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(Approved 2/87)

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United States Department of the Interior  
National Park Service

JAN 14 1988

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**NATIONAL  
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Form (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries on a letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name J.L. Burnham Block

other name/site number N/A

2. Location

street & number 907-11 West National Avenue

N/A not for publication

city, town Milwaukee

vicinity N/A

state WI

code WI

county Milw.

code 079

zip code 53204

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-Local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

N/A

No. of contributing resources  
previously listed in the  
National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x 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 x meets    does not meet the National Register criteria.    See continuation sheet.

[Signature]  
Signature of certifying official

1/7/88  
Date

State 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.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this 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.
- removed from the National Register.
- other, (explain:)

Entered in the National Register

[Signature] 2-11-88

Signature of the Keeper \_\_\_\_\_ Date \_\_\_\_\_

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

Social/Meeting Hall  
Domestic/Multiple Dwelling

Commerce/Business  
Domestic/Multiple Dwelling

7. Description

Architectural Classification  
(enter categories from instructions)

Materials  
(enter categories from instructions)

Italianate

foundation Brick  
walls Brick

roof Other: Composition  
other Sandstone  
Limestone

Describe present and historic physical appearance.

Description

The J.L. Burnham Block is located on the south side of West National Avenue between South 9th and South 10th Streets in Walker's Point, the oldest settled area on the south side. West National Avenue in the vicinity of the building contains mostly nineteenth century commercial buildings and a few scattered residences. An elevated portion of the I-94 freeway crosses over West National Avenue about 200 feet east of the building. The city's central business district lies about 2-1/2 miles to the northeast. The facade of the building faces West National Avenue and the building address is 907-911 West National Avenue.

The Burnham Block is a large, rectangular, symmetrical, three-story, Italianate-style, flat-roofed, cream brick, commercial building built in 1875. It was designed by Edward Townsend Mix, a prominent Milwaukee architect, and is trimmed with cast iron columns at the storefronts, limestone, sandstone and extensive ornamental brickwork. Cream face brick was used for the West National Avenue facade and common cream brick was used on the other three elevations. The only architecturally articulated elevation faces West National Avenue. The other sides are utilitarian in character.

Two street-level storefronts are the principal features of the main facade facing West National Avenue. The storefronts and the central entrance to the upper floors that separates them are designed as a series of seven continuous segmentally arched window and door openings supported by cast iron columns and paneled brick piers. The storefronts are set off from the upper facade of the building by a limestone sill course resting on brick corbelling at the second floor level. The wood and plate glass storefront at No. 911 is the most original of the two with its show windows divided into six lights and its double leaf panelled wooden doors. The stone impost blocks between the arches are carved with a trefoil motif.

Above the storefront level the building is divided into three parts, consisting of a shallow, projecting, central gabled pavilion three windows in width, flanked by two bays of windows on each side. The second floor fenestration consists of segmentally-arched two-over-four sash windows. The

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fenestration on the third floor consists of the extraordinarily elongated round-arched, four-over-four double-hung sash windows set in chamfered openings needed to light the two-story high meeting hall space within. All of the windows are trimmed with Italianate brick hood molds with sandstone keystones. The name of the building, "J.L. Burnham Block," and the date, "1875," are carved in raised block letters on sandstone plaques centered in the gable of the central pavilion. The two side bays have a cornice of corbelled brick arcading with pointed arches.

The side elevations on the east and west are similar in design and each is simply composed of a blank brick wall with no ornamentation and little fenestration. There is one sash window on the second floor of the east elevation.

The rear elevation, like the sides is utilitarian in character with symmetrically placed windows on all three floors and two large modern loading doors on the first story. A large modern wooden deck stretches across the entire second floor rear elevation. Door openings on the second and third floors respond to the location of the original, three-story, wooden porch that has been removed.

The exterior of the building appears to be close to its original appearance. Some alterations have been made to the store fronts and entrance doors, particularly at No. 907, which has had a modern neon advertising sign placed over it. The original double-leaf entry doors at 907 have been replaced with one smaller door and the remaining area has been covered with vertical wood siding. All of the second and third story window sash appear to be original and unaltered. The second story windows on the west elevation have been bricked-in. The third floor windows on the rear elevation have been covered with sheet metal. Overhead roll-up type loading doors on the first story were installed in 1943 replacing the original rear exit doors. The original, three-story, exterior wooden stairway was removed from the rear elevation in the 1930s, presumably because of its deteriorated condition. The present second floor rear wooden deck that serves as a patio for the second floor living space was added in the 1980s. The West National Avenue facade has recently been chemically cleaned and the overall condition of the exterior is very good. Although there is no evidence of it today, there may have originally been a molded stone, wood or metal cornice, or coping on the facade, but, if there ever was one, it must have been removed prior to World War II.

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The two street-level stores that each occupy one-half of the first floor are separated by load-bearing walls and the central stairway to the upper floors that runs through the center of the building. The plan of each store apparently originally consisted of a single, rectangular space open from front to back. A tavern originally occupied the east half of the first floor. It was decorated with elaborate murals that were painted directly on the plaster walls. One wall featured a hunting scene and nudes were depicted on the other three walls. An original, porcelain gas fixture is still connected on the ceiling. The murals were destroyed in 1943 when a sheet metal company converted the tavern space into a work shop and front office. The west half of the first floor was occupied in its early years by a business that sold store fixtures. The interior is presently a single, open, rectangular space that retains its original high ceilings and much of its original plaster.

The second floor is reached by an enclosed staircase just inside the central double doors from National Avenue. A hallway at the top of the stairs extends the length of the building. The open staircase to the third floor with its turned newels and balusters is located at the south end.

The second floor appears to have originally been two identical flats. It was a common practice for nineteenth century storekeepers to live in a flat above their businesses. Each flat apparently had a parlor facing the street, bedrooms in the middle area and a dining room and kitchen at the rear. The flat on the east half of the building still retains most of its Italianate casings and baseboards. The plan of the west flat has been altered, but it is still recognizable as having been a twin to the east flat.

The staircase to the third floor is original and leads to a vestibule that buffers the stairs from the large meeting hall. The meeting hall is an impressive space approximately 50'x 50' in plan with a ceiling height of about 16'. Because the roof is supported by a wooden truss, there are no obstructing columns or piers in the hall. The principal architectural features surviving in the room are the six, tall, round-arched, sash windows that face the street with their elaborate roll-moulded casings. The ceiling features original, built-up wooden box beams. An ornate, round, cast-iron ventilator grate is centered in the ceiling. The floor is covered with maple tongue-and-groove boards.

