

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000422 Date Listed: 5/18/94

<u>West Washington-North Hi-Mount Boulevards</u>		
<u>Historic District</u>	<u>Milwaukee</u>	<u>WI</u>
Property Name	County	State

N/A
Multiple Name

 This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



 Signature of the Keeper

10/26/94

 Date of Action

=====
Amended Items in Nomination:

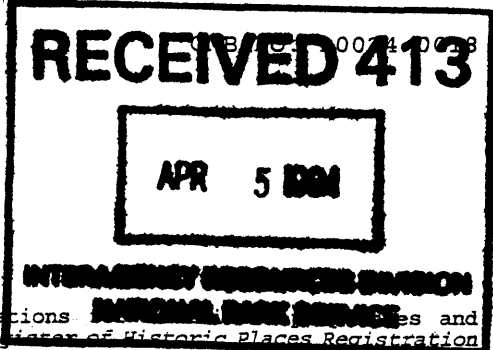
Resource Count:

The resource count is revised to include three (3) contributing structures; the W. Washington Boulevard landscaped street system and the two Hi-Mount Boulevard gate posts.

The information was confirmed with James Draeger of the WI SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



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United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations ~~NATIONAL PARK SERVICE~~ 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 W. Washington/N. Hi-Mount Boulevards Historic District
other names/site number _____

2. Location

street & number 4701-5929 West Washington Boulevard;
1720-2049 North Hi-Mount Boulevard N/A not for publication
city or town Milwaukee N/A vicinity
state Wisconsin code WI county Milwaukee code 079 Zip code 53208

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

[Signature] 3/29/91
Signature of certifying official/Title Date
State Historic Preservation Officer-WI

[Signature]
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 certifying official/Title Date

State of Federal agency and bureau

W. Washington/N. Hi-Mount Blvds. Historic District
Name of Property

Milwaukee Co., WI
County and State

4. National Park Service Certification

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

Signature of Date of Action:
the Keeper Bob Balard 5/18/94

5. Classification

Ownership of Property (check many boxes as apply) Category of Property (Check only one box) Number of Resources within Property (Do not include listed resources within as the count)

		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	148	4 buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	1	structures
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	149	4 objects
	<input type="checkbox"/> object		Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
RELIGION: religious facility
RELIGION: church-related residence

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
RELIGION: religious facility
RELIGION: church-related residence

W. Washington/N. Hi-Mount Blvds. Historic District
Name of Property

Milwaukee Co., WI
County and State

7. Description

Architectural Classification	Materials
(Enter categories from instructions) <u>Tudor Revival</u>	(Enter categories from instructions) foundation <u>brick</u>
<u>Colonial Revival</u>	walls <u>brick</u>
<u>Classical Revival</u>	<u>stucco</u>
	roof <u>terra cotta</u>
	other <u>copper</u>
	<u>wood</u>

Narrative Description

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

GENERAL DESCRIPTION

The W. Washington/N. Hi-Mount Boulevard Historic District is a T-shaped residential area that includes buildings on both sides of W. Washington Boulevard between N. 47th Street and N. 60th Street and on both sides of N. Hi-Mount Boulevard between W. Washington Boulevard and W. Lloyd Street. The Hi-Mount Boulevard leg of the district is actually a renamed section of N. 50th Street beginning at W. Washington Boulevard and extending north about two blocks to W. Lloyd Street. The district is located approximately four miles northwest of the city's Central Business District on level terrain.

West Washington Boulevard* is a broad, linear street distinguished by a landscaped, grassy median strip about 30 feet wide that separates the roadways. North Hi-Mount Boulevard is a broad, curvilinear roadway approximately 50 feet in width and is set apart from the surrounding neighborhood by large, residential lots, deep, uniform setbacks, and very wide grassy planting strips between the curbs and the paved sidewalks.

X See Continuation Sheets

*The boulevard itself is counted as a contributing structure.

Washington/Hi-Mount Boulevard Hist. Dist.
Name of Property

Milwaukee County, WI
County and State

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.)

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 achieved
significance within the past 50 years.

Narrative Statement of Significance

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

SIGNIFICANCE

Areas of Significance

(Enter categories from
instructions)

Architecture

Community Planning and
Development

Period of Significance

1912 - 1942¹

Significant Dates

Significant Person

(Complete if Criterion B is
marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

See Continuation Sheet.

See Continuation Sheets

9. Major Bibliographic References

Bibliography

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

See Continuation Sheets

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

Architects/Builders²

Dick, Gustav A. and Alex H. Bauer
Valentine, Charles A.
Eschweiler, Alexander C.
Herbst, William G. and Edwin C. Kuenzli
Kirchhoff, Charles and Thomas Rose
Backes, Nicholas and Bruce Uthes
Tharinger, Charles
Williamson, Russell Barr
Veenandahl, Walter
Zagel, George
Leenhouts, Cornelius
Liebert, Eugene R.
Messmer, Robert and Brother
Wiskocil, Augustin
Web, Oliver
Leiser, Julius and Charles Holst
Miller, Hugo
Topzant, John
Vollmer, Arthur
Kozick, Edward
Keller, Charles
Howend, Frank
Hosmer, Clare H.
Graf, Frederick
Donath, Bernhard
Domann, Walter
Dwyer, R. W.

W. Washington/N. Hi-Mount Blvds. H.D.
Name of Property

Milwaukee County, WI
County and State

Previous Documentation on File (NPS):
 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:
Dept. of City Development, Milwaukee

10. Geographical Data

Acreage of Property 29 acres

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

1	<u>1/6</u>	<u>4/1/9/5/6/0</u>	<u>4/7/6/6/8/8/0</u>	3	<u>1/6</u>	<u>4/2/0/0/0/0</u>	<u>4/7/6/7/0/0/0</u>
	Zone Easting		Northing		Zone Easting		Northing
2	<u>1/6</u>	<u>4/1/9/5/6/0</u>	<u>4/7/6/7/0/0/0</u>	4	<u>1/6</u>	<u>4/2/0/0/0/0</u>	<u>4/7/6/7/1/2/0</u>
	Zone Easting		Northing		Zone Easting		Northing
					<input checked="" type="checkbox"/>	See Continuation Sheet	

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

See Continuation Sheet

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

See Continuation Sheet

11. Form Prepared By

name/title Paul Jakubovich; Les Vollmert, Historic Pres. Officer
organization Department of City Development date Sept., 1992
street & number 809 N. Broadway telephone 414/223-5705
city or town Milwaukee state WI zip code 53202

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)

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Geographical Data (continued)

UTM REFERENCES

5.	16	420 100	4767110
6.	16	420 100	4766980
7.	16	420 480	4766960
8.	16	420 460	4767400
9.	16	420 540	4767400
10.	16	420 550	4766970
11.	16	420 800	4766960
12.	16	420 800	4766880
13.	16	420 180	4766880
14.	16	420180	4766840
15.	16	420070	4766840
16.	16	420070	4766880

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Continuation Sheet**

Section 7 Page 1

**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Description (continued)

One of the most important landscape features of N. Hi-Mount Boulevard is a pair of dressed limestone gate posts located at the W. Lloyd Street intersection that mark the historic, northern terminus of the boulevard. The gateway, believed to have been erected by the boulevard's original developers, is composed of massive, turned limestone balusters and large, dressed limestone piers topped with copper lanterns. The gate posts are a rare landscape feature within the context of Milwaukee streetscapes and emphasize the exclusive character of N. Hi-Mount Boulevard. They are included in the property count as a contributing structure.

The district includes a total of 148 contributing buildings. It is entirely residential in character with the exception of two large church complexes clustered in the vicinity of N. 54th Street on W. Washington Boulevard. There are 115 buildings on Washington Boulevard, mostly single family houses, but there are also a few duplex and multi-family residences. Five of the six non-contributing structures were built less than 50 years ago, and another has been altered and no longer retains its historic character.

Although the first house was built on W. Washington Boulevard in 1913, the principal period of development was between the years of 1920 and 1935. Brick and stucco are the primary exterior cladding materials for buildings on W. Washington Boulevard, but there are a few wood-sided houses as well, particularly west of N. 55th Street. Many roofs on W. Washington Boulevard are sheathed with Spanish- or Roman-style terra cotta tiles or slate.

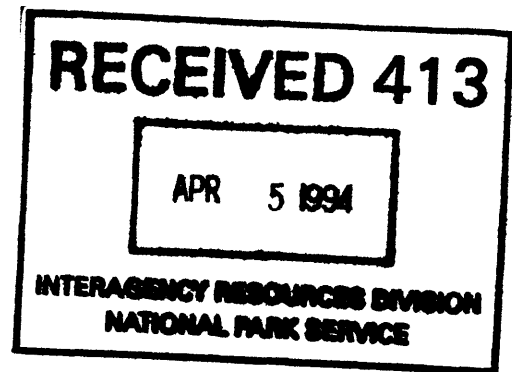
North Hi-Mount Boulevard is exclusively residential and is very consistent in terms of architectural character partly because of its short period of development and partly because of the restrictive covenants that dictated basic construction standards.

