoms topped by brick elliptical arches. Most windows in the basement story are doubled sash. The main roof in the rear is pierced by two large flat skylights which light the gymnasium.

The interior of the building is no longer accessible. People who visited the building before it was boarded and blocked up say that it had changed little over the years.¹ Interior trim is said to be similar to that of the other buildings in the complex, which will be described below. The building is said to have suffered from fewer alterations, in the form of partitions, etc, because its layout was readily adaptable to later uses.

The original layout was as follows.² A central stairwell rose through the building from the front door. In the partially exposed basement was a lunch room, locker room and toilets to the west. To the right were two lecture rooms. The locker room had a cement floor, all others were maple. On the first floor, the stone tile flooring on the porch and in the vestibule are said to remain, as is the marble tile in the main entrance area. The corridors formed a cross plan. To the west were offices for the superintendent and the secretary, another undesignated office, and a large library. To the east were a lecture room, a class room, an exhibit room, and a "retiring room for girls." In the west half of the second floor were a food lab, a lecture room, an office and part of a series of rooms representing a well-appointed residence, including a kitchen, china closet and dining room. The living room and a chamber for this model residence were on the east end, as were a sewing room, fitting room, lecture room and office. Floors were maple,

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except that cement was used in the corridors.

On the third floor was a gymnasium, with a maple floor and a visitors gallery. Showers and locker rooms were located to either end. The gymnasium is said to still be an impressive space, highlighted by massive Tudor arches that support the roof and a decorative wrought iron railing on the visitors gallery.

Dairy Building

The design of the Dairy Building and the rest of the buildings on the complex are more picturesque and less formal than the Administration Building. The Dairy Building is about the same size as the Administration Building (ca. 10,000 square feet), but because it is more simply massed and located less prominently, it has a less imposing presence. The Dairy Building is a one-and-one-half story structure with a high exposed basement demarcated by a stone watertable that serves as the sill for the first floor windows. All windows have plain stone lintels, sills and mullions between the main sash and transoms above. The building is covered with a side-gabled roof, trimmed under the eaves with carved show rafters. The gables end in parapet walls trimmed with stone coping. On the front facade the roofline is punctuated by three evenly spaced gable roofed wall dormers, the ridges of which are about two-thirds as high as the main ridge line. The dormer eaves are trimmed with wooden brackets. The front facade is symmetrically arranged. As on the Administration Building the main entrance is centrally located underneath a quoined Tudor arch, with a decorative rectangular plaque above with the word "Dairy." Each side of the basement story contains, from the outer ends, a single window, a grouping of three windows and a single window. The first floor has a band of five windows on each side of the door. The second story has a grouping of three windows lighting each dormer. As in the Administration Building, the end facades are mirror images. Each end has windows at the basement story, two symmetrically placed groups of double windows with transoms on the first floor, and two symmetrically placed groups of double windows without transoms on the second story.

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These second story window groups are joined into a unit by continuous sills and lintels. Between the windows is a decorative panel of quoins, a diamond shaped insert and herringbone patterned brickwork. In the gable end is a tiny window divided by narrow stone mullions into six lights.

The rear facade is similar to the front in that three evenly spaced wall dormers pierce the roofline and a band of three windows with transoms light each dormer. The rest of the facade is somewhat asymmetrical, however, with basement windows asymmetrically placed in groups of one or two. On the first floor, windows are in bands and have transoms, but they are also asymmetrical, with a grouping of three on one side, five on the other and two groups of two in the middle. The asymmetry is due to the original use of the building and subsequent changes. The three-window group on the north is an alteration from the original, which was designed as three ice doors.³ On the south end of this facade the windows are replacements for a passage door and another door and a loading platform half a flight up.

The interior has been altered somewhat by the addition of partitions to split up the large rooms. Much of the very simple original finishes remain, however. The stairway inside the main door is located in its original location and configuration, but it is not clear whether or not the plastered wing walls used for railings are original. The central hallways in this building run transversely. As with all of the buildings in the complex, the interior trim is exceedingly simple. Doors in all buildings are five-paneled wooden doors stained a dark brown. Some have glazing in the upper panels. The original door hardware remains in most locations; door plates were simple metal rectangles painted black. Also typically stained dark brown are plain chair rails and flat window and door architraves with a simple plain molding on the outer edges. Walls are plaster. Most of the original floors were maple and appear to remain under later carpet and composition tiles. Hallway floors were typically concrete that has been covered with later materials. Some floors, as noted below, were six inch red clay tiles.

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The original layout of the basement of the Dairy Building is relatively unaltered. The large southern room was originally the butter making laboratory. Its clay tile floor still remains. The north end had rooms for sterilizing, washing, pasteurizing, refrigeration and lockers. A four-ton freezer was used in part to make ice. The first floor was originally two large rooms that have been cut by partitions into several smaller rooms. To the south was the dairy machinery and to the north was the milk testing laboratory. The poultry department also occupied rooms on this floor. These rooms have maple floors. The second floor also has had several partitions added and was originally a laboratory to the south, a lecture room and laboratory to the north and offices near the central stairway. These labs served as places to study poultry and bees.