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Few alterations had been made to the second and third floors until the current owner purchased the building in 1982 and began renovating it. On the second floor, the east flat is being used as a dwelling and a thin layer of gypsum wallboard has been applied directly over the original plaster walls without removing the original casings or baseboard. A modern kitchen and hydronic baseboard heating have been installed. The west flat is also being renovated, but a drop ceiling is being installed to conceal new electrical systems and forced air heating ducts. Most of the original partition walls remain intact, but are being covered with new gypsum wall board.

The third floor meeting hall is also undergoing renovation and, although the lath-and-plaster walls and ceiling have been sheathed with gypsum board, the original character of the room has been preserved. Gaps in the flooring along the south and west walls indicate the locations of what may have originally been raised seating areas and later were service bars. The bars have been removed. There is some evidence today that a raised dais or stage was located on the south wall. To heat the room, a modern, Modine-type heater has been hung from the ceiling in the southeast corner.

In summary, the alterations to the exterior have been relatively minor and are easily reversible. The interior renovations of the second and third floors have preserved most of the original historic fabric and detailing. The changes that have been made have not detracted seriously from the Burnham Block's historical or architectural significance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:  nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance

(enter categories from instructions) Period of Significance Significant Dates

Architecture	1875	1875 <sup>1</sup>
Social History	1875-1916	
	Cultural Affiliation	
	N/A	
Significant Person	Architect/Builder	
N/A	Architect: Mix, Edward Townsend <sup>2</sup>	

State significance of property, and justify criteria, criteria considerations, and areas and period of significance noted above.

Significance

The Burnham Block is being nominated to the National Register because of its local significance in the areas of architecture (criterion C) and social history (criterion A). The Burnham Block is architecturally significant as an outstanding example of a large Italianate style commercial building incorporating a public meeting hall. It was designed by Edward Townsend Mix, one of Milwaukee's leading late nineteenth century architects. It is historically significant for its role as a major south side gathering place for social, fraternal and political organizations in the late nineteenth and early twentieth centuries.

The Wisconsin Cultural Resource Management Plan has identified as a priority the need to research the activities of fraternal organizations in the state and the sites associated with them. This makes the Burnham Block particularly noteworthy because it was long one of the most important meeting places for fraternal and social groups on the near south side. Although there were other nineteenth century Milwaukee commercial buildings that contained meeting halls, the Burnham Block is the best preserved Italianate style example remaining in the city today. It is an important reminder of the once-crucial, but now largely forgotten, role that rental halls played in the community life of the south side and of the City of Milwaukee in general. The period of significance from 1875 to 1916, corresponds with period from its date of construction to the last year the building was used as a meeting place by a major fraternal group.

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Social History

The Burnham Block has a long and interesting history as a result of its association with E.T. Mix, the important Milwaukee architect who designed the building, its owner, Jonathan L. Burnham, the brickmaker who built it as an investment property, and the many fraternal groups and other tenants who occupied the building over the last one hundred years.

**Jonathan L. Burnham**

The history of the Burnham Block is closely associated with the life of Jonathan L. Burnham for whom the building was built and named. His name is synonymous with the rise of the brickmaking industry in Milwaukee. He was a pioneer manufacturer of cream brick in Milwaukee and used brick from his yard, which was located nearby in Milwaukee's Menomonee River Valley, to construct the Burnham Block.

Burnham was born in Plattsburgh, New York on March 13, 1818.<sup>3</sup> His only brother, George, was 2 years older and their father, Andrus, was a brickmaker. Burnham had a limited formal education because he quit the public school in Plattsburgh at the age of 14 in 1832 to work for 3 years as a cook on an Erie Canal flatboat. At about the same time, his brother George also quit school to work in the brickmaking trade. It is not known what Burnham did after working on the canal boats, but his family eventually moved to Buffalo and his brother George worked there as a brickmaker. It is possible that J.L. Burnham also worked in the brickmaking trade. In July of 1843 the Burnham brothers left Buffalo to settle in Milwaukee. Their parents also left Buffalo and settled on a farm near Waupun, Wisconsin.

Upon his arrival in Milwaukee, J.L. Burnham bought an 80-acre parcel of land in the city and started a taxi service with a team of horses and a wagon. He chauffeured passengers from ships and boats on the lakefront to Milwaukee hotels and homes and frequently took immigrants to settlement sites inland. In the spring of 1844, Burnham and his brother began making bricks on land leased from James H. Rogers, another brickmaker, in the Menomonee River Valley near North 18th Street.<sup>4</sup> The Burnhams reportedly lost \$1,000 their first year in operation, but their business grew steadily after that and in 1848 they purchased their own land in the Menomonee Valley near South 12th and West Bruce Streets.



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Milwaukee's first brickyard had begun operating in 1835 or 1836. Nelson, Olin, one of the city's early settlers, claimed in 1895 that he had established a brickyard in 1835, but another reliable reference credits Benoni W. Finch with opening the first brickyard in 1836 at the foot of North 14th Street.<sup>5</sup> In the early years, the plentiful and inexpensive wood available for building lessened the demand for brick. In 1840 the total expenditure for brick in Milwaukee was a mere \$500.<sup>6</sup> The yellow color of the brick also might have hindered its early acceptance by settlers accustomed to red brick. The first brickmakers actually expected red brick to result from firing the red-brown Milwaukee clay, but an unusually high content of calcium and magnesium in the clay gave the brick a unique soft yellow color instead.<sup>7</sup> The cream brick, as it was soon known, grew in popularity in Milwaukee and in other cities and the increased demand brought a flood of new brickmakers to the business.

The earliest brickmaking process in Milwaukee was crude and required considerable hand work. Horses turned a large wheel in a circular pit that mixed and tempered the clay and sand. Then the pliable mixture was packed by hand into molds so that it could be fired in kilns for a period of a week or more. J.L. Burnham, his brother George, and one of their employees identified only as Mr. Martin, revolutionized the brick-making process by inventing the first operable brickmaking machine in the U.S. that tempered the clay and packed it into molds.<sup>8</sup> The machine was patented by Martin and Burnham. The brickmaking apparatus allowed the Burnhams to make their product faster and cheaper than their competitors enabling a greater number of people to purchase a product that previously had only been affordable by the more affluent.

The Burnhams had their machine manufactured and they sold them for \$1,000 each, reportedly earning a large profit. Other brickmakers later patented different machines.