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI

Description (continued)

In contrast to the concentration of 1920s and 1930s era homes on W. Washington Boulevard, the homes on N. Hi-Mount Boulevard are slightly older. Of the 42 houses included in the N. Hi-Mount Boulevard portion of the historic district, 36 of them, or 85 percent, were built during a 7-year period between 1912 and 1919. The last house built on N. Hi-Mount Boulevard was constructed in 1925. Most of the houses were architect-designed for specific owners rather than built on speculation. The buildings on N. Hi-Mount Boulevard are constructed of brick or stucco, or a combination of brick with stucco or wooden shingles. Most roofs are topped with slate, flat terra cotta tiles, or cement asbestos shingles. Today the houses and churches in the district appear much the same as they did when they were built. Few alterations have been made to the majority of the houses, which are generally well maintained.

The following architectural inventory of the district contains a brief description of each building along with names of the architect, builder, and original owner, if they are known. Frequently, additional biographical information on an original owner is included.

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Section 7 Page 3

W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI

Description (continued)

DESCRIPTIONS OF INDIVIDUAL HOUSES

1720 N. Hi-Mount Boulevard (1919)
Charles Valentine, architect
Contributing building

Herman W. Hummel,
original owner

Built in 1919, the Herman W. Hummel house is a large, red-brick, 2-1/2 story, rectangular, hip-roofed building designed in the Colonial Revival style and trimmed with limestone and a mottled purple and gray slate roof. The most outstanding architectural feature of the house is a finely proportioned Doric style limestone portico surrounding the front door, which is centered on the main elevation facing N. Hi-Mount Boulevard.

The house is a fine, intact example of the conservatively-designed, high quality homes preferred by many of Milwaukee's top merchants, professionals, and entrepreneurs in the World War I era. The Colonial Revival style dominates the overall architectural character of the house, but the shaped rafter tails beneath the eaves reflect the popularity of the Arts and Crafts style of the era.

Herman W. Hummel, the original owner according to the building permit and city directories, was employed as a buyer with the Shadbolt and Boyd Iron Company of Milwaukee. Hummel, like many of the early residents on Hi-Mount Boulevard, was a move-up buyer. Before 1912, he lived at 2516 N. Buffum Street in an old Victorian middle-class neighborhood on the city's near North Side. He moved in 1913, according to the city directory, to a comfortable middle-class home built in 1912 at 2411 N. Sherman Boulevard, which is a street of fine, early twentieth century homes about one mile northeast of Hi-Mount Boulevard. The Hummel family lived in the Hi-Mount Boulevard house for only about two years, for in 1921 he sold the house to Louis Schneller, the president and treasurer of the Charles Abresch Company, a wagon and auto-body manufacturer.

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Description (continued)

The Hummels moved about one mile west to the Washington Highlands subdivision in suburban Wauwatosa.

The Schneller family moved to Hi-Mount Boulevard from an area of nineteenth century houses on the city's West Side at 1029 N. 25th Street. Schneller lived in the Hi-Mount Boulevard house until the time of his death at the age of 65 on September 7, 1939.¹ His widow, Minnie, continued to live in the house until the mid-1940s.

1728 N. Hi-Mount Boulevard
Gustav Dick, architect
Contributing building

Charles Summerfield,
original owner

One of several homes on Hi-Mount Boulevard built as a contractor's own residence, this 2-1/2 story, hip-roofed, brick, L-plan, Arts and Crafts style house has a large, 1-story, hip-roofed front sunroom. The original estimated cost was \$8,000. The house features widely overhanging eaves and several small, flat, geometric design masonry panels in the walls composed of ornamental brick and dressed limestone blocks. The house is in excellent condition and retains its original character.

Charles Sommerfield, the carpenter and original owner of the house, lived here only two years between 1917 and 1919 before selling the house to Robert W. Smith, a salesman for the Fischer Furniture Company. Sommerfield moved to a new house he built in 1919 at 1902 N. Hi-Mount Boulevard. Prior to living on Hi-Mount Boulevard, Summerfield lived at 2645 N. 20th Street in a working-class neighborhood on the city's North Side. Robert W. Smith lived at 1728 N. Hi-Mount Boulevard until about 1930.

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Continuation Sheet**

Section 7 Page 5

**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Description (continued)

1734 N. Hi-Mount Boulevard (1916)
Architect unknown Original owner,
Contributing building unknown

One of several Prairie School style-influenced houses in the district, this 2-1/2 story, rectangular, hip-roofed brick block has widely overhanging eaves and battered brick walls. The most outstanding architectural feature of the house is a large, central porch with square brick piers and a flat roof. Flanking the porch roof are two, smaller, flat, shelf roofs that shelter small projecting bays each fenestrated with a grouping of three double hung windows. The house is a good example of the Prairie style-influenced architecture that was popular for better-class residential construction around the time of World War I. The house is in excellent condition and has not been altered except for replacement of the original roofing material with contemporary asphalt shingles. Herman Behling was the mason contractor, and John F. Fischer was the carpenter contractor for this house, which was estimated to cost \$7,500, according to the original permit.

1735 N. Hi-Mount Boulevard (1915) Theodore Trecker,
Charles Tharinger, architect original owner
Contributing building

The largest house on N. Hi-Mount Boulevard is this 2-1/2 story, symmetrically-composed, red brick, side-gabled, Arts and Crafts-style house built for industrialist Theodore Trecker. The main elevation facing N. Hi-Mount Boulevard features a very large, central, flat-roofed porch with a segmentally-arched limestone portal. A central, 2-1/2 story bay and flanking dormers are topped with unusual, peaked and crenelated gables trimmed with dressed limestone. The side gables are unusual, too, in that the steeply pitched roof is truncated near the peak with an arched roof deck. An original, flat roofed, 1-story, attached brick garage projects from the rear, northeast corner of the house. The Trecker

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Description (continued)

house is in excellent condition and retains its original character, although the roof is now covered with asphalt shingles, which are believed to have replaced an earlier slate roof. There have been no alterations to the public elevations of the house. Since 1960, the Trecker house has been used as a monastery for a Capuchin Order of the Roman Catholic Church.

The original owner, Theodore Trecker, was the president of Kearney and Trecker Company, a manufacturer of milling machinery and machine tools. He was born on a farm near LaSalle, Illinois on October 5, 1868. His parents, Theodore and Elizabeth (Franken) were German immigrants. The younger Trecker left the farm at the age of 18 and came to Milwaukee in 1886. After a series of odd jobs, he became an apprentice machinist in about 1887 with the Wilken Manufacturing Company. Upon completing his apprenticeship, he went to work for about eight years with the Kemp Smith Manufacturing Company and was eventually promoted to plant superintendent. In May of 1898, Trecker formed a partnership with Edward J. Kearney and began a business to build metal milling machines and machine tools. The first plant was located in Milwaukee at 105 W. Pittsburgh Street. In 1901 construction began on a large new plant in West Allis, a Milwaukee suburb, that eventually covered several acres. By 1922, the plant employed about 650 workers, and Trecker reportedly had full control over plant operations. Trecker was married on Nov. 24, 1890 to Emma Pufahl of Milwaukee, who was a German immigrant. The couple had six children between 1892 and 1909. Before moving to Hi-Mount Boulevard, Trecker lived near his factory in suburban West Allis on S. 77th Street. Trecker was one of the few original residents on N. Hi-Mount Boulevard to move there from a neighborhood other than Milwaukee's West or North Sides. Robert J. Trecker, a grandson of Theodore, was the last Trecker to live in the house before it was donated to the Capuchin Order in 1960.²

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Description (continued)

1745 N. Hi-Mount Boulevard (1914) Max Borchert,
Clare C. Hosmer, Architect original owner
Contributing Building

One of architect Clare C. Hosmer's two Craftsman style houses on N. Hi-Mount Boulevard is this symmetrically composed, side-gabled, rectangular, brick and stucco, 2-1/2 story building with a central front-gabled porch. Richard Hoepfner was the mason contractor, and the original cost was estimated at \$8,000, according to the permit. The house is in very good condition and thoroughly retains its original character with no apparent exterior alterations to any of the public elevations.

Max Borchert, the original owner, had moved into the house by 1916, according to the city directory. Before that he had lived at 2642 N. 41st Street. Borchert was the president of the Borchert Malting Company, a firm that processed hops for the brewing industry. Borchert's brother, Otto, lived across the street at 1734 N. Hi-Mount Boulevard beginning in 1919. Max Borchert apparently died in 1921 or 1922, and his widow, Helen, moved out of the house in 1923. William Rohde was the next occupant in 1924, according to the city directory.