Dormitory

South of the Dairy Building on the west side of the quadrangle is the dormitory building. The dormitory building is the largest of the complex, with about 16,000 square feet of interior space. Like the Dairy Building, it has a long side-gabled roof. Two gabled wall dormers, spaced evenly, pierce the roof and rise about three-fourths of the way to the main ridge. The front facade is symmetrical and presents a similar Tudor cottage style similar to the Dairy Building. Two flights of seven steps lead to an open loggia protected by brick wing walls. Small windows in these brick wing walls light the basement underneath. On the first floor, two Tudor arched openings lead to doors. The arches are brick, trimmed at the top with a thin stone drip mold. The doors are inset and are wood with leaded glass sidelights and multipaned main doors. Hardware on these doors is of wrought iron in a simple Tudor Revival style. On the walls to each side of the doors is a decorative panel of bricks with stone corner blocks and a diamond shaped center stone. The flooring in the vestibules is clay tile. Toward each end of the building is a grouping of two windows, and centered between the doors is a band of five large windows. On the second floor wooden oriel windows with simple neo-classical pilasters and a heavy cornice add a domestic appearance to the building. These oriels are centered under each dormer. Between the oriels are two groups of

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two windows resting on a narrow stone beltcourse. A single window pierces the wall space between each oriel and the end walls. Decorative carved show rafters project under the overhanging eaves of the main roof. In each dormer is a grouping of two small windows trimmed with a stone sill, lintel and quoins at the meeting rails. The overhanging eaves of the dormers are supported by wooden brackets. A large red brick chimney rises from the front face of the gable near the center roof ridge and another rises to the north of the northern dormer. Originally, another chimney rose from the south of the southern dormer, but this is no longer extant. The loss of these two chimneys is apparently the only change that has occurred to the exterior of this building.

The north and south ends of the building are nearly identical. Red brick bays, centered on each gable end to house the stairways, rise from the ground to near the ridge. The three-sided bays are crowned by polygonal hipped roofs with show rafters projecting under the overhangs. Windows in each bay are small units on the basement story, segmentally arched small windows on the first floor, larger windows, with the beltcourse separating them from transoms above, on the second story and window units without transoms on the third floor. To each side of the bays are transomed window units on the basement story, (with some single sash units where the ground is higher) window units resting on the watertable for the first floor, and segmentally arched windows on the second floor.

The rear facade is basically symmetrical, also. On the rear face a large dormer extends across most of the roof, crowned by three interconnecting gables. The ground is lower on this side than on the front, allowing for seven groups of two large windows with stone lintels to pierce this story. Two small doorways with decoratively scrolled wrought iron brackets holding up small hoods provide access. Seven groups of two windows are spaced fairly regularly on the second floor, except that one of the groups has another sash below each window to light the stairwell. Here, the beltcourse serves as the sills; stone lintels and quoins at the meeting rails provide further accent. Five

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groups of two windows pierce the second story, but here the outermost groups have brick segmental arches and the center group of two windows is separated by a brick panel. Each of the three gable ends in the large wall dormer have groups of three small windows trimmed the same as those below.

The interior of this building has been relatively little altered. Stairways have simple Tudor style newel posts and square balusters spaced close together and turned on a 45 degree angle. The main hallways extend the length of the building from staircase to staircase. In the basement the largest rooms were a drying room with a cement floor and a dining room with a maple floor. Smaller rooms included the kitchen, a sitting room for staff, a serving room, laundry, coal and wood storage and boiler room. The first floor has a large room in the center front originally used for "recreation." The large exterior chimney rises above a fireplace which has been covered in drywall. To either side of the fireplace area are waist-high bookcases, stained a dark brown. In the southwest corner of the first floor was a parlor and bedroom for the matron. Other rooms were bedrooms and another parlor. On the second floor the existing rooms were used as ten bedrooms and two toilet rooms. On the third floor were six bedrooms and three trunk storage rooms.

Agricultural Engineering Building

West of the Dairy Building is the Agricultural Engineering Building, which faces a parking lot to its south. This building is smaller, having about 7,000 square feet of interior space and being only one story high was a raised basement. Although the front facade of this building is very much in the same style as the Dairy Building and the Dormitory, and it shares with them the long side-gabled roofline, it is asymmetrical in design. The main entrance is offset a bit west of center. It has a Tudor arched doorway trimmed with stone quoins. The doorway has been filled with a later wooden door and surround. Above the door is an extension of the gable roof forming a hood over the door trimmed with projecting decoratively carved show rafters. To the west

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side of the doorway is a gable-roofed wall dormer pierced on each story by groups of three windows with stone sills, lintels and quoins at the meeting rails. Beyond the dormer area is another grouping of three windows. To the east of the main door are two smaller gable-roofed wall dormers, in one of which is a group of two windows with their sills nearly at ground level and, in the other, three. Above, one gable has two windows slightly separated but tied together by a short band of stone. The other gable has a grouping of three windows with stone bands at the meeting rails.

A massive brick chimney, trimmed with stone quoins, a decorative center panel of brick and stone insets and side buttresses, rises up the center of the east end of the building. To each side is a group of two large windows on the basement floor. Above each of these is a grouping of two smaller window units with transoms under a multi-centered Tudor arch of brick. Simple wooden brackets support the shallow overhangs of the gable roof, which has flared ears at each end of the eaves. The west side is entirely different in design. Centered on the basement floor is a grouping of four windows with transoms, sheltered by a tiled shed-roofed hood decorated with doubled wooden corbels at each end and wooden rafter ends. The original plans called for these windows to be two large hinged garage doors. Centered above is a band of five windows with a molded stone lintel.