Clay deposits throughout the Milwaukee area produced cream brick, but the clay could be removed easiest from the steep banks of the Menomonee River Valley where the Burnham yard was located. The brickmakers used a strip mine technique to remove the clay from the banks and, as a result, the valley was widened considerably. Generally the top soil was removed to a depth of about three or four feet. The stratum of clay consisted of an upper, reddish-colored layer and lower grayish blue layer. In some areas the usable clay layer was as deep as forty feet.

The clay was usually blended in a proportion of one blue to four red. The brick were classified in two categories: common and pressed. The pressed

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brick were the most expensive, selling for about \$12.00 per thousand in 1853 from the Burnham yards, while the common brick sold for half that amount.<sup>9</sup> The pressed brick were molded under pressure and after firing they were uniform in size and color and had very smooth faces and sharp square corners. The common brick were not subjected to great pressure before firing and they were very porous, had blunt corners and their sizes and colors tended to vary.

The Burnham brickyard soon became Milwaukee's largest. In 1853 they manufactured six million brick, two million of which was exported to Chicago and Michigan.<sup>10</sup> In 1865 the Burnham brothers ended their partnership by what was described as "mutual consent."<sup>11</sup> They divided the valley site and each continued on his own. J.L. Burnham eventually brought his sons into the business and the name of the firm became J.L. Burnham and Sons, Brickmakers. They made brick at sites scattered throughout the valley and by the early 1890s the firm made about ten million brick annually and their plant and equipment was valued at approximately \$1.2 million. J.L. Burnham's brickyard was smaller than his brother's. According to 1881 statistics, George Burnham employed 200 men and produced fifteen million brick annually.<sup>12</sup> J.L. Burnham employed only about 100 men and his yard consisted of about 150 acres.

Brickmaking was not the only business that helped to make J.L. Burnham a very wealthy man. The foundations of his real estate empire were the 80 acres he bought in 1843 for \$400 which eventually increased in value to about \$10,000 per acre. His real estate holdings, largely concentrated on the south side, were among the most extensive of any Milwaukeean of his day. He developed a number of his lots with commercial buildings constructed of brick from his yard, including the Burnham Block at 907-911 West National Avenue. Burnham is also said to have sold vacant land to industrial and commercial buyers with the understanding that they build on them with material from his brickyard, thus profiting both from real estate speculation and brick sales. Burnham's diverse business interests did not end with real estate speculation and brickmaking, because the 1865 city directory also listed his occupation as produce merchant.

An interesting footnote in Milwaukee's economic history is the role Burnham played during the 1861 bank riots in Milwaukee. Hundreds of angry laborers who had been paid in worthless banknotes, stormed Alexander Mitchell's bank on the southeast corner of North Water and East Michigan Streets. Before the rioters reached the bank, Mitchell packed up all of the bank's deposits and securities and gave them for safekeeping to J.L. Burnham, who took the assets out of the city on a Lake Michigan steamer and then returned with the valuables when the panic had subsided.<sup>13</sup>

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Burnham also dabbled in politics and served one term in the Wisconsin State Legislature beginning in 1852. The brickyards that he and his brother started continued to be operated by their descendants. In 1905, there were two Burnham brick companies listed in the city directory: "Burnham Brick and Supply," operated by John F. Burnham and "Burnham Brothers, Brick Manufacturers," operated by John Q. Burnham. In 1909 John F. became the president of both companies and in 1910 he apparently merged or reduced them into one company, called "Burnham Brothers Brick Company." The firm disappeared from the city directory after 1929.

**J.L. Burnham Block**

The Burnham Block was built in 1875 as an income property. It was one of a number of commercial buildings J.L. Burnham owned and rented on the near south side. It was built to contain two shops on the first floor, two spacious shopkeepers' flats on the second story and a large public hall on the third story. Of the building's tenants, the most important were the fraternal organizations that used the third floor meeting hall.

The Burnham Block was a magnet for the growing number of fraternal groups on the near south side of Milwaukee in the years after the Civil War. The earliest known fraternal order in Wisconsin was a Masonic Lodge established in Green Bay in the winter of 1823.<sup>14</sup> Fraternal organizations in Wisconsin experienced only moderate growth before the Civil War, but from about 1866 to 1910 they grew rapidly. Such organizations were particularly popular with the foreign immigrants that poured into Milwaukee in the late nineteenth century in that they offered the newcomers an opportunity to socialize with other immigrants in their native languages. Many fraternities also offered life insurance benefits, a service that was otherwise rarely available to nineteenth century working-class Americans.

The Armin Lodge No. 9 of the Sons of Herman, a German social club, was the first major tenant of the Burnham Block meeting hall. They met there from 1875 to 1891 every Thursday evening. The organization was founded in New York in 1840 and named after a German Folk hero, Harming (in Latin, Harmonious), who had defeated Roman armies in several major battles in the ninth century A.D. The original aim of the Sons of Herman was to protect German culture and heritage from a virulent nativist movement in the U.S. that existed from 1830's to the 1850's.<sup>15</sup> By 1900 the organization numbered more than 90,000 members in thirty states. Sickness and death benefits were offered to members and their families. In 1937 the Sons of Herman switched from German to English for their meetings and membership was opened to include all people of

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northern European descent, rather than just Germans. After World War II the group disappeared nationally and only one group in Texas is known to be active today.

The first Sons of Herman Lodge in Milwaukee was organized in 1848 in the downtown area on West Juneau Avenue. By 1881 the growth in the city's German population had led to the creation of twelve active lodges that included two on the south side. The Armin Lodge No. 9 was founded on April 26, 1870 with only nine charter members, but grew to include about 170 members by the early 1880s. The Armin Lodge was known for its library and reading rooms in the Burnham Block and the group also claimed an impressive capital reserve of \$4,200.<sup>16</sup> The Armin Lodge relocated to Harmonie Hall at the northwest corner of South Sixth and West Mineral Streets in 1892 and stayed there until 1910. It disappeared from the city directory after that date.

The Harugari was another German organization that used the Burnham Block meeting hall from 1881 to 1890. Like the Sons of Herman, the Harugari was initially formed to allow German-Americans to meet socially and converse in their native language. The name is derived from "Harouc," the Teutonic word for forest because the original Harugaris allegedly met in European forests. The Harugari lodges provided insurance benefits for their members. The group apparently became defunct in the United States about 1980.