1750 N. Hi-Mount Boulevard (1915) Louis Nehrbass,
Clare H. Hosmer, Architect original owner
Contributing Building

This hip-roofed, 2-1/2 story, brick and stucco, L-plan, Arts and Crafts-style house was built at an estimated cost of \$7,000. Herman Behling was the mason, and John F. Fischer was the carpenter. The front elevation features a large, projecting, 3-sided bay topped with a flat roof. The square brick front porch piers are ornamented with a geometric design inlay of dressed limestone blocks. True to the Arts and Crafts style, an important part of the architectural character of the house is the contrast

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W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI

Description (continued)

between the color and texture of the brick on the first story and the stucco on the second story. The house as it stands today is in excellent condition, and it retains its original character with no apparent alterations other than a new asphalt shingle roof.

Louis Nehrbass moved into the house by 1916 and stayed there until the mid-1940s, according to city directories. He was the owner of Louis Nehrbass Shoes at 1117-19 N. 3rd Street.

1751 N. Hi-Mount Boulevard
Gustav Dick, architect
Contributing building

Alfred H. Steinman,
original owner

The Alfred H. Steinman house, designed in an eclectic combination of Period Revival and early twentieth century architectural styles, is a 2-story, brick, L-plan, hip-roofed house topped with a terra cotta tile roof. Although no one particular architectural style is dominant, the house is trimmed with extensive, limestone trim around the window and door openings. The most outstanding architectural feature of the house is a splendid, Renaissance style door surround framing the main entrance on the side elevation which faces south. In contrast to its Neoclassical details, the house features widely overhanging eaves that echo the Prairie School style house built in 1915 next door at 1759 N. Hi-Mount Boulevard for Steinman's brother-in-law, William A. Gettelman. The L-shaped plan of the house and a small wrought iron decorative balcony on the main elevation are features typical of the Mediterranean Revival style.

The Steinman house is a good example of the architectural experimentation that was common during the early twentieth century as architects tried to develop a uniquely American style of architecture. The Steinman house is in excellent condition, and there have been no visible alterations to the public elevations of the building.

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**W. Washington/N. Hi-Mount Boulevards Historic District
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Description (continued)

Alfred Steinman was the oldest son of Henry J. Steinman, who founded a widely known lumber business in Milwaukee. Alfred Steinman was the vice-president and treasurer of the firm and, after his father died in 1931, he became the president. Before moving to Hi-Mount Boulevard, Alfred Steinman lived for many years next to his father's lumberyard at 1235 N. 35th Street. There was also a second yard on Milwaukee's South Side at S. 13th and W. Bruce Streets. Both yards have been demolished. Alfred Steinman died at the age of 81 on Jan. 11, 1958 at his Hi-Mount Boulevard house.³

1756 N. Hi-Mount Boulevard (1915)
Gustav Dick, architect
Contributing building

William P. Bergs,
original owner

This 2-1/2 story, L-plan, combination gable and hip roofed, Arts and Crafts style, brick and stucco house was built for about \$6,000 by the contracting firm of Schmidt and Fehst. The most prominent feature of the main elevation facing N. Hi-Mount Boulevard is a large brick porch topped with a second story walkout deck and a brick parapet wall trimmed with a limestone coping. The front corner of the porch features an unusual, large, battered brick buttress capped with a Gothic style beveled limestone block. The house is in excellent condition today, although the first story brick veneer has been painted white, giving the house a uniform color, and a modern ornamental steel railing has been installed on the flat roof of the small projecting front bay. The original owner was William P. Bergs, a manufacturer's agent, who lived there through the mid-1950s.

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W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI

Description (continued)

1759 N. Hi-Mount Boulevard (1915)
R. Messmer & Brothers,
architects
Contributing building

William A.
Gettelman,
original owner

An excellent example of Prairie School style architecture, the William A. Gettelman residence is essentially a 2-story, brick, hip-roofed block with a square, 1-story, projecting, hip-roofed porch that shelters the main entry. A long, low-slung brick knee wall capped with dressed limestone encloses a concrete deck that extends across the front elevation from the covered porch. The Gettelman house has the unmistakable massing of Prairie School architecture and features extraordinarily wide, overhanging eaves, battered brick walls, and a small, flat, projecting, so-called "shelf-roof" over a band of windows on the front elevation. A prominent limestone belt course at the sill level of the second story windows is another hallmark of the Prairie School style, and it echoes the long limestone cap on the wall around the porch deck.

The use of wide, flat, unornamented fascia boards on the eaves is another example of the emphasis on horizontal lines. The house is fitted with built-in rain gutters that are made to be invisible from the ground and thus allow full view of the fascia. The house is topped with a terra cotta, flat shingle, tile roof that is trimmed with an unusual, Prairie School design ridge cap composed of a series of small projecting rectangular tines.

The Gettelman house today is in excellent condition and appears to retain all of its original features. The house is particularly significant because good examples of Prairie School residential design are relatively rare even though many architects in the Midwest during the early twentieth century worked briefly in the Prairie School style. The architectural firm of R. Messmer and Brothers, which designed the Gettelman house, was not necessarily known for its Prairie School designs, but the firm showed a competent grasp of the style in its design for the Gettelman house.

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Description (continued)

William A. Gettelman was the president of the Gettelman Brewing Company, which was founded by his father, Adam. William Gettelman was born in Milwaukee on October 26, 1882 at N. 44th and West State Streets, which was then in the town of Wauwatosa. That area today is known as the "Miller Valley" and is the site of the sprawling Miller Brewing Company plant. In 1912 William Gettelman was listed as living at 3405 W. Lisbon Avenue, and by 1915 he had moved to 1727 N. 34th Street, which was an area of comfortable, middle-class Victorian homes. The 1916 city directory lists Gettelman living at 1759 N. Hi-Mount Boulevard for the first time. At that time, he was the vice-president of the Gettelman Brewing Company. Gettelman had extensive business interests and, in addition to the brewery, he was vice-president of the West Side Bank, and treasurer of the A.B.C. Oil Burner Company, which was founded in 1893. He was also treasurer of the Federal Asbestos Company. Gettelman was an avid outdoorsman, and he owned a summer home in Pewaukee, Wisconsin, about 30 miles west of Milwaukee. Gettelman lived in the Hi-Mount Boulevard house through the 1930s.⁴

1802 N. Hi-Mount Boulevard (1915)
Augustin Wiskocil, architect
Contributing building

Herman A. Zeitz,
original owner

The original stucco veneer of this 2-1/2-story, Arts and Crafts style house was removed in 1941 and replaced with wide, wood shingle siding. The front-gabled dwelling features a hip-roofed porch sheltering the main entrance on the side elevation facing south. William Nold was the carpenter, and August Buchholz was the mason contractor for the house, which cost an estimated \$4,500 to build. Despite the exterior alteration, the house, which is a contributing building, appears to retain its other original features such as six-over-one, double-hung sash, bracketed eaves, and jigsawed porch balusters.

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Description (continued)

Herman A. Zeitz, whose occupation was listed as musical director and music teacher over the years, lived in the house between 1916 and 1934. He moved there from an older neighborhood on Milwaukee's North Side at 2312 N. Booth Street. In 1935 Henry J. Steinman, Jr. moved into the house along with his widowed mother, Johanna. Steinman's father, Henry J., was the founder of Milwaukee's Steinman Lumber Company, and Henry, Jr. was the treasurer of the firm when he moved to the Hi-Mount Boulevard house. It was Steinman who had the original stucco replaced in 1941 with the wide, wooden shingle siding.

1809 N. Hi-Mount Boulevard (1915)
Alexander Eschweiler, architect
Contributing building

Arthur Davidson,
original owner

The Arthur Davidson house, built at an estimated cost of \$10,000, is a large, symmetrically composed, 2-1/2 story, side-gabled, red brick Colonial Revival style house trimmed with ornamental brickwork and topped with a gray slate roof. The Davidson house is an imposing building that features subtle but elegant, high quality details. The house is in excellent condition today, and there have been no changes to the building, which is a testament to both the quality of the original construction and careful maintenance the house has received over the years.

Arthur Davidson was the vice-president and sales manager of the Harley-Davidson Motor Cycle Manufacturing Company. He was one of three Davidson brothers who worked in the firm. Davidson lived in the vicinity of the large, West Side motorcycle plant before moving to Hi-Mount Boulevard where he stayed through the mid-1940s. In 1907, the city directory listed Davidson's address as 1037 N. 38th Street and his occupation was treasurer of the Harley Davidson Company. By 1911, he moved about two blocks to the northeast to 1150 N. 37th Street, and his job title had changed to vice-president and sales manager of the company. Davidson moved again

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Description (continued)

in 1912 to a house about two blocks east of the plant at 3602 W. Juneau Avenue where he stayed until his new Hi-Mount Boulevard house was ready in 1916.