The rear (north) facade has three small wall dormers spaced asymmetrically across the roof. Windows on the basement level are mostly in groups of three. A small, one-story wooden shed-roofed addition of later vintage projects from the approximate center of the facade. In the most easterly of the three gables was originally a double door, but this has been replaced by two windows with brick in-fill below. The most westerly dormer originally had windows, but now is pierced by a doorway leading to a fire escape with a narrow multi-light unit tucked beside it. The center dormer has the original band of three windows.

The interior of the Agricultural Engineering Building was originally divided into large

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rooms which have been partitioned over the years. Inside the modern wooden doorway is the original Tudor arched entry door of wood with a large glass window and a panel below. Sidelights are divided by wood into several panes of glass. The stairway, which splits to lead a half-flight to the basement and a half-flight to the first floor, has a simple Tudor style newel post with a railing of square balusters. The original basement rooms included an engine room to the west and a blacksmith shop on the east. These housed several forges and machine tools. The original first floor rooms were a fully-equipped blueprint and drafting room on the west, a paint shop on the north and a carpenter shop on the east.

Power Plant

The Power Plant is the only building in the complex that is not original. It was built in 1936 and replaced a smaller power plant that had been located to the northeast of the Administration Building. The original power plant was a small building with a gabled roof and materials and design details similar to the other buildings in the complex, but simplified. Although the 1936 Power Plant is even simpler in form and design, it is clear that some care was taken to blend the design of the 1936 Power Plant with the other buildings.

The Power Plant rests on a slope, so that the south facade facing the Administration Building is one story in height. The ground slopes downward to the north so the basement is entirely exposed on the north face of the building.

The Power Plant has a flat roof and is constructed of a dark red brick similar to the other buildings. The first floor of the Power Plant features five evenly spaced bays. Demarcating each bay is a wide but shallow brick pilaster, which rises to the roofline. Applied to each of these wide pilasters is a slightly narrow one with a simple stone cap, below which is a row of vertical bricks for accent. The brick wall rises above to form a cornice line, crowned by a plain stone coping, but, in a modern twist to traditional

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design, it does not project, leaving the pilaster caps with no apparent job to do. In the westernmost bay is the passage door, flanked by two sidelights resting on waist-high brick walls. In the other bays is a large window opening composed of nine heavily mullioned four-light windows. Above each window is a row of vertical bricks. The east and west facades have the same pilasters dividing each end into four bays with the same large windows. Since the ground slopes on each side, a rusticated ashlar limestone basement becomes more and more exposed until there is room for the same windows in the rearmost bays. The north side features more of the same windows on both the basement and first floors, with a center garage door and one bay blocked up with brick.

The interior of the Power Plant was not accessible. Floor plans drawn in 1988 show that it is basically one large, two-story room on the east with a two floors of shops and an office on the west. The building is used only for storage.

Integrity of the District

The Milwaukee County School of Agriculture and Domestic Economy was built in 1912. Besides the existing buildings, one other main building was constructed originally – the Horticulture Building, which was originally located on the east side of the quadrangle opposite the Dairy Building. The Horticulture Building was very similar in design to the other buildings on the campus and originally featured a double-gabled greenhouse, partially sunken into the ground, off the south end of the building. The Horticulture Building was recently demolished. All of the main campus buildings were originally designed to be connected with underground tunnels, both for steam heating pipes and for passage of students in cold weather. These tunnels still remain. Other buildings that were originally part of the complex were outbuildings and barns. To the west of the Agriculture Engineering building was a series of farm outbuildings, including a large permanent poultry shed and several movable poultry sheds.. Several hundred feet west of that was a large cow barn (also called a stable), designed by Alexander

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Eschweiler as part of the original complex. The barn had a raised poured concrete basement with a gambrel roof and wood siding. Two concrete silos, each with a 100-ton capacity, stood at its north end. The barn was demolished at an unknown date. The old barn of the Daniel Wells farm also was used, but its location is unknown, since it does not appear on the 1928 Sanborn map.⁴ The other building in the original complex that no longer exists was the original power plant, mentioned above.

Archeological Potential

As far as is known, no archeological investigation has been carried out in the vicinity of the agricultural school complex. The potential for prehistoric information exists and the potential for historical information to be uncovered about the Daniel Wells Farm and the agricultural school is great. Although the sites of the demolished horticulture building, original power plant, poultry sheds, barn and stable are not included in the nomination, if future archeological exploration uncovers significant remains, they should be added to the historic district.

Preservation Activities

The Milwaukee County School of Agriculture and Domestic Economy was one of several large public complexes on the Milwaukee County Grounds. Some of these complexes were demolished long ago and replaced by more modern structures. In the past twenty years the County has undergone a systematic program of demolition with the future sale and redevelopment of the grounds in mind. Almost all of the original structures on the grounds have been destroyed. It is interesting to note that a few years ago a "Ronald McDonald house" was constructed on the grounds. It is ironic that the architect chose dark red brick with stone trim and a modern version of the Tudor Revival cottage style to blend the design of the new facility with the old county institutions that at the same time were being systematically demolished. Besides the county school of agriculture and a few older buildings that have been drastically altered

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and added onto, only two other schoolhouses nearby remain of the original buildings that once graced the vast 1100-acre grounds.

This nomination is being prepared on behalf of the Wauwatosa Historical Society and other citizens who hope it will assist in their efforts to convince the County to preserve the last remnants of their institutions.