The founding date for the first Milwaukee Harugari lodge was February 18, 1855 when the Guttenberg Lodge No. 57 began meeting at a hall on Plankinton Avenue.<sup>17</sup> Eventually there were eight Harugari lodges in the city. The Aurora Lodge No. 230, which met in the Burnham Block, was founded on March 17, 1871 with twelve charter members.<sup>18</sup> Before moving to the Burnham Block they met in a hall at 815 West National Avenue. By 1881 the Aurora Lodge was the second largest Harugari lodge in the city and met every Friday evening. Beginning in 1888 their meetings were reduced to the second and fourth Fridays of the month, perhaps indicating a decline in membership and/or interest. In 1891 they moved to a hall at the corner of South Twelfth Street and West Greenfield Avenue. After 1901 all Harugari lodges disappeared from the south side.

The Ancient Order of United Workmen (AOUW), Milwaukee Lodge No. 98, met Thursdays at the Burnham Block from 1886 to at least 1890. The Order was founded in 1868 by John Jordan Upchurch, a railroad mechanic, in Meadville, Pennsylvania.<sup>19</sup> He established the organization to provide insurance for its working-class members and initially to settle conflicts between labor and railroad management. Insurance quickly became their major aim, however, and a \$2,000 death benefit was offered for a one dollar premium. An additional one dollar premium was assessed when benefit funds became depleted and those who

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did not pay were dropped from membership. The AOUW was one of the first fraternal groups to offer life insurance to working-class Americans.<sup>20</sup> Most nineteenth century insurance companies were primarily interested in insuring wealthy clients and commercial concerns such as factories, shipping lines and railroads. In 1886 the AOUW organized the National Fraternal Congress which developed uniform and sound insurance practices among all fraternal societies. It is still active today.

The AOUW Milwaukee Lodge No. 98 met in the Burnham Block for four years, from 1886 to 1890. The lodge continued to be listed in city directories, but without an address, until 1893 when it apparently disbanded or merged into another group. Other branches of the organization were active on the south side between 1880 and 1910. By 1910, all AOUW lodges disappeared from the city. Nationally, the AOUW dissolved in 1952, although some local chapters merged into other state organizations. The group still exists in Washington state.

Another fraternity, the American Legion of Honor, T.B. Elliott Council No. 1086, met every Monday in the Burnham Block from 1883 to 1888 and then moved to another hall on National Avenue about two blocks east. Nationally, the group was established in Boston, Massachusetts in 1878 by Darius Wilson, a physician, who also founded the Royal Arcanum and the Knights of Honor fraternities. In its 1880s heyday, the organization had more than 30,000 members nationwide. The group was founded primarily to provide insurance benefits, but it became financially insolvent in 1904 and disbanded. The first Milwaukee chapter was created in 1880 and the T.B. Elliott Council, which met in the Burnham Block, was founded shortly after that. In 1889 the T.B. Elliott Council moved to different quarters at South Third Street and West National Avenue.

Three different chapters of the Knights of Maccabees of the World met in the Burnham Block between 1893 and 1910. The Maccabees were very popular on the south side and nine chapters were active between 1893 and 1923.

The Maccabees, founded in London, Ontario in 1878, based their ritual on the Maccabeans, a second century B.C. Jewish family who led a successful religious revolt against the Roman emperor Antiochus IV.<sup>21</sup> The modern Maccabees provided a \$1,000 death benefit to the widow of a deceased brother by collecting ten cents from every member. Any money collected over the amount of the benefit was placed on deposit with the treasurer of the fraternity.

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When the organization was introduced to the United States in 1881, the membership grew rapidly to more than 10,000. Financial problems and factional strife forced a reorganization of the group under Major N.S. Boynton in 1883 and their name was modified to Supreme Tent, Knights of the Maccabees of the World. The organization's accident, sickness and death benefits made it very popular and by 1914 when their name was shortened to the Maccabees, the membership had grown to 331,756. The Maccabees became a mutual life insurance company in 1961, but retained its lodge system for members who joined before the change was made. Currently the Maccabees are headquartered in the Detroit suburb of Southfield, Michigan and lodge membership totaled about 10,000 in 1978.<sup>22</sup>

The earliest of the three Maccabees chapters that met in the Burnham Block was Hunter Tent No. 14. The group first appeared in the city directory in 1893 and their meetings in the Burnham Block were held on the first and third Mondays of every month. In 1895 Hunter Tent moved to a location in the city's central business district and disappeared from the city directory in 1903.

Another chapter of the Maccabees, Juneau Tent No. 3, used the Burnham Block from 1901 to 1903. Juneau Tent was founded in 1893 and early meetings were held on South Eleventh Street. After leaving the Burnham Block, meetings were held in the vicinity of South Fourteenth Street and West Greenfield Avenue. In 1925 Juneau Tent disappeared from the city directory.

The Maccabees' National Tent No. 87 was a tenant in the Burnham Block from 1908 to 1911. The chapter was founded in 1896 at Deuster's Hall at the northeast corner of South Second Street and West National Avenue. National Tent moved to a hall at South Sixteenth Street and West National Avenue in 1912. Before disappearing from the city directory in 1925 the group was located at 607 West Mitchell Street.

The Modern Woodmen of America, Milwaukee Camp No. 11334, met twice monthly at the Burnham Block from 1907 to 1916. Nationally, the group was founded by Joseph Culolen Root in Lyons, Iowa and was incorporated in the state of Illinois on January 5, 1883.<sup>23</sup> Root had sought to create a society that would clear away financial problems for deceased or injured members' families much the same as pioneers cleared the forests to grow crops for their families. The fraternity's logo consists of a shield with an axe, beetle (mallet), wedge, five stars and palm branches. Their ritual combined forest imagery with Roman dignity.

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Initially the group offered insurance benefits only to low-risk rural residents and excluded big-city dwellers in Milwaukee and Chicago. Men who worked in hazardous occupations like firefighters, tavern keepers, and railroad workers were excluded too. Women were not allowed to join the fraternity in its early days, but in 1895 the Woodmen helped to organize a womens association called the Royal Neighbors of America. Woodmen-sponsored benevolent work included offering scholarships, staging civic events and providing aid to orphans. The Woodmen had 500,000 members nationwide in 1979 and their headquarters is located in Rock Island, Illinois.

The first Woodmen "camp" in Milwaukee was founded in 1897. Milwaukee Camp #11334 first appeared in the 1904 city directory on South Sixth Street. After its stay in the Burnham Block from 1907 to 1916, Milwaukee Camp moved its meeting place to another National Avenue hall about one block east. In 1926 Milwaukee Camp moved to 1102 South Sixteenth Street where they stayed until 1938 when they disappeared from the city directory. The Woodmen still have several insurance sales offices in the Milwaukee area.