1810 N. Hi-Mount Boulevard (1916)
Architect unknown
Contributing building

John F. Fischer,
original owner

The John F. Fischer house is a large, 2-story, side-gabled, brick, symmetrically composed Georgian Revival style house trimmed with extensive ornamental woodwork. The principal feature of the main elevation facing N. Hi-Mount Boulevard is a central, flat-roofed, wooden porch capped with an ornamental, turned wooden balustrade. The porch is flanked by brick and concrete terraces that are enclosed with a turned wooden balustrade. Beginning at the eaves lines above the porch, a segmentally-arched Colonial style pediment projects from the roofline. The soffits are trimmed with large, rectangular, boxed brackets. The Fischer house is a stately, well-preserved example of Colonial Revival style architecture, and it is a contributing building to the district.

John F. Fischer was a carpenter/contractor, and his firm built the house, according to the building permit. Before moving to N. Hi-Mount Boulevard in 1917, Fischer lived in a working-class neighborhood at 2048 N. 28th Street on Milwaukee's North Side. In 1922 Fischer swapped houses with Arthur Rheineck, who lived two doors to the north at 1822 N. Hi-Mount Boulevard. Rheineck subsequently lived in the former Fischer house for about three years. In 1926 Monroe E. Porth bought the house and lived there through the late 1940s.

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**W. Washington/N. Hi-Mount Boulevards Historic District
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Description (continued)

1817 N. Hi-Mount Boulevard (1913)
Gustav Dick, architect
Contributing building

August E. Braun,
original owner

The Arts and Crafts style house built in 1913 for August E. Braun is a large, 2-1/2 story, sienna brick and wood shingle, L-plan dwelling topped with a jerkinhead roof that is sheathed with cement asbestos shingles. The first story walls are veneered with high quality pressed brick laid with narrow mortar joints in a running band, and the second story and attic walls are sheathed with square-butt wood shingles that are accented with a deep shadow line on every third course by a method of shingling called double coursing.

The house is trimmed with the bold wooden details that are the hallmarks of the Arts and Crafts style, such as massive, flat, barge boards on the gable ends, shaped rafter tails beneath all the overhangs, and flower boxes beneath the second and third story windows on the main elevation supported on brackets.

The house is in excellent condition, and there have been no apparent changes to any of the public elevations. The gutters are apparently made of copper and are original to the house as are the cement asbestos roof shingles.

August E. Braun, the original owner, was born in Milwaukee on October 22, 1879 to German immigrant parents, August and Helen. Braun attended Milwaukee public schools and graduated from West Division High School, and then went on to complete a degree in law from the University of Wisconsin in 1902. He returned to Milwaukee to start a law practice after graduation. In 1906 he began a law partnership with his older brother, Ernest. In 1912, the same year the permit was granted for his new house on N. Hi-Mount Boulevard, August Braun was appointed a civil court judge in Milwaukee County, branch four. He also married Ethel M. Neilson on May 14th of 1912. In 1920, when the house was eight years old, August Braun sold it

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Description (continued)

to William J. Herrmann and moved down the block to 1715 N. Hi-Mount Boulevard. Herrmann, lived in the house until about 1940; he was the secretary, treasurer and manager of the E. A. Bauer Company, a wholesale paper firm.⁵

1818 N. Hi-Mount Boulevard (1914)
Gustav Dick, architect
Contributing building

John H. Fiebing,
original owner

The John H. Fiebing house built in 1914 is a 2-1/2 story, symmetrically composed, red brick, rectangular plan, Colonial Revival style building. The house derives its principal architectural character from the central front portico with its barrel vaulted ceiling. Six-over-one sash fenestrate the first and second stories. The house, according to permit records, was designed for Fiebing, who was 49 years old at the time. The house today is in excellent condition, retaining all of its original character, although the original roofing material has been replaced with modern architectural grade asphalt shingles.

John Fiebing, the owner of a chemical company bearing his own name, was born in Milwaukee on July 15, 1865 to German-born parents, Otto and Bella. Fiebing was educated in Milwaukee's public schools through high school, and went to college in Germany from 1881 to 1887 where he earned a degree from the Department of Chemistry at the University of Hanover. While in Germany in 1887, Fiebing married Marie Thiele, a German native, and they returned to Milwaukee later that year. Fiebing immediately went to work for the Pfister and Vogel Leather Company in their chemical department, and he left ten years later to establish his own chemical manufacturing business in 1897 that catered specifically to the needs of the tanning industry. Although his chemical plant was located on the city's Near South Side at 510 S. 2nd Street, he lived on the city's North Side in a modest, predominantly German, working-class neighborhood at 1916 N. 28th Street before moving to

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Description (continued)

N. Hi-Mount Boulevard in 1917. The Fiebing Company is still in business today at 516 S. 2nd Street. Fiebing and his wife had four children. His daughter, Bella, married Arnold F. Meyer, a successful contractor, who built a home for his family at 1833 N. Hi-Mount Boulevard in 1912, which is across the street from the Fiebing house.⁶

1822 N. Hi-Mount Boulevard
Architect unknown
Contributing building

Arthur F. Rheineck,
original owner

The Arthur F. Rheineck house is a 2-1/2 story, red brick, L-plan, gambrel-roofed, Dutch Colonial Revival style house that features extensive wooden trim. The front elevation facing N. Hi-Mount Boulevard features a projecting, pavilion-like, 1-story sunroom that is trimmed with flat wooden pilasters and a Georgian Revival-style gable pediment. The main entry is framed by a pair of Doric-style wooden columns capped with a Neoclassical style entablature that is, in turn, surmounted by a flat, projecting cornice molding. All the overhangs on the house are trimmed with large, rectangular box brackets.

The house is a fine example of Colonial Revival residential design that became increasingly popular after the turn-of-the-century. The house, which is a contributing building, is in excellent condition, and there have been no visible alterations except for the replacement of the original roof shingles.

Arthur F. Rheineck was a Milwaukee physician who, before moving to Hi-Mount Boulevard, had lived and practiced medicine on the city's Near North Side at 1612 W. Center Street. He moved his office in 1916 downtown to 221 Grand Avenue (now Wisconsin Avenue), but continued to live at 1612 W. Center Street for another year, and then moved to 1822 N. Hi-Mount Boulevard in 1917, according to the city directory.

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Description (continued)

In 1922, Rheineck apparently swapped houses with John F. Fischer, a carpenter-contractor who lived two doors to the south at 1810 N. Hi-Mount Boulevard. Fischer lived in the former Rheineck house until 1927 when it was bought by Carl Steinman, the younger brother of Alfred H. Steinman, who lived at 1751 N. Hi-Mount Boulevard.

1825 N. Hi-Mount Boulevard (1912)
Architect unknown
Contributing building

Edwin G. Keller/
Herman O. Brumder,
first two owners

Built at an estimated cost of \$6,000, the Edwin G. Keller/Herman O. Brumder house is a large, 2-story, hip-roofed Roman brick, Craftsman style house with a large, square hip-roofed front porch supported by large, stuccoed piers. The eaves are trimmed with decoratively sawn wooden rafter tails, and the hip roof has a bell-cast at the eaves.

The Keller/Brumder house is in excellent condition, and there have been no alterations to the public elevations of the house, although a rear addition costing \$1,000 was built in 1915. This house was one of three to be built during the first year of construction on the boulevard in 1912.

The house was built for Edwin G. Keller, whose fortunes seemed to rise and fall very quickly. After living in the house for only one year, Keller sold it to Herman O. Brumder and moved to a modest flat about two blocks east in the 1800 block of N. 48th Street. Keller, according to the city directory, had been a clerk at the Concordia Fire Insurance Company between 1907 and 1913. In 1910, he lived in an older North Side neighborhood at 1810 W. Galena Street, but moved by 1911 to 1336 N. 24th Street, which is in a neighborhood of working-class frame houses. By 1914, when Keller lived in the Hi-Mount Boulevard house, his occupation had changed to the president of Snow White Laundry. By 1915, however, when he

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Description (continued)

had moved out of the Hi-Mount Boulevard house, his occupation had changed to vice-president of the Alex G. Goethel Sheet Metal Works. Herman O. Brumder, who bought the house and lived there until about 1924, was the business manager of the Germania Herold Association, a large, German language publishing firm located in downtown Milwaukee that is no longer in business.

1830 N. Hi-Mount Boulevard (1922)
Gustav A. Dick and Alex H. Bauer,
architects
Contributing building

Edwin O. Schmitt,
original owner

The Prairie-style influenced residence built for Edwin O. Schmitt is a large, rectangular, 2-1/2 story, brick, symmetrically-composed, hip-roofed house with a large, hip-roofed central front porch that features square brick piers. The house is topped with a green, terra cotta, flat shingle tile roof, and the eaves are trimmed with decoratively-sawn wooden rafter tails. The original estimated construction cost was \$11,000. Dick and Bauer, the architects, also served as the builders and general contractors. The house is in excellent condition, although the attic windows in the front dormer facing N. Hi-Mount Boulevard have recently been replaced with modern window units.