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1. Interview with Sharon Ephraim, May 3, 1997.
 2. Information on the original interior layout comes from the original blueprints for the complex in the collections of the Wisconsin Architectural Archives, and from Ed Wilkommen, "County Ag School," *Historic Wauwatosa*, March, 1997, pp. 1-2.
 3. Descriptions of exterior changes are based on comparisons with the original blueprints and an historic photograph in Richard S. Davis, *Fifty Years of Architecture*, 1943.
 4. Sanborn map for Milwaukee, 1928.

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The Milwaukee County School of Agriculture and Domestic Economy historic district is eligible for the National Register based on both Criterion A and Criterion C. The historic district is an excellent example of the work of master architect Alexander C. Schweiler of Milwaukee and represents a unique phase of history in Milwaukee County – the education and preparation of high school age children for a life of farming.

Historical Background

The early 1900s were an age of progressivism in State government. Educators in state government were active participants in the progressive ideals of enhancing the lives of every day citizens through government action. In 1901 the State Education Superintendent outlined a plan for children who were destined to live and operate farms to receive continuing education beyond the sixth or seventh grade, when many students abandoned their education for the farming life. Similar plans were developed at the same time to educate urban children who went to work in factories and as trade apprentices.¹ In 1901 the state legislature enacted a law authorizing counties to develop schools of agriculture for older children and providing partial funding for such schools. The first county in the state to establish such a school was Dunn County, which opened a new School of Agriculture and Domestic Economy in 1902. Marathon County was the second. These two pioneering counties were the first in the country to develop such schools and were watched closely.² The success of these two ventures encouraged the State to pass legislation providing even more funding for these programs.

In February of 1906 the District Attorney in Milwaukee County advised the Board of Supervisors that the county had the authority to operate a school of agriculture and to use the grounds of the Milwaukee County Home as a training farm.³ Soon after, the Milwaukee County Farmers' Association petitioned the county board to establish such a program. It is likely that the farmers were interested, not only in the continued

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education it would provide their children, but also in the services such a school could provide to the farmers. In Dunn County, the agriculture school provided milk testing facilities, soil testing, other laboratory work of benefit to agricultural pursuits and continuing education and demonstration programs in modern methods to the adult farmers of the area. Anyone today who is familiar with the sprawling metropolis of Milwaukee which engulfs the entire county may find it hard to imagine that in the early part of the twentieth century, Milwaukee County had the second largest farm population in the state, next to Dane County, which is much larger geographically.

In 1909 a county board supervisor introduced a resolution to establish an agriculture school and on February 15, 1910 the resolution was adopted. On November 1, 1910, 160 acres of the former Daniel Wells, Jr. farm on the large county grounds acreage was selected as the site for the new school. In March of 1911 the prominent Milwaukee architectural firm of Alexander C. Eschweiler was selected to design the school complex, which was to be built on the highest point of the county lands.

On October 21, 1912 the school opened. The buildings were not completely finished and there was no heat or light for some time. Willkommen comments, however, that "farm people are more rugged than city dwellers and they took the inconvenience in stride."⁴

A. A. Johnson, who had headed the La Crosse County School of Agriculture was selected to superintend the school. He established both three year and four year courses. Besides practical farm work, agronomy, mechanics, botany, dairying, soils, horticulture, entomology and animal husbandry, the students also took classes in English, science, civics, music and history.

Besides the facilities outlined in the Description section of this nomination, the school included an 136-acre demonstration farm located behind the buildings to the north. Here the students used the most modern farm machinery to grow pure and well-

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established seed grains to be distributed by the County Extension program. Each student was also required to maintain his own garden plot, and fifteen acres were devoted to orchard fruits.

Although the school began its life with great promise, the continuing growth of the metropolis soon eroded the importance of and enrollment at the school. At the same time as the school was built, Milwaukee was rapidly growing as a major manufacturing and distribution center. The promise of higher wages in the city and the physical growth of the city quickly depleted the number of farms in the county and the number of student interested in pursuing an education in agriculture. The yearly attendance figure in 1912 was 243, but the number declined yearly until just after World War I. After the war, veterans returning to school swelled the number of students to a high of 289 in 1922, but the numbers quickly diminished each year until in 1928, when the attendance for the year was 108. In the summer of that year, the agricultural school was closed and its facilities merged with the county farm, the production of which was used to feed the people who lived or stayed at the other county institutions.

The buildings of the old agriculture high school remained vacant for two years until the Depression. Suddenly, many families were too poor to take care of their own children and the County realized it would have to expand its Home for Dependent Children, which was located directly east of the old high school complex. The high school buildings were remodeled at this time to serve as an annex to the Home. The horticulture building was reused as the Girls' Cottage, the dairy building became the Boys' Cottage, the old dormitory became the home for the matrons and staff and the agricultural engineering building was revamped as a school and temporary home for new arrivals. The administration building remained as such; the dining room in the basement continued in use, and a chapel and Sunday School were installed on the second floor. The younger children were housed in the annex; when a child reached a certain age, he or she was transferred to the main Home for Dependent Children facilities. After eighth grade was completed, a child was sent to a foster home.

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In 1957 the Annex was closed after modern buildings were constructed at the main Home. Various government agencies used the buildings for offices, but the Administration Building and the Horticulture Buildings were boarded up and mothballed around the year 1963. In 1987 private medical companies rented the offices in the remaining buildings, lured there, no doubt, by the huge burgeoning medical complex on the rest of the county grounds.