Four lodges of the Knights of Pythias fraternity used the Burnham Block Hall between 1898 and 1907. Taylor Lodge No. 93, Schiller Lodge No. 3 and National Lodge No. 141 each met weekly in the Burnham Block from 1898 to 1902. Walker Lodge No. 123 met there on Fridays in 1907.

The Knights of Pythias was founded in 1864 in Washington, D.C. by Justice Henry Rathbone and four fiends.<sup>24</sup> They based their fraternity on the ancient tale of Damon and Pythias, which exemplified the principles of true friendship, bravery, honor, justice, and loyalty. In the story, Damon was condemned to death and Pythias offered himself as a hostage so that his friend could see his loved ones for the last time. Despite tremendous obstacles Damon returned to his execution so that Pythias would not die. Damon's executioners were so impressed that they fully pardoned him.

The modern Knights of Pythias grew to include 850,000 members in 6,702 lodges at its peak in 1922. It was the third largest fraternal organization in the western hemisphere. In the 1920s, the Pythians donated about \$2 million annually to charities that included hospitals, homes for the aged and indigent, and orphanages. The Pythians offered insurance benefits to their members and they maintained a social branch that included a uniformed rank and two auxiliaries, the Pythian Sisters and the Knights of Khorassan.

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The oldest of the Pythian lodges to use the Burnham Block, Schiller Lodge No. 3, was also the first Pythian lodge in Milwaukee. Schiller was founded on January 28, 1871 with 15 charter members as the third Pythian lodge founded in Wisconsin.<sup>25</sup> Named after German poet and dramatist Johann Christoph Friedrich von Schiller the group used the German language and initially met at the Castle Hall of Milwaukee Lodge No. 1 on East Wisconsin Avenue (razed). Later they moved to Tarkes Hall on North Plankinton Avenue (razed).

The Schiller Lodge was suspended in 1876 when its members refused to pay a tax assessed by the Grand Lodge. Schiller reorganized on July 17, 1878 on the city's south side and it became the first Pythian lodge in that part of the city. Meier's Hall at 232-238 South Second Street (razed) was the site of Schiller's early south side meetings. Later they moved to Eaglehoff's Hall (razed) at 302 South Second Street. Membership dwindled in the late 1880s and they were forced to move to less expensive quarters at Tabbert's Hall (razed) on the southwest corner of South 11th Street and West Greenfield Avenue. In 1892 the English language supplanted German in the group's meetings and as a result 90 new members were initiated. Because the group was growing rapidly, it is not surprising that they moved to the large Burnham Block hall in 1898. Weekly meetings were held there on Fridays through 1902. Schiller then relocated to Bell's Hall (razed) on the southeast corner of South 8th Street and West National Avenue. In 1908 the lodge moved to the corner of South Fifth and West Walker Streets where they shared the new Reik's Hall with several other Pythian groups. In 1915 Schiller and several other Pythian groups moved to Rock's Hall at 1216-1220 South Sixteenth Street. Schiller and the other south side Pythian lodges banded together to help finance construction of the Pythian Castle Lodge at 1925 West National Avenue, which was ready for occupancy in 1928. Schiller stayed in the Pythian Castle from 1928 through 1975, but disappeared from the city directory in 1976, shortly after the lodge building was sold due to declining membership.

Taylor Lodge No. 93, another Pythian group that used the Burnham Block was named after L.J. Taylor who had helped found the group on October 16, 1891 as the first English-speaking Pythian lodge on the south side.<sup>26</sup> Like many other Pythian groups, Taylor met at several different locations before settling in 1928 at the new Pythian Castle Lodge located at 1925 West National Avenue. Their early meetings were held in Bohn's Hall on South Second Street, but shortly afterward they moved to Deuster's Hall on the northeast corner of South Second Street and West National Avenue. Later moves brought the lodge to Harmonie Hall (razed) at the corner of South Sixth and West Mineral Streets; Burnham's Hall, at 907-11 West National Avenue, where they met every



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Wednesday from 1898 to 1902; Reik's Hall at South Fifth and West Walker Streets; Moose Hall on South Fifth Street and, during the early 1920s, they rented the Juneau Theater, which, still stands at 607 West Mitchell Street. The Taylor Lodge remained active at the Pythian Castle Lodge through the early 1960s, but disbanded or merged with another Pythian lodge before 1970.

The Knights of Pythias National Lodge No. 141 also shared the Burnham Block from 1898 to 1902 with Schiller No. 3 and Taylor No. 93. National Lodge was founded on July 10, 1897 by Otto Preusser Sr., who was a member of the Pythian Wisconsin Lodge No. 89.<sup>27</sup> He wanted to establish a Pythian lodge that would serve the area east of South Eighth Street. The group's first meeting was at Deuster's Hall at 722-734 South Second Street. One year later they moved their Thursday evening meetings to the Burnham Block. After leaving the Burnham Block in 1903, National's meeting places included the Hahn Brothers Building at South Fifth Street and West National Avenue; Reik's Hall at South Fifth and West Walker Streets; and Van der Fieven's Hall (razed) on National Avenue between South Ninth and South Tenth Streets. In 1915 National Lodge moved to Rock's Hall at 1216-1220 South Sixteenth Street where several other Pythian groups were already meeting. National Lodge joined the fund drive to construct the Pythian Castle Lodge at 1925 West National Avenue and remained active there from 1928 until 1976.

Walker Lodge No. 123 was the last Pythian group to use the Burnham Block. Their Friday meetings were held there in 1907. The lodge was formed in 1894 and named after pioneer south sider Colonel George Walker.<sup>28</sup> The lodge's first meeting was at the southwest corner of South Eighth Street and West National Avenue (razed). After their brief stay in the Burnham Block, they joined the other south side Pythians in 1909 at the newly built Reik's Hall at South Fifth and West Walker Streets. Walker Lodge moved with the other Pythians in 1915 to Rock's Hall at 1216-1220 South Sixteenth Street. After helping to fund the construction of the Pythian Castle Lodge at 1925 West National Avenue, which opened in 1928, Walker remained there until disappearing from the city directory in the late 1970s.

In 1915 a chapter of the Independent Order of Foresters' (IOF) Juneau Court No. 1508, met in the Burnham Block on the second and fourth Saturdays of each month. Juneau Court No. 1508 dates back to at least 1895 when they were meeting at 1337-1339 West Greenfield Avenue. Before disappearing from the city directory in 1928, it was meeting at the corner of South Eleventh Street and West Greenfield Avenue.