The house is not a pure example of Prairie School style architecture, but it is representative of the strong influence the style had on the design of many fine residences built in the Midwest between about 1905 and 1920. The battered brick front walls, overall massing, simple detailing, and hip roof are all hallmarks of the Prairie School style.

Edwin O. Schmitt was a Milwaukee plumbing contractor whose offices were located at 629 E. Ogden Avenue. Prior to 1923 when he moved to N. Hi-Mount Boulevard, Schmitt and his wife, Irma, lived in a late nineteenth century, upper middle-class neighborhood on

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Description (continued)

the city's North Side at 2509 N. 1st Street. The Schmitts lived on N. Hi-Mount Boulevard through the mid-1950s.

1833 N. Hi-Mount Boulevard (1912)
Alexander Eschweiler, architect
Contributing building

Arnold F. Meyer,
original owner

This 2-1/2 story, side gabled, brick and stucco, Arts and Crafts style house topped with a bright red terra cotta shingle tile roof was built for and by a contractor, Arnold F. Meyer. The main elevation facing N. Hi-Mount Boulevard features battered brick walls on the first story, a fine, segmentally-arched leaded glass entry, and six-over-one double hung windows. The original permit date, October 26, 1912, indicates that the Meyer house was the second residence constructed on N. Hi-Mount Boulevard and one of only three constructed in 1912, which was the first year of development. Today, the house is in excellent condition and shows pride in ownership. There have been no exterior alterations.

Arnold F. Meyer was the president and treasurer of his firm, the Meyer Construction Company. In 1908, he lived in a large, Queen Anne style mansion at 3107 W. Wisconsin Avenue, which was his family home. By 1912, he had moved to 1514 N. 39th Street, and the 1913 city directory lists him as living in his new N. Hi-Mount Boulevard house. Meyer was the father-in-law of Eugene Biersach, whose 1913 vintage house at 2005 N. Hi-Mount Boulevard was built by the Meyer Construction Company. Meyer had moved from the boulevard by 1923 when the house was sold to William G. Koch, who was the president of the Milwaukee Label and Seal Company. He lived there through the late 1940s with his wife, Irma.

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Description (continued)

1836 N. Hi-Mount Boulevard (1922) Paul E. Apel,
Gustav Dick and Alex Bauer, architects original owner
Contributing building

The Paul E. Apel house, built at an original estimated cost of \$11,000, is a 2-1/2 story, symmetrically composed, brick, hip-roofed Colonial Revival style house with a central, hip-roofed front porch trimmed with brick piers and two Doric style wooden columns. The architects, Gustav Dick and Alex Bauer, are also listed as the general contractors. E. O. Schmitt, who built a home next door at 1839 N. Hi-Mount Boulevard, was listed as the plumbing contractor, according to the original permit. The Apel house is in very good condition, and the only apparent alteration is the replacement of an original, small, central grouping of windows on the second story of the main elevation with a modern window unit.

Paul E. Apel, the original owner, was the secretary-treasurer of the William Grossman Company, a downtown Milwaukee store that sold coffees, teas, spices, and the "Bright Spot" and "Arena" brands of coffee roasters. Apel and his wife, Olga, lived in the house at least through the late 1940s. Before moving to N. Hi-Mount Boulevard in 1923, Apel had lived in a late nineteenth century neighborhood of fine, merchant-class houses at 2450 N. 2nd Street on the city's North Side.⁷

1837 N. Hi-Mount Boulevard (1916) Oscar Gallun,
Gustav Dick, architect original owner
Contributing building

The 2-1/2 story, hip-roofed, symmetrically composed, brick, Georgian Revival style house built for Oscar Gallun is topped with a slate roof and trimmed with ornamental brickwork and carved limestone. The central entry on the main elevation facing N. Hi-Mount Boulevard is framed by a pair of limestone Ionic columns that support a segmentally-arched limestone pediment. This door

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Description (continued)

surround is probably the most impressive of its kind in the district. The corners of the building are ornamented with brick quoins, and ornamental iron balconets are located beneath the sills of the two large double hung windows on the first story of the main elevation. The Gallun house is in excellent condition, and there have been no apparent exterior alterations.

Oscar Gallun was a member of a large, successful family that owned several tanneries in Milwaukee. For many years, Gallun worked as the superintendent of the Trostel Tanning Company in Milwaukee. Gallun lived at 833 N. 14th Street before moving to N. Hi-Mount Boulevard in 1917. He lived in the house for more than 62 years before finally leaving in 1979, giving him the distinction of living longer on the boulevard than any other of the original owners.

1902 N. Hi-Mount Boulevard (1919)
Architect unknown
Contributing building

Charles Sommerfield,
original owner

An outstanding example of an English Tudor-influenced bungalow, this very large, 1-1/2 story, brick, irregular plan, multi-gabled house was built by and for Charles F. Sommerfield, a carpenter/contractor. August Grosjean was the mason contractor for the house, which was estimated to cost \$12,000. The most outstanding architectural feature of the building is the impressive roofline that consists of four roof types including the jerkinhead, front gable, hip roof, and a shed roof dormer. Today, the house is in excellent condition and retains its original character. It is noteworthy for its unique design.

Charles Sommerfield, a successful carpenter/contractor, moved here from 1728 N. Hi-Mount Boulevard in 1920. This is one of three houses that Sommerfield built and lived in on N. Hi-Mount Boulevard. In 1928, Sommerfield moved again to the house next door at 1910 N. Hi-Mount Boulevard that he began building in 1925.

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Description (continued)

Frank Stockhausen, the secretary/treasurer of the Western Grip and Trunk Company, bought 1902 N. Hi-Mount Boulevard in 1928 and lived there until he died at the age of 64 on February 18, 1932.⁸ His widow, Elizabeth, lived there until 1934 or 1935 and then moved to River Hills.

1910 N. Hi-Mount Boulevard (1925)
Architect unknown
Contributing building

Charles F.
Sommerfield,
original owner

This fine, Tudor Revival style, 2-story, limestone and brick house has the distinction of being the last to be constructed in the N. Hi-Mount Boulevard portion of the historic district. The carpenter/contractor who built the house, Charles F. Sommerfield, lived there beginning about 1928. The original estimated cost was \$9,000. The house has a picturesque, cottage-like quality that was very fashionable during the 1920s, and the veneer of rough-shaped random rubble limestone is an integral part of the architectural character of the building. The house is in very good condition, and there have been no visible alterations to the building other than the installation of a newer asphalt shingle roof.

Charles Sommerfield began building the house in 1925, but according to the city directory, the house was vacant during 1926 and 1927. Sommerfield may have built the house on speculation and was then unable to sell it. Consequently, he moved into the house in 1928 and sold his rambling Tudor style bungalow next door to Frank Stockhausen. Sommerfield lived at 1910 N. Hi-Mount Boulevard for more than twenty years until he died in the late 1940s. His widow, Esther M., continued to live in the house through the early 1950s.

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Description (continued)

1911 N. Hi-Mount Boulevard (1915)
Gustav Dick, architect
Contributing building

John G. Reuteman,
original owner

A fine example of Period Revival architecture, the John Reuteman house is a large, red-brick, 2-1/2 story, side gabled, symmetrically composed Georgian Revival style residence that features a central Tuscan-style front gabled porch. The house is trimmed with extensive millwork, and the roof is sheathed with green slate. The house is in very good condition and retains all of its original character, although a small, 4 by 8 ft. rear addition was constructed in 1956. The house is sited on an impressive, bermed corner lot that is the second largest in the Hi-Mount subdivision measuring 105 by 162 ft. The house features built-in copper rain gutters that allow full view of the crown molding on the fascia boards. The eaves and overhangs are trimmed with rectangular modillions.

John G. Reuteman, the first owner, was the secretary and treasurer of the real estate firm of Dick and Reuteman. He was a native of Zurich, Switzerland and was born on November 18, 1872. His father, Ulrich, came alone to Milwaukee in 1873 to work in the cooperage business, and two years later he brought his wife, Elizabeth, and their children to Milwaukee from Switzerland. John Reuteman quit school at age 15 and went to work as an office boy in the law firm of Ludwig and Fehr. Two years later he became a bookkeeper for the real estate firm of Richter, Schubert and Dick. Reuteman worked his way up in the firm, becoming a partner in 1914. Subsequently the company name was changed to Richter, Dick and Reuteman. In November of 1918 when Reuteman advanced to the position of secretary-treasurer, the business name was changed to Dick and Reuteman. By the early 1930s the firm was considered to be the oldest and largest real estate company in Milwaukee.⁹

Between 1898 and 1914 Reuteman and his wife, Clara, lived at 1934 N. 34th Street in a middle-class neighborhood. He moved to

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Description (continued)

1908 N. 49th Street in 1915 and moved again in 1916 to his large N. Hi-Mount Boulevard house. In late 1919 or early 1920, Reuteman sold the house to Gustave J. Sengbusch, the president-treasurer of the Sengbusch Self-Closing Inkstand Company. Reuteman subsequently moved about one block east to a much more modest house at 2003 N. 49th Street.