Education

The Milwaukee County School of Agriculture and Domestic Economy were one of eight that were formed in the State of Wisconsin.⁵ Preceding Milwaukee County were the Dunn County and Marathon County schools mentioned above, along with Winnebago County (established in 1907), Marinette County (1907) and La Crosse County (1909). Established in the same year as Milwaukee County was the Racine County agriculture school. A couple other county agriculture schools were authorized, but never constructed, and the last one built was the Wood County school (1914).

In terms of enrollment, the Milwaukee County agriculture school was by far the largest of the eight. In its largest enrollment year, the school year of 1922-1923, it served 289 students, almost twice as many as were served in any year by any of the other eight schools.⁶ Between the year it opened and 1925, the Milwaukee County school enrolled 2286 students, by far the largest enrollment of any school to that date.

As noted above, the Milwaukee County agriculture school in the late 1920s suffered from a loss of farm land and a loss of students interested in pursuing farm occupations. At the same time, the other schools, all located in more consistently farmed counties, still suffered, but the cause was somewhat different. Because of the growing recognition of the needs to educate rural children in farm endeavors, the public schools system began to include agricultural education in their elementary and high school curricula. In the year 1910, four high schools in the state already had agriculture

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departments. By 1916, only six years later, 83 had agriculture departments.⁷ The rise of such farm clubs as FFA and 4-H also contributed to the reduction in need for specialized farm trade schools. In 1925 the state legislature passed a law that no more agricultural high schools would be authorized. Already, in 1914, the Winnebago County school had closed. In 1918 the Marathon County school shut its doors. The 1920s saw the demise of the La Crosse and Milwaukee County schools. The longest school to operate was the Racine County school, which operated until 1959.

The Wisconsin county agricultural high school program served as the model for at least 23 other counties that adopted such programs.⁸ Wisconsin was known, however, for two factors: the relatively great amount of state financial support that was accorded the schools and the intensive course of study in agricultural methods that these schools adopted.⁹ For instance in 1911, 85% of the teachers in the Wisconsin schools taught "industrial" (farming) subjects – by far the largest percentage in the country.¹⁰ One educator noted, in regard to Wisconsin's programs, that "it is very seldom that we see other schools taking up the various phases of animal husbandry, such as stock judging and dairying in the first year... [the students] plunge immediately into a variety of lines of agricultural theory."¹¹ Indeed, Wisconsin school received criticism from some national education experts for ignoring academic subjects in favor of trade subjects.¹²

Little has been written about the "domestic economy" curricula of these schools. Generally speaking the number of boys enrolled in these schools usually exceeded the number of girls. There are some exceptions, such as the Marathon County school. One expert suggests that girls attended these schools because they were farm girls, or because they were themselves interested in farming or at least hoped to find a farmer to marry, because of the excellence of the home economics curriculum, or perhaps because they preferred to be away from home, since the schools offered boarding facilities.¹³

It is highly likely that the Milwaukee complex was by far the largest physical plant of any

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of the eight county agriculture schools in Wisconsin. Of the four high schools that could be found on Sanborn maps, all of them operated in just one or two buildings, the largest of which appears to have been about 50 feet long in its longest dimension. This was the Dunn County building, which housed the second largest enrollment of students up to 1925. Milwaukee County also had the largest acreage for its uses, at 236, compared to the second largest, in Racine County, which had 128 acres.¹⁴

Therefore, the Milwaukee County School of Agriculture and Domestic Economy was no doubt the largest such school in the state, not only in enrollment, but also in the size of the physical plant. It is also probably the only one of the eight schools still remaining.¹⁵ As such, it is the best and probably only example of this relatively short, but significant, era in a state that has been a pioneer in agricultural education.

Architecture

A rising star on Milwaukee's architectural scene, Alexander C. Eschweiler was the county board's choice to design the Milwaukee County School of Agriculture and Domestic Economy complex. Alexander Chadbourne Eschweiler was born in Boston, Massachusetts in 1865. His father was a mining engineer who had emigrated from Germany. His mother was of New England stock. After living in Northern Michigan for a while, his family moved to Milwaukee when Alexander was seventeen. He studied for one year at Marquette University and then completed a course in architecture at Cornell. From 1890 to 1892 he worked in various architectural offices in Milwaukee, including the well-known firm of H. C. Koch. In 1891 he married a Milwaukeean, Maria Mueller. In 1892 he opened his own practice. In 1923 he formed a partnership with three of his sons, Alexander C., Jr., Theodore and Carl. Two years before his death, the senior Eschweiler retired from practice. He died in 1940. The firm that he had founded continued its reputation as one of Wisconsin's preeminent architectural firms until it closed its doors in 1977. In all, the firm designed over 1500 projects.