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The Independent Order of Foresters (IOF) was formed in 1874 following a disagreement with its parent group, the Ancient Order of Foresters which was headquartered in England.<sup>29</sup> The Foresters trace their legendary origins to the medieval guilds of foresters who guarded the king's forests in England. The Foresters' ritual used terms and titles from the story of Robin Hood and his merry men. By 1878 the group had more than 10,000 members nationwide and offered a \$1,000 death benefit. Between 1926 and 1972 the Foresters merged with a number of other fraternal benefit groups to form a successful insurance group with more than 1.5 million members in 1970. Their headquarters is located in Toronto, Ontario, Canada and a Milwaukee area office is located at 305 North Seventy-sixth Street. All IOF lodges had disappeared from the south side by 1928.

Another fraternity, the Knights and Ladies of Honor (KLH), Cream City Lodge #897, was a tenant in the Burnham Block from 1887 to at least 1888. From 1889 to 1890 the group continued to meet monthly on the first and third Thursday, but no address was listed in the city directory. In 1891, Cream City Lodge moved to the corner of South First Street and West Greenfield Avenue.

The Knights and Ladies of Honor was founded in Louisville, Kentucky in 1877 as a splinter group of the Knights of Honor, due to the latter's rescinding of the women's auxiliary in that year.<sup>30</sup> The KLH was first introduced in Milwaukee on May 2, 1878 at Miller's Hall on the corner of North Third and West State Streets (razed). The KLH was the first secret benefit society to admit women on an equal basis with men and they shared the same benefit package and social standing within the group. A \$1,000 life insurance policy was offered and when the death benefit increased to \$5,000 many new members were attracted. By 1898 the fraternity had more than 72,000 members. Due to financial problems the group had to increase monthly premiums in 1916 to a costly \$18.40 which led to a drastic loss of membership. The KLH disappeared from Milwaukee in 1916, but sources do not indicate when the group disbanded nationally.

Three assemblies of the once-prominent Noble Order of the Knights of Labor used the Burnham Block in the late 1880s: Harmony No. 5317 and Menomonee No. 7504 in 1886; and Reliance No. 4656 from 1887 to 1889.

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Nationally, the Knights began in 1869 as a secret society, but it kept a low profile to protect its members from harassment. In 1878 the secrecy element was eliminated and a new constitution advocated the union of all workers for improved wages and working conditions.<sup>31</sup> Because of extensive newspaper publicity and organized recruitment, the Knights spread rapidly across the country. Both skilled and unskilled workers were enrolled. The Knights appeared in Milwaukee in the late 1870s, but disbanded in 1883 after negative public reaction to their support of a nation-wide strike by the Brotherhood of Telegraphers. An economic recession in 1884 and a successful strike against railroads controlled by New York financier Jay Gould in 1885 reversed this attitude and thousands of workers joined the organization. Several assemblies were established in Milwaukee in the winter of 1885-1886. District Assembly headquarters was located in the city's central business district on North Third Street near West Highland Avenue and later at the northwest corner of North Old World Third Street and West Juenau Avenue.

Membership in the Knights organization peaked in 1886. Nationwide membership was approximately 700,000 and Milwaukee alone registered more than 12,000 members in 42 assemblies. Statewide membership was about 25,000. The Knights advocated producer's cooperatives and more leisure and social advantages for the working class. They proposed the eight-hour workday, equality of pay regardless of sex, the outlawing of convict labor and child labor under the age of fourteen, and the establishment of bureaus of labor statistics. Advocacy of the eight-hour day touched off a major conflict during the first week of May, 1886 which was ultimately part of a nationwide struggle for worker's rights. Knights' local assemblies took part in strikes and formed mobs which closed Milwaukee businesses such as Falk's Brewery, the St. Paul Railroad Yards, the E.P. Allis Company and the Chicago Rolling Mills in Bay View. Soldiers fired on demonstrators at the Bay View Rolling Mills, killing or wounding nine persons. All rioting ceased and public agitation for the eight-hour day ended. Thereafter, the Knights declined in influence. Labor unions wanted the Knights to deal with economic and political education leaving wage issues to unions. Antagonism with the Federated Trades Council over the acquisition of locals also was a factor in the Knights decline. By 1889 membership had dropped to about 2,000 in the Milwaukee area with fewer than sixteen local assemblies. The remaining assemblies either dissolved or joined the ranks of the trade unions. After 1896 the Knights disappeared from Milwaukee.<sup>32</sup> Of the three assemblies that met in the Burnham Block, Harmony No. 5317 and Menomonee No. 7504 both moved to the corner of South Ninth and West Mineral Streets in 1887. Both assemblies ceased to be listed in the city directory after 1888. After a two-year stay in the Burnham Block, Reliance Assembly No. 4656 moved to 506 South Third Street (razed) in 1890 before disbanding in the early 1890s.

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In addition to the fraternal groups who used the third floor hall, the first two floors were occupied by a variety of tenants. A tavern occupied the east half of the first story during the Burnham Block's early years. A tavern, operated by Martin Zworster, was there in 1881 according to city directories and was probably a popular socializing spot for many of the fraternity members who used the third floor meeting hall. City directories list at least eight taverns within two blocks of the Burnham Block in the 1880s. Martin Zworster lived in the flat above the tavern.

By 1896 John Van der Fiefen operated the tavern and Peter J. Rinzel operated a store fixtures business in the western half of the first floor. Rinzel did not live in one of the second floor flats. It is possible that all or part of one of the second floor flats was being used for office space by that time because the Sons of Herman reportedly operated a reading room and library in the Burnham Block at that period and the second floor would have been the only logical location.

By the turn of the century when the Burnham Block was about 25 years old, one source noted that the building was in need of repairs.<sup>33</sup> City directories indicate that fewer fraternal organizations were using the Burnham Block and then for shorter periods of time. Perhaps the building was too run down to attract long-term tenants or perhaps the fraternal movement was just beginning to decline.

The second floor flats eventually were converted to sleeping rooms, which was a common use for space above taverns. A movable safe that was supposed to have been used to store cash and valuables from the boarding house is still located on the first floor.

The third floor meeting hall was most likely being used more as a ballroom/dance hall and probably hosted many private parties that cannot be documented today. According to folk history passed from owner to owner, when prohibition became law in 1919, the third floor became a "speakeasy" where alcohol was illegally served. The meeting hall entry door still features a small peep hole that was allegedly used to screen prospective patrons before they entered. This use cannot be documented, although it is known that service bars lined one of the walls. It is likely that the hall ceased to function as a public rental hall after World War I.