1918 N. Hi-Mount Boulevard (1915)
Bernhard Donath, designer
Contributing building

Original occupant,
unknown

Another of the distinctive Craftsman bungalows on N. Hi-Mount Boulevard, this 1-1/2 story, side-gabled, stuccoed house is topped with so-called "giant" cement asbestos shingles. The original estimated cost was \$6,000, and Bernhard Donath, the carpenter/contractor, was also the designer. This is one of the rare, carpenter-designed homes in the Hi-Mount Boulevard portion of the historic district. The front elevation facing N. Hi-Mount Boulevard features a deeply recessed porch behind large, thick stuccoed columns. An unusually long shed-roofed dormer fenestrated with a bank of eight double hung windows projects from the roof. The house is in excellent condition and retains all of its original character with no visible alterations to any of the public elevations. According to present research, the earliest known occupant of the house was Albert Lahmann, who moved there in 1920 from 1519 N. 38th Street. The original occupant, however, remains unknown.

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Description (continued)

1924 N. Hi-Mount Boulevard (1913) Bernhard A. Donath,
Bernhard A. Donath, designer original owner
Contributing building

An outstanding example of a pre-World War I, Arts and Crafts-style bungalow design, this large, 1-1/2 story, multi-gabled, irregular plan, brick house is topped with a cement asbestos tile roof. Bernhard Donath was the carpenter, designer and original occupant of this house, which cost an estimated \$4,500 to build. It is one of the few carpenter-designed houses on the N. Hi-Mount Boulevard portion of the historic district. The interesting, irregular roofline is composed of several roof types including a gable, hip, jerkinhead, and a small pent roof that shelters a projecting bay of casement windows on the first story of the main elevation. The house is in excellent condition and retains all of its original character.

Bernhard A. Donath previously lived in a house he built at 1933 N. Hi-Mount Boulevard, but he moved to 1924 N. Hi-Mount Boulevard in 1914. He and his wife, Aurelia, lived there through 1921, but their names disappear from the city directory after that. In 1922 the city directory lists Edmund H. Paul, the vice-president and secretary of the Charles Abresch Company as the new occupant, and he lived there through the mid-1930s. Shortly after Paul moved in, his boss the president of the Charles Abresch Company, Louis Schneller, moved to 1720 N. Hi-Mount Boulevard in 1923.

1925 N. Hi-Mount Boulevard (1912-13) Oscar F. Hiemke,
Gustav Dick, architect original owner
Contributing building

The Oscar F. Hiemke house is a 1-1/2 story, Roman brick, side-gabled Prairie School style bungalow topped with a red shingle tile roof. Spanning the entire width of the main elevation facing N. Hi-Mount Boulevard is a projecting, flat-roofed porch framed by

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Description (continued)

thick, square brick piers and a central, segmental-arched portal that frames the main entrance. A central, flat-roof dormer fenestrated with four grouped windows projects from the roof, and a massive 3-flue chimney stack capped with round clay tops projects from each gabled end. The elongated, tan, Roman style brick laid in a running bond with narrow mortar joints is a distinctive feature and common to many fine Prairie School style houses in Milwaukee.

The house, which is a contributing building, is in very good condition and retains its original architectural character, although the front porch has been enclosed with wooden double-leaf storm doors and large wooden storm windows.

Oscar F. Hiemke was the secretary-treasurer of the American Appraisal Company in Milwaukee, a firm which is still in business today. Before moving to N. Hi-Mount Boulevard, Hiemke lived on the city's West Side at 2035 N. 39th Street. The city directory lists him for the first time at 1925 N. Hi-Mount Boulevard in 1913. Hiemke had left the house by 1920 and moved to N. 14th Street and W. Wisconsin Avenue. By 1921 George H. Miller, owner of a contractors' equipment firm bearing his name, apparently became the second owner of the house.

1930 N. Hi-Mount Boulevard (1913)
Fred Graf, architect
Contributing building

Joseph Gross,
original owner

A very pleasing, architect-designed bungalow, this 1-1/2 story, front-gabled, stucco and brick dwelling, features a large, L-shaped front porch topped with a combination jerkinhead gable/hip roof. A. Guetzkow was the builder, according to the permit, and the original cost was estimated to be \$6,000. The house is an excellent complement to the other up-scale bungalows found on N. Hi-Mount Boulevard. The building is in excellent condition, well-

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Description (continued)

maintained, and has no visible alterations. The original owner, Joseph Gross, lived in the house until the mid-1930s.

1933 N. Hi-Mount Boulevard (1912)	Bernhard Donath
Edward Kozick, architect	and Frederick Style,
contributing building	original owners

Built at an estimated cost of \$4,000, the Bernhard Donath/Frederick M. Style house has the distinction of being the first known residence that was constructed on N. Hi-Mount Boulevard. The original permit is dated August 8, 1912. It was one of three houses built on the boulevard during that year. The large, 2-1/2 story, side-gabled, brick and wood shingle, Craftsman style house features a front-gabled porch with boxed posts and other millwork designed in an imitation of timber-frame construction. The concrete terrace that flanks the front porch is enclosed with thick, turned limestone balusters topped with a dressed limestone top rail. The brown brick first story walls are laid in a running bond with narrow, flush mortar joints. H. Behling was the mason contractor. The second story and attic gables are sheathed with wooden shingles that were installed in a double thickness every fourth course in order to create a series of deep shadow lines that add to the architectural character. The house is in very good condition, and there are no apparent exterior alterations. The roof is now sheathed with modern, quality, architectural-grade asphalt shingles.

Bernhard A. Donath, who was a carpenter, apparently built the house on speculation, but lived there about a year before selling to Frederick M. Style. Donath moved frequently during the early twentieth century, usually between houses he had constructed. In 1908 he lived on a street of fine, late nineteenth century homes at 3211 W. McKinley Boulevard. By 1912 he moved to the 1900 block of N. 49th Street, and the 1913 city directory lists him for the first time living at 1933 N. Hi-Mount Boulevard. He sold the house a

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Description (continued)

year later to Frederick M. Style and moved to another house he built in 1913 at 1924 N. Hi-Mount Boulevard and lived there through 1921. His name disappears from the city directory after that.

Frederick M. Style, who was in his late 50s when he moved to 1933 N. Hi-Mount Boulevard in 1914 had previously lived for many years on the city's North Side at 204 W. Wright Street. Style's name first appears in the 1904 city directory, but, curiously, his occupation was never listed. Frederick Style lived on N. Hi-Mount Boulevard until he died on July 22, 1930 at the age of 73. His widow, Caroline, lived in the house through 1933, but in 1934 Ewald Muehlmeier was listed in the city directory as the new occupant.

2004 N. Hi-Mount Boulevard (1917)
Charles Keller, architect
Contributing building

Frank J. Lenicheck,
original owner

Built at an estimated cost of \$9,000, the Frank J. Lenicheck house is a 2-1/2 story, brick and stucco, side-gabled, Craftsman style house. The fascias on the gable ends are trimmed with extraordinarily wide, flat barge boards with decoratively sawn tails. The house is a contributing building and retains its original character although the central front porch has been enclosed with windows and a new door that have been painted dark brown.

Frank J. Lenicheck was a Milwaukee lawyer who lived on the city's Near North Side at 1316 W. Lloyd Street before moving to N. Hi-Mount Boulevard in 1917. His downtown office was in Suite #308 of the Caswell office building, which is located on the northwest corner of W. Wisconsin and N. Plankinton Avenues. At the time he moved into the N. Hi-Mount Boulevard house, he was a partner in the law firm of Lenicheck, Boesel and Wickhem. Lenicheck lived in the house until he died in 1937 or 1938, and his widow, Mary V., continued to live there for several years after his death.

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Description (continued)

2005 N. Hi-Mount Boulevard (1913)
Gustav Dick, architect
Contributing building

Eugene Biersach,
original owner

The Eugene Biersach house, built in 1913, is essentially a stuccoed, Prairie School style, 2-story, hip-roofed block featuring battered walls and a central, square, 1-story front porch with flanking open concrete terraces that are enclosed with ornamental iron railings. All the exterior walls are made of load-bearing terra cotta which is, in turn, covered on the exterior with stucco that has relatively little surface texture.