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As related by his grandson in several interviews, Eschweiler began his practice as many architects do, designing residences.¹⁶ While his first residences were Victorian in flavor, he quickly developed his life-long preference for the use of English design motifs, including the Gothic, Tudor and Jacobean, although he successfully executed designs in other styles, including Georgian, Dutch Colonial, Chateausque and even Prairie and bungalow styles.¹⁷

In the first two decades of his work, Eschweiler did receive some non-residential commissions, including the Holy Rosary School and Hall (1893), the G. Patek Co.-Columbia Knitting Co. Warehouse (1902-1903), the west side plant of the Milwaukee Gas Light Co. (1904), the Wisconsin Telephone Company Fifth Street Building (1905) Nashotah Seminary in Nashotah (1910), the Harley-Davidson Motorcycle Co. (1910) and some smaller commercial buildings.¹⁸ Eschweiler's grandson suggests that it was winning the competition for the design of the Milwaukee Downer campus in 1897 that put Eschweiler on the architectural map.¹⁹ These buildings were composed in an imposing Collegiate Gothic style of dark red brick with many steeply pitched parapet gables. Although Eschweiler used some of the more florid elements of the style, such as crenellated towers and intricate orielled bay windows, his design for the Milwaukee Downer buildings reflected the simplicity of wall surfaces that were to become one of the hallmarks of his design. The proportion of wall-to-windows in his designs is often quite high, but the distribution of fenestration is done in such a careful and thoughtful way that the balance results in beautiful compositions, even when they are asymmetrical. The Milwaukee Downer buildings are listed on the National Register of Historic Places.

Eschweiler's reputation as the designer of exquisite homes continued to grow and he designed homes for some of the wealthiest families in Milwaukee. Eschweiler is known today as such a fine architect of residences that there is even an "Eschweiler Thematic Resources of Marathon County" National Register nomination. Many buildings in other National Register residential districts in Milwaukee were Eschweiler commissions.

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When Eschweiler designed the buildings for the Milwaukee County School of Agriculture and Domestic Economy, he chose a style very similar to the designs he created for the Milwaukee Downer campus. The beauty of proportions, especially on the Administration Building, the relatively large expanses of plain brick walls and the steeply pitched roof lines are all part of the designs for both complexes. But, in keeping with the more rural character of the institution, and the fact that it would be used to house children, he used more informal English cottage motifs, such as the carved show rafters with overhanging eaves, decorative brick panels and dichromatic brickwork. The result is a less imposing, perhaps, but more picturesque and friendly version of the Milwaukee Downer complex. Thomas Eschweiler's comments about his grandfather's design in general pertain well to the designs for the Milwaukee County Agricultural School complex – the "plans worked, they were well-designed, not too ornate, they had panache but a warm-hearted sensitivity."²⁰

After he designed the agricultural school complex, Eschweiler's reputation continued to grow. Before his sons joined him in 1923, Eschweiler had completed commissions for such large projects as St. Thomas Aquinas Roman Catholic Church (1914), the Plymouth Congregational Church (1913), the First Universalist Church in Wausau (1914), the Redemptorist Monastery in Oconomowoc (1923), the Milwaukee Vocational School (1918).

After his sons joined him, the firm received commissions for some of the largest and most visible buildings in Milwaukee, including the Marquette Law School and Science Buildings (1923), the House of the Good Shepherd (1927), the Holy Ghost Church (1929), the Bankers Building (1928), the Milwaukee Gas Light Company (1929), Columbia Hospital (1931), high schools and grade schools throughout the state, and a series of locally-beloved Japanese pagoda style gas stations for the Wadhams Oil Co.

In conclusion, the Milwaukee County School of Agriculture and Domestic Economy is a representative example of the early work of Alexander Eschweiler. The salient

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characteristics of its design are excellently described by an architectural critic writing about Eschweiler's work in 1905: Mr. Eschweiler's work is characterized by sobriety and careful study; it is never flashy or meretricious; and often has imaginative touches that *add to tis charm.*"²¹ Noted Wisconsin architectural historian Richard Perrin states that "few architects could lay claim to as many consistently well-designed buildings as A. C. Eschweiler."²² Eschweiler has been identified by the *Wisconsin Cultural Resources Protection Plan* as a "master architect."

The Milwaukee County School of Agriculture is one of the largest commissions Eschweiler received in the first two decades of his practice. It was executed in the English style —Eschweiler's favorite. According to one source, Eschweiler "preferred to design in styles that could be roughly described as medieval (Gothic) or English Renaissance (Tudor, Jacobean). Working in these styles allowed Eschweiler to give full rein to his imagination. Thomas Eschweiler said that his grandfather's "lively imagination felt that [Greco-Roman classical design] was a restrictive mode. The variety that Tudor design offered was a medium that permitted him to express himself."²³

The fact that the buildings are still in excellent structural condition, despite having been somewhat ignored in recent decades, can be attributed, at least in part, to Eschweiler's design abilities. A son-in-law remembers Eschweiler as being "both artistic and practical. There was never a house that I knew of that had any structural problems. He knew how to design well from an engineering standpoint, but the artistic was always uppermost in his mind."²⁴ The Milwaukee County School of Agricultural and Domestic Economy is a well-executed design, both artistically and in its suitability for its use.

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2. *A History: Dunn County School of Agriculture and Domestic Economy, 1902-1957*, p. 1.
3. Ed Wilkommen, "County Ag School," *Wauwatosa*, March, 1997, p. 1.
4. *Ibid.*
5. Floyd J. Doering, *A History of Vocational Agriculture in Wisconsin, 1900-1976*, p. 2.
6. The second largest enrollment was the first year of the La Crosse County school, 1909-1910, when 157 students were enrolled.
7. Doering, p. 6.
8. Benjamin Marshall Davis, *Agricultural Education in the Public Schools*, 1912, p. 120.
9. Clarence Hall Robinson, *Agricultural Instruction in the Public High Schools of the United States*, 1991, p. 139.
10. *Ibid.*, p. 142.
11. *Ibid.*, p. 139.
12. Albert H. Leake, *The Means and Methods of Agricultural Education*, 1915, p. 136.
13. Doering, p. 6.
14. The Dunn and Wood county schools were located on city blocks with no school farm acreage.