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In 1922 part of the building was occupied by a coal and second hand dealer according to the city directory. In 1923 the occupant list grew to include a veterinarian who used the front rooms of the west, second floor flat. By 1931, two veterinarians were using the second floor and a welding and machine shop occupied the west half of the first floor. A soft drink company (which is what many taverns became during prohibition) was listed as the occupant in the former tavern space on the first floor.

J.L. Burnham's daughter, Annie L. Towne, finally sold the building in 1928 to Joseph Szasz and his wife Rosa for \$1.00.<sup>34</sup> The reasons for the nominal purchase price are unknown. The new owners became financially insolvent and the building was sold at a sheriff's sale in 1934 to Eli and Zora Radjenovich for \$8,000.<sup>35</sup> Their efforts to start a business there (including a poultry slaughterhouse which the city would not permit) failed and in February of 1937 the building was taken by the city for \$268.74 in back taxes. The city subsequently sold the building for \$4,500 to John and Marie Osmanski in 1943 who operated a machine shop and a sheet metal shop in it.<sup>36</sup> The second and third floors remained vacant from at least 1943 until about 1982 when the current owner bought the building from the Osmankis and started making improvements. He is currently rehabilitating the two second floor flats for residential use, but is uncertain about the future use of the renovated third floor meeting room. A photography studio and a fencing club have expressed some interest in renting it. Other possibilities are showroom for heating and air conditioning products or a private gymnasium.

### Architecture

The Burnham Block is the city's best surviving example of an Italianate commercial building built to contain a public meeting hall. There were once quite a number of examples in Milwaukee of this type of building with commercial space on the first floor, flats or offices on the intermediate levels and a public hall on the top floor, but practically all of them have been razed or had the hall space converted to other uses. The oldest extant example of this building type is the Iron Block, an Italianate prefabricated cast iron building built in 1860 at 205 East Wisconsin Avenue. It originally contained a top floor meeting hall for the Excelsior Masonic Lodge, but the hall was subdivided into offices a few years after the building was built. Other than the Burnham Block, there is one other known surviving example from this period with its hall intact, the Victorian Gothic style Lipps Building (1874) at 1103 North Old World Third Street. Both the Iron Block and the Lipps Building are listed in the National Register of Historic Places. Partially because of fire code requirements, Lipps Hall is unused.

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The Burnham Block is particularly interesting because it was built in what was a suburban area of the city in 1875. Most comparable contemporary halls, including the Iron Block and the Lipps Building, were built in the city's central business district. The Burnham Block was one of the largest commercial buildings constructed on the south side up to that time and, in fact, still dominates the neighborhood in which it is located. It was not until the 1890s that a few similarly large, masonry, commercial buildings were built on West National Avenue and in the Walker's Point area to the east. Few commercial buildings with meeting halls built before or after it rivaled it in size. A much more typical structure is the Schulz Building, built in 1881 on the city's south side at 1400-1402 South Eleventh Street. It is a much smaller, two-story Italianate building that originally contained a meeting hall on the second floor.

It is also interesting that J.L. Burnham chose Edward Townsend Mix, one of the city's leading nineteenth century architects, to design his building. Burnham could have chosen another Milwaukee architect, but, instead opted for one of the city's most prestigious designers. By 1875 Mix and already been associated with many of the city's top architectural commissions including the Matthew Keenan House, 775 North Jefferson Street (1860), Immanuel Presbyterian Church (1873) at 1100 North Astor Street, All Saints Episcopal Cathedral (1868) at 828 East Juenau Avenue and the Jason Downer House (1874) at 1201 North Prospect Avenue, all listed on the National Register. Because J.L. Burnham intended to have his name emblazoned in raised stone letters on the building's facade, it is likely that he wanted an architect of confirmed ability. The Burnham Block must have remained important to the Burnham family, because his daughter, Annie Towne, retained ownership of the building for almost forty years after her father's death.

The Burnham Block was built as an income property to meet some of the needs of the growing near south side. The street level was ideally suited for retail purposes because it faced one of the south side's most important streets and was easily accessible to large numbers of pedestrians and convenient to public transportation. The second floor, typical of many commercial buildings at the time, was designed as living quarters for the storekeepers who rented the first floor shops. But instead of using the top floor for office space, storage or additional living quarters, Burnham planned a third floor hall to accommodate the growing numbers of fraternal and other organizations that required a meeting place. Before the widespread use of

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elevators, the upper floors of Victorian buildings were often difficult to rent because apartment dwellers, and business tenants (and their clients) sought to avoid the repeated daily drudgery of climbing the several extraordinary long flights of stairs, necessitated by the high ceilings typical of Victorian commercial structures. For organizations that needed meeting space only once a week, or perhaps even less often, the disadvantages of walking up the stairs were less daunting. Structurally, the top floor was ideally suited for a large hall because the exterior bearing walls and truss roof construction used at the time made it possible to have lofty open rooms with no view-obstructing structural columns. Unobstructed floorspace is very desirable in auditorium type structures and was often very important to fraternal groups that incorporated marching and drill work into their rituals.

The third floor meeting hall at the Burnham Block is a remarkable survival, since most such halls were long ago subdivided into smaller rooms for other uses. The scale of the room makes it impressive today just as it surely did a century ago. It is a grand, but simply finished, room measuring about 50' x 50' with a 16' ceiling lit by tall arched windows. It is one of the largest rooms of its kind to have been built on the south side and is believed to be the last remaining intact example of its period. The roof trusses in the attic that span the 50' width of the meeting hall are built with 8" x 14" timbers. A layer of brick was dry-laid between the floor joists between the second and third floors as a means of fire protection and also for soundproofing.

On the exterior, the facade does not possess the elaborate carved detailing often found on Italianate buildings of the 1870s, yet it does have excellent proportioning and subtle, elegant detailing. A motif of ornamental brick crosses is repeated in the gable area, above the storefront arches and on the corner pilasters. The brickwork was chamfered on the reveals of the third floor windows. This treatment also allows a little more light into the interior when the sun is at an oblique angle to the facade. Limestone blocks with a carved quatrefoil design ornament the ends of the gable that tops the central pavilion.