While not a pure example of the Prairie School style, the house nevertheless is recognizable as one of the hip-roofed Prairie-influenced houses that were widely favored by Midwestern architects during the first two decades of the early twentieth century. The central front porch is trimmed with unusual Neoclassical sheet metal ornament along the lip of the built-in gutter. This detail, although clearly not associated with the Prairie School style, may have been added by the original owner, Eugene Biersach, who might have wanted to showcase some of the craftsmanship of his widely-known architectural sheet metal business.

The roof material is a high quality, red, terra cotta flat shingle tile that casts deep shadow line. The Biersach house is a good example of a fine, early twentieth century residence built with an emphasis on architectural beauty through the use of natural, unornamented building materials. In all likelihood, Biersach had his company do all of the sheet metal work on the house. Outstanding sheet metal craftsmanship is evident in the built-in roof gutter system which appears to be functioning perfectly after 80 years of service.

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Description (continued)

There have been no exterior changes to the Biersach house, and it has been superbly maintained over the years. Part of its excellent state of preservation is due to the fact that Eugene Biersach lived there for more than 50 years until his death during the mid-1960s. Biersach's many years of residency on the boulevard were unmatched by any of the other original N. Hi-Mount Boulevard buyers except for Oscar Gallun, who lived for more than 60 years at 1839 N. Hi-Mount Boulevard.

Eugene Biersach was the son of Louis D. Biersach, who co-founded the roofing and sheet metal firm of Biersach and Niedermeyer in 1871. Louis Biersach was a German immigrant who was born in Fuerstenwalde, Germany in 1845. He came to Milwaukee in 1869 and was married in 1875. Eugene, his son, eventually became vice-president of the Biersach and Niedermeyer Company. Like many of his neighbors on N. Hi-Mount Boulevard, Eugene Biersach was a move-up buyer from the city's older, West Side, predominantly German neighborhoods. In 1912 Biersach was living at 1440 N. 40th Street, and a year later he relocated to 1013 N. 33rd Street before moving to 2005 N. Hi-Mount Boulevard in 1914, which would be his home for the next 50 years.

The Biersach and Niedermeyer Company was initially located on Market Square, which is at the corner of N. Water and East Wells Street, but the firm quickly expanded and moved to the southeast corner of E. Wells Street and N. Broadway. In 1886 the firm made its second move to 820 N. 5th Street, and after 44 years at that address another relocation was made in 1930 to 1937 N. Hubbard Street. In addition to architectural sheet metal and roofing, the company expanded into the manufacture of fireproof windows and doors for industry. The Biersach and Niedermeyer Company still exists today, although the firm has discontinued architectural sheet metal work and now manufactures sirens for government and industry. The company offices are now in Mequon, which is a northern suburb of Milwaukee.¹⁰

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Description (continued)

2010 N. Hi-Mount Boulevard (1920)
Liebert and Liebert, architects
Contributing building

Albert Speich,
original owner

The Albert Speich house is an unusual, 1-1/2 story, side-gabled, brick, period revival, Mediterranean Revival-influenced house trimmed extensively with carved and dressed limestone and topped with a red, terra cotta shingle, tile roof. The architects Eugene Liebert and his son specialized in designing American adaptations of continental architectural styles primarily for clients of German descent. The house is an excellent and rare example of the adaptation of period revival design to a new building type, the bungalow. The house, which is in exceptionally good condition, retains all of its original character, and there have been no alterations to the public elevations of the house with the exception of the installation of a modern, jalousie-type storm door on the main entrance facing N. Hi-Mount Boulevard.

Albert Speich, the original owner, was president of the Speich Stove Repair Company. He was born on September 25, 1860, and his parents, Joachim and Marianna (Stocker), were natives of Switzerland who came to Milwaukee in their youth.¹¹

2013 N. Hi-Mount Boulevard (1913)
Gustav Dick, architect
Contributing building

William C. Seefeld,
original owner

This large, 2-1/2 story, hipped-roof, brick and stucco, American Foursquare-style house was built for William Charles Seefeld in 1913 and is an upscale version of the more common working-class Foursquare-style houses that were popular in America during the first two decades of the twentieth century. Foursquare style architecture was part of a larger movement toward simplified rectilinear domestic design. The Seefeld house has many characteristic Foursquare features, such as a nearly square plan,

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Description (continued)

a hip roof topped with a central dormer, and widely overhanging eaves. The front porch is an essential component of the Foursquare style, and the principal architectural feature of the Seefeld house is a deep, flat-roofed front porch that spans the full width of the front elevation. The porch is trimmed with a paneled and stuccoed frieze beneath the widely overhanging eaves, which is a treatment reminiscent of Prairie School style architecture. True to the Foursquare style, the Seefeld house is basically devoid of overt stylistic details, and, instead, its very pleasing overall architectural character is the result of a harmonious blend of its brick and textured stuccoed walls complemented by dressed limestone sills, molded limestone porch column capitals, and wide, flat wooden trim boards around the windows, doors and on the dormer gable.

There have been virtually no alterations to the exterior of this well-maintained home since it was built except for replacement of the original roof covering with modern asphalt shingles.

William Charles Seefeld was a Milwaukee attorney who graduated from the University of Michigan in 1902 with a Bachelor of Law degree. He was born on February 28, 1879 in Osage, Iowa to William and Wilminia, who were both natives of Prussia, which is now northeastern Germany. After graduating from college, Seefeld traveled for two years in Germany and other European countries and then returned to America and came to Milwaukee in 1904 to establish a general law practice. Seefeld, who was reportedly a member of a German Lutheran church in the city, married Gertrude Kunath of Milwaukee on March 16, 1907. They lived in the house until the late 1930s.¹²

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Description (continued)

2016 N. Hi-Mount Boulevard (1922)
Gustav Dick, architect
Contributing building

John W. Schweisthal,
original owner

The John William Schweisthal house is a 1-1/2 story, side-gabled, rectangular plan, tapestry brick bungalow featuring a projecting 1-story, hip-roofed sun parlor that also serves as an entry vestibule on the east elevation. The Schweisthal house is an excellent example of a smaller, better-class bungalow built during the booming post-war years of the 1920s, and it is also one of the last houses to be built in the N. Hi-Mount Boulevard portion of the historic district. When compared with houses on N. Hi-Mount Boulevard designed 10 years earlier by the same architect, Gustav Dick, the Schweisthal house is a good example of Dick's ability to adapt to changing architectural tastes. Despite its modest details and size, the Schweisthal house is commensurate in quality with other fine early twentieth century residences in the district. The house has a cottage-like character primarily because of a few asymmetrical details on the main elevation that include a very tall brick chimney stack on the north end of the roof, a projecting front-gabled bay with battered brick walls, and a small, hip-roofed dormer trimmed with decorative rafter tails near the south end of the roof.

Today the exterior of the house is in excellent condition. The house retains its original rain gutters which are notched into the rafter tails, but the original roofing material has been replaced with modern asphalt shingles.

John William Schweisthal was the secretary-treasurer of the Milwaukee Shoe Company, which he helped to organize in 1915. Schweisthal was born in Cleveland, Ohio on December 26, 1878 to Joseph Schweisthal, a shoe dealer, and his wife, Angela, who were natives of Germany. John Schweisthal was educated in the parochial schools of Cleveland and the city's Edmiston Business College. At about the age of 15, he became an apprentice with the S. L. Pierce

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Manufacturing Company, a Cleveland shoe manufacturer, and eventually was promoted to foreman. In 1901 he came to Milwaukee and worked for one year as the assistant foreman of the F. Mayer Boot and Shoe Company. Between 1902 and 1909, he worked as a foreman for the Kalt-Zimmers Shoe Manufacturing Company on the city's South Side. Schweisthal left that job and Milwaukee to become a salesman between about 1910 and 1915 for the United Shoe Machinery Corporation. It is not known, according to present research, where the firm was located. Schweisthal's name appears again in the city directory in 1915 after he left the employ of United Shoe Machinery to help organize the Milwaukee Shoe Company with John Gesser and Frank Ripple on March 1, 1915. Schweisthal was made secretary of the company in 1918, and in 1919 he was promoted to secretary-treasurer. The Milwaukee Shoe Company made men's and boys' unlined work shoes for nationwide distribution, although sales were concentrated in the eastern and northwestern states. In 1919 the company began exporting shoes to Russia. The company made about 240 pairs of shoes daily in 1915, but by 1918 production output increased to 1,600 pairs, and in 1921, 1,800 pair per day were reportedly being produced daily. The original location of the plant was on N. 4th and W. Vliet Streets, but later the company purchased the former Akorn factory on N. 11th Street.

Schweisthal was married on June 4, 1901 to Marie M. Justen. Her father, Nicholas Justen, was a German immigrant and reportedly one of Milwaukee's early settlers. Schweisthal was an active member of St. Sebastian's Parish at 5400 W. Washington Boulevard and served as the chairman of the parish finance committee.