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15. The La Crosse County, Dunn County, Marinette County, and Marathon County schools are known to be demolished. The Racine County and Winnebago County schools were in cities that have had historical surveys completed, so they are either gone or so altered as to no longer be eligible for the National Register. The Wood County School does not show up on 1920s era Sanborn and plat maps, nor in the historical survey for Wisconsin Rapids. The surrounding township has not been systematically surveyed, so there is an unlikely chance that it may remain.

16. Fitzpatrick, "Principals of Design."

17. "Eschweiler Thematic Resources of Marathon County," National Register of Historic Places Nomination, 1979, and list of Eschweiler buildings in the files of the City of Milwaukee Department of Community Development.

18. The commission with the telephone company began the Eschweilers' long-standing relationship with the telephone company, and they later designed many of the telephone company's buildings in Milwaukee and throughout the state

19. R. T. Both, "Architect Eschweiler left stately legacy on city's East Side."

20. Fitzpatrick, "Principals of Design."

21. Samuel Ilsley, "The Work of Alexander C. Eschweiler," *Architectural Record*, March, 1905, p. 230.

22. Richard W. E. Perrin, *Milwaukee Landmarks*, 1968.

23. R. T. Both, "Architect Eschweiler left stately legacy on city's East Side."

24. *Ibid.*

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Verbal Boundary Description

Beginning at the southeast corner of the grass quadrangle in front of the Milwaukee County School of Agriculture and Domestic Economy, where the road forks westward in one direction and northward in the other, proceed northerly along the east edge of the roadway to a line extrapolated eastward ten feet north of and parallel to the rear face of the power plant, then proceed westerly along this line to a line drawn parallel to and ten feet west of the west wall of the power plant, then proceed southerly along this line to a line parallel to and ten feet north of the north facades of the dairy and agricultural engineering buildings, then proceed westerly along this line to a line parallel to and ten feet west of the west facade of the agricultural engineering building, then proceed southward along this line to a line parallel to and ten feet south of the agricultural engineering building until it meets the extrapolation of a line drawn parallel to and ten feet west of the west facades of the dairy and dormitory buildings, then proceed southerly along this line until it meets a line drawn parallel to and ten feet southwest of the westerly fork of the main drive, then proceed generally southeasterly along this line to the point of beginning.

Boundary Justification

The boundaries are drawn to include the five buildings of the agricultural school complex that still remain and the quadrangle of land around which three of the buildings, including the main administration building are arranged.

NPS FORM 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 3/87)

United States Department of the Interior
National Park Service

National Register of Historic Places

Milwaukee County School of Agriculture
and Domestic Economy Historic District
City of Wauwatosa
Milwaukee County, Wisconsin