E.T. Mix is best known for his highly elaborate Italianate, Second Empire, and High Victorian Gothic buildings. The Burnham Block belongs to a lesser known segment of his design work. Although not one of Mix's masterpieces, the Burnham Block illustrates the eclectic but carefully considered transitional Italianate structures he produced in the 1870s for clients of lesser means than the millionaires for whom he designed some of his best known commercial structures. Although other similar works are known from old photographs, The Burnham Block is one of the few such buildings to have actually survived.

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The Architect

Edward Townsend Mix was one of Milwaukee's leading nineteenth century architects. His firm received many of the city's important architectural commissions. In the 1870s and 1880s, Mix's firm often ranked first when the value of the year's building commissions in Milwaukee were tallied. Among the surviving examples of Mix's work are: Immanuel Presbyterian Church (1874) 1100 North Astor Street; Mackie Building (Chamber of Commerce) (1880) 225 East Michigan Street; Mitchell Building (1878) 207 East Michigan Street; and the Grand Avenue Congregational Church (1887) 2133 West Wisconsin Avenue. All of these buildings are listed on the National Register of Historic Places.

Mix was born in New Haven, Connecticut on May 13, 1831, the eldest of six children.<sup>37</sup> His father Edward A. was a sea captain of Welsh descent. His mother, Emily M. (Townsend), was of English descent and her family was also in the sea trade. Mix's father and maternal grandfather had distinguished themselves in trading missions to India. Because the elder Mix's job kept him away from home for extended periods, his wife has been credited with the early education of young Edward.

In 1836, the elder Mix interrupted his sea career and moved the family west to Andover, Illinois and purchased a large estate.<sup>38</sup> Farming soon bored Captain Mix and in 1845 he moved the family back to New York and accepted the command of another ship. Edward T. subsequently entered the academy at Batavia N.Y. to prepare himself for a career in mathematics. At the academy he took an interest in sketching, but no definite interest in architecture. After leaving the academy, he worked in a variety of jobs including a clerk in a Wall Street shipping house (this job allegedly soured him on a sea career), a dry goods house employee, a grocer's clerk, a canvasser for a city newspaper, a draftsman in a patent attorney's office, and as a clerk in a real estate office. Finally in the summer of 1848 he became the assistant of architect Major Stone and spent seven years with him learning the profession.<sup>39</sup> In 1855 Mix moved to Chicago and took a job as a foreman in the office of architect William W. Boyington.<sup>40</sup> Within a year, he formed a partnership with Boyington and moved to Milwaukee to establish a branch office of Boyington & Mix. A depressed economy in 1857 brought the partnership to an end and Mix continued his practice alone until 1887 when he took on Walter A. Holbrook as a partner.<sup>41</sup>

In 1875, when the Burnham Block was built, Mix was more likely to have been solely responsible for the design of the building than later in his career when a large office staff, including his partner and numerous draftsmen, might have contributed significantly to the design of the building.



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Mix traveled to other parts of the country to keep current with other architectural developments and this probably helped him maintain his leading position in Milwaukee. Mix left Milwaukee temporarily from 1888 to 1889 to work in Minneapolis, Minnesota where he designed a number of homes and commercial buildings including the Guarantee Loan and Trust Building.<sup>42</sup> Unfortunately, all of Mix's work there has been demolished.

Mix was appointed Wisconsin state architect in 1864 by Wisconsin Governor Fairchild. His tenure lasted until 1867 and he supervised all state building projects including the state capitol building. Mix was a fellow of the American Institute of Architects and from 1888 to 1890 he was president of the Wisconsin Architectural League. He died in Minneapolis on September 23, 1890.<sup>43</sup>

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FOOTNOTES

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- <sup>18</sup> Ibid.
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- <sup>20</sup> Schmidt, Fraternal Organizations, p. 357.
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- <sup>23</sup> Ibid., pp. 218-219.
- <sup>24</sup> C.H. Wenzel, (Ed.), Pythian Review of Milwaukee County (Milwaukee: Olsen Publishing Co., 1922), "Foreword."
- <sup>25</sup> History of Milwaukee, p. 971.
- <sup>26</sup> Wenzel, Pythian Review, p. 28.
- <sup>27</sup> Ibid., p. 37.
- <sup>28</sup> Ibid., p. 31.
- <sup>29</sup> Schmidt, Fraternal Organizations, p. 117.
- <sup>30</sup> Ibid., p. 174.
- <sup>31</sup> Thomas W. Gavett, Development of the Labor Movement in Milwaukee (Milwaukee: The University of Wisconsin Press, 1965), pp. 48-49.
- <sup>32</sup> Bayrd Still, Milwaukee: The History of a City (Madison, Wisconsin: State Historical Society, 1948) pp. 288-289.
- <sup>33</sup> Wenzel, Pythian Review, p. 13.
- <sup>34</sup> Milwaukee County Register of Deeds.
- <sup>35</sup> Ibid.
- <sup>36</sup> Ibid.

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- 37 History of Milwaukee, p. 1499.
- 38 Conard, History of Milwaukee County, p. 446.
- 39 Ibid., p. 447.
- 40 History of Milwaukee, p. 1500.
- 41 Conard, History of Milwaukee, p. 447.
- 42 Ibid., p. 448.
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9. Major Bibliographical Reference

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36) CFR 67) 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

Specify repository:  
Historic Preservation Commission  
809 North Broadway  
Milwaukee, WI 53202

10. Geographical Data

Acreeage of property Less than one acre

UTM References

A 1/6 4/2/4/8/2/0 4/7/6/3/5/9/0 B / / / / / / / / / / / /  
Zone Easting Northing Zone Easting Northing

C / / / / / / / / / / / / D / / / / / / / / / / / /

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Verbal Boundary Description

Walker's Point Addition in SW 1/4 Sec 32-7-22 Block 38 Lot 10

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Boundary Justification

The boundaries include the city lot on which the building stands.

See continuation sheet

11. Form Prepared By

name/title Les Vollmert/Paul Jakubovich  
organization Dept. of City Development Date May 29, 1987  
street & number 809 North Broadway telephone (414) 223-5705  
city or town Milwaukee state WI zip code 53202

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Roger Lieske. Owner of Burnham Block in 1987. Numerous conversations in June and July, 1987.

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NATIONAL REGISTER OF HISTORIC PLACES  
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MISCELLANEOUS SOURCES

"J.L. Burnham Block," unpublished manuscript by V. Johnson. Copy available at  
Department of City Development, City of Milwaukee.

Milwaukee County Register of Deeds, 901 North Ninth Street, Milwaukee,  
Wisconsin 53233.