Continuation Sheet

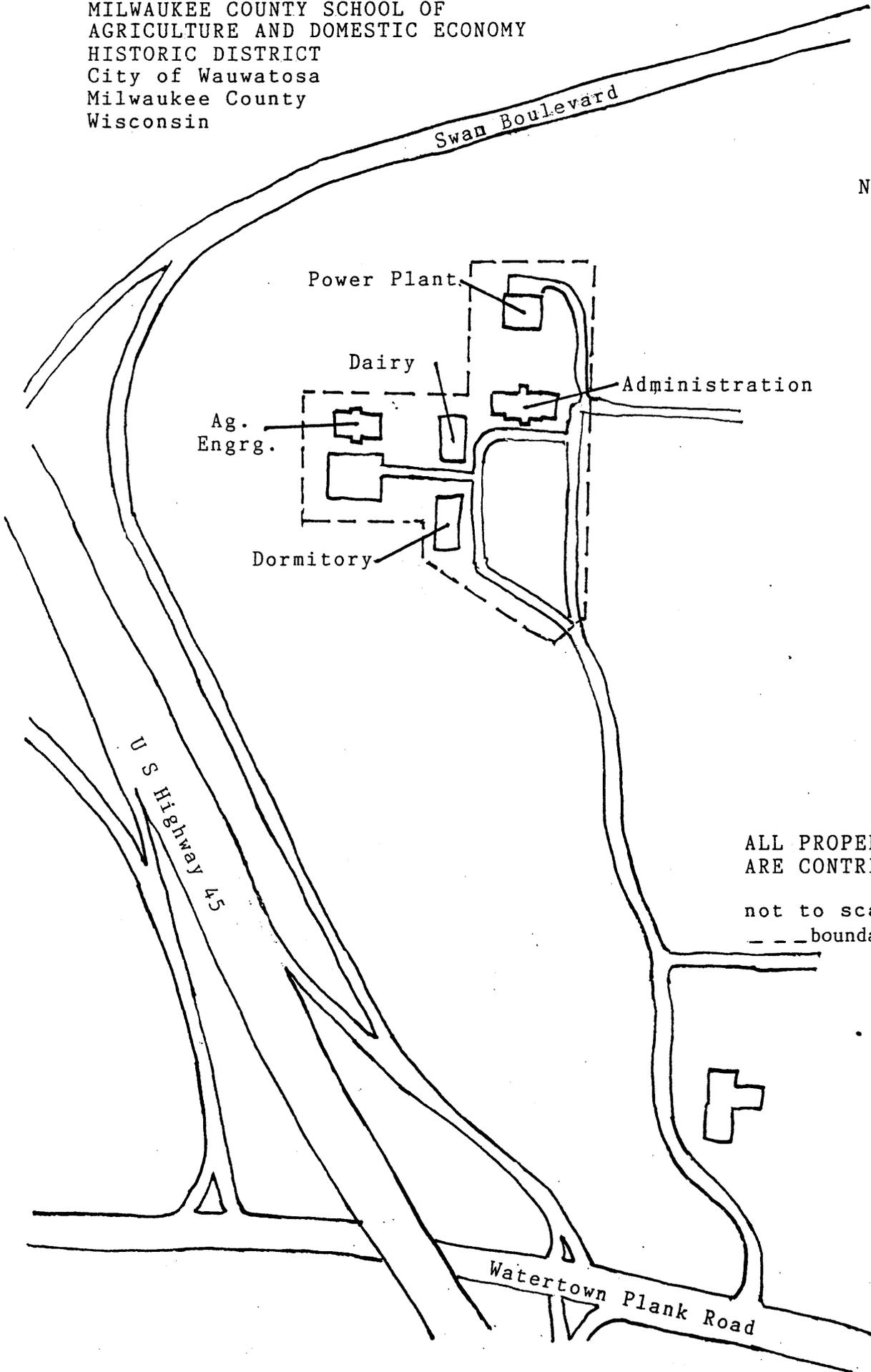
Section Photographs Page 1

All photographs by Katherine H. Rankin
May, 1997

Negatives in the collections of the Historic Preservation Division,
State Historical Society of Wisconsin

- Photograph #1: General view of district, with front facade of Administration Building (at right), and front facade of Dairy Building, from center of quadrangle, view from southeast.
- Photograph #2: Agricultural Engineering Building (front facade, at left in foreground) and Dairy Building (rear facade, at right in background), view from west southwest.
- Photograph #3: Administration Building, front facade, view from south.
- Photograph #4: Administration Building, east facade, view from east.
- Photograph #5: Dormitory, front facade, view from east.
- Photograph #6: Dairy Building, front facade, view from east.
- Photograph #7: Agricultural Engineering Building, front facade, view from south.
- Photograph #8: Power Plant, front facade, view from southeast.

MILWAUKEE COUNTY SCHOOL OF
AGRICULTURE AND DOMESTIC ECONOMY
HISTORIC DISTRICT
City of Wauwatosa
Milwaukee County
Wisconsin



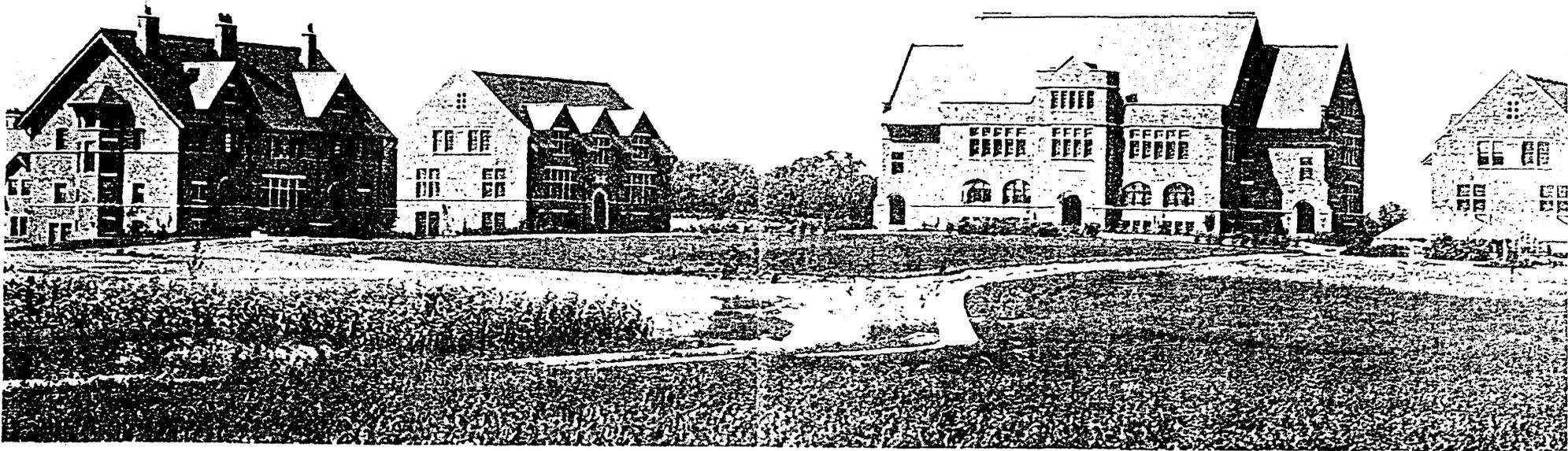
from Fifty Years of Architecture, 1943.

MILWAUKEE COUNTY AGRICULTURAL SCHOOL

WAUWATOSA

1911

WISCONSIN



ATTACHMENT 1

Milwaukee County School
of Agriculture and Domestic
Economy Historic District
City of Wauwatosa
Milwaukee County
Wisconsin