When Schweisthal moved to Milwaukee in 1901, he lived on the city's Near North Side at 1730-32 N. 4th Street. By 1907 he had moved west to 1747 N. 25th Street. His name disappears from the city directory between 1910 and 1914 when he was reportedly working for the United Shoe Machinery Company. However, in 1915 when he organized the Milwaukee Shoe Company, he was living west of the survey area in suburban Wauwatosa at N. 61st and W. Lloyd Streets.

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Description (continued)

By 1920, he had moved back to the city of Milwaukee and resided at 5033 W. North Avenue. Schweisthal is one of the very few original owners on N. Hi-Mount Boulevard to have moved there from a location west of the boulevard.¹³

Schweisthal lived in the house until 1935, and his name disappears from the city directory after that. After standing vacant for about a year, the house was occupied briefly by George J. Zinky, the president of the Zinky Realty Company in Milwaukee. However, the house was again vacant in 1938, according to the Milwaukee city directory.

2019 N. Hi-Mount Boulevard (1919)
Gustav Dick, architect
contributing building

Washington T. Werner,
original owner

The Washington T. Werner house is a large, 2-1/2 story, brick, hip-roofed, L-plan house trimmed with dressed and carved limestone, decorative wooden rafter tails, and topped with a gray slate roof. The most outstanding architectural feature of the exterior is a massive, segmental-arched front door hood trimmed with unusually large scrolled limestone console brackets. The porch hood is the type of exaggerated, romanticized detail that characterized some Mediterranean Revival style houses of the era, while other features suggest Prairie School and Craftsman influences. The Werner house, which is a contributing building in the district, retains all of its original character and is in excellent condition today.

Washington T. Werner was a successful sewer contractor who, just a few years before moving to N. Hi-Mount Boulevard, was a manufacturer of reinforced concrete sewer pipe and a jobber of general cement products. He lived in a middle-class West Side neighborhood at 1337 N. 32nd Street before moving to 2019 N. Hi-Mount Boulevard in 1920. Werner's occupation changed to "general contractor" by the 1920s. He continued living in the house through

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the early years of the Great Depression, but by 1934 the house was listed as vacant in the city directory. William J. Eisenbeiss had become the second known occupant of the house by the mid-1930s, and he lived there through the mid-1950s.

2024 N. Hi-Mount Boulevard (1919)
Charles Valentine, architect
Contributing building

Christian J. Ballman,
original owner

The Christian J. Ballman house, built in 1919, is a 1-1/2 story, side-gabled, red brick, Colonial style "sunroom" bungalow trimmed with dressed limestone sills and prominent wooden crown molding at the eaves. The main entry to the house is through a prominent, 1-story, side-gabled sunroom that projects from the south elevation. The so-called sunroom type of bungalow was popular during the teens and twenties when healthy living was equated with a house that was designed to admit plenty of sunlight and fresh air. Except for the projecting sunroom, the Ballman house is basically a side-gabled block with two projecting, symmetrical front-gabled bays that are each fenestrated with a large, round-arched window. The gables of the bay are trimmed with carefully finished cornice returns, a characteristic of the Colonial Revival style. The house features built-in gutters that allow a full view of the decorative crown moldings applied to the fascia boards. Built-in gutters are always a hallmark of better-class construction particularly because of the highly-skilled labor that was necessary to install them. The Ballman house is in excellent condition today, and it retains all of its original character, although the original cement asbestos shingles have been removed and replaced with hexagonal asphalt shingles. The original cement asbestos ridge caps, however, are still in place.

Christian J. Ballman, the original owner, was the manager of the Edward Schuster and Company department store located on the northeast corner of N. 12th and W. Vliet Streets. Ballman, at age

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Description (continued)

35, was one of the youngest original buyers on N. Hi-Mount Boulevard. Like many of the original N. Hi-Mount Boulevard buyers, Ballman's parents, Hubert and Margaret, were German immigrants. Christian Ballman was born in Chicago on July 12, 1885 and was educated in the city's public schools. His first job, which lasted about 3-1/2 years, was with a wholesale shoe distributor in Chicago. He left that job to work as a shoe salesman for three years at "The Fair," which was one of the large, early twentieth century department stores in Chicago. After a few years of job switching, Ballman returned to the "Fair" to become the buyer for the store's shoe department.

On March 13, 1914, Ballman left Chicago to work in Milwaukee as a shoe buyer for the three large, local, Edward Schuster and Company Department Stores. "Schuster's" as it was known to many Milwaukeeans was one of the most successful department stores in Milwaukee's retailing history. Ballman excelled with the Schuster Company, and on February 1, 1918 he was promoted to the manager of the firm's large flagship store at N. 12th and W. Vliet Streets. Ballman, a Roman Catholic, was married on November 25, 1908 to Otilda Mock of Chicago.¹⁴

Ballman lived on the city's Near North Side at 1530 W. Clarke Street during his early years in Milwaukee, but by 1919 he moved to a much newer neighborhood of early twentieth century bungalows and flats at 916 N. 44th Street. The 1920 Milwaukee city directory records Ballman for the first time living in his new house at 2024 N. Hi-Mount Boulevard. Ballman lived there until at least 1935, but his name disappears from the 1936 city directory, and the house was listed as vacant. John A. Fleissner, who was Milwaukee's Postmaster, moved into the house by 1937, according to the city directory, and he lived there at least through the late 1960s.

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Description (continued)

2031 N. Hi-Mount Boulevard (1916)
Gustav Dick, architect
contributing building

Joseph D. Mueller,
original owner

This Mission Revival-influenced bungalow, built in 1916 for Joseph D. Mueller, is a large, 1-1/2 story, brick, rectangular house with a jerkinhead side gable and a large, shaped front gable trimmed with limestone coping. The original slate roof is a particularly important architectural feature because it accounts for about one-half of the visible front elevation of the house. A large paneled brick chimney stack topped with round chimney pots in each of the two side-gabled ends accentuates the roof line and adds the sense of height to the otherwise low-slung bungalow form.

Unlike the majority of houses on N. Hi-Mount Boulevard, the Mueller house has undergone some exterior alterations over the years. The brick veneered walls have been painted white, and the original first story double hung windows in the projecting bay have been replaced with a large, modern picture window. A large hip-roofed sun parlor on the south elevation has been altered with modern picture windows and aluminum siding. The overall architectural character of the house, however, is basically intact.

Joseph D. Mueller, the original owner, was the president and general manager of the Hassmann and Mueller Company, which was located at 1019 N. 3rd Street. Mueller was born in Milwaukee on August 31, 1880, and his parents, Jacob and Elizabeth, were German immigrants. Joseph Mueller began his career with J. M. Grahser, a German grocer in Milwaukee. He worked there for a number of years and eventually became manager. In 1908 he began his own business with a partner, Julius Hassmann. The Hassmann and Mueller Company specialized in fine poultry, fruit and vegetables, selling to both the wholesale and retail trade. They also catered to weddings and parties, and their sales territory covered the entire state of Wisconsin, but poultry was shipped nationwide. Mueller was married on June 8, 1905 to Marie Salb. He and his family were

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members of St. Sebastian Roman Catholic Church, located a few blocks to the west at 5400 W. Washington Boulevard. At least four of his children attended the St. Sebastian parochial grade school.¹⁵

Prior to 1916, Mueller lived at 2378 N. 4th Street, about 4-1/2 miles east of N. Hi-Mount Boulevard near his store in a Victorian middle-class area. In 1916 Mueller moved to a new home one block west of N. Hi-Mount Boulevard at 1738 N. 51st Street. One year later, according to the city directory, Mueller moved to his new house at 2039 N. Hi-Mount Boulevard.

2032 N. Hi-Mount Boulevard (1919)
architect unknown
Contributing building

Henry Hunholz,
original owner

Built for an estimated cost of \$8,000, the Henry Hunholz house is a 1-1/2 story, multi-gabled, irregular plan, brick Craftsman style bungalow. Belonging to the sunroom subclassification of bungalows, the Hunholz house features a 1-story, front-gabled, sunroom/vestibule that projects from the main elevation facing N. Hi-Mount Boulevard. The interesting roofline of the house features a large, front-gabled dormer that is flanked to the south by a small, eyebrow dormer. All the overhangs are very deep and trimmed with large, distinctive, wooden box brackets. The house is in excellent, unaltered condition.

Henry Hunholz, a carpenter/contractor, built the house according to permit records and then lived there between 1920 and 1923. In 1924 the city directory listed Vincenz J. Schoenecker as the new occupant of the house.

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Description (continued)

2038 N. Hi-Mount Boulevard (1922) Edward C. Weiss,
architect unknown original owner
Contributing building

One of several smaller but custom-designed houses built late in the period of development of N. Hi-Mount Boulevard, this 1-1/2 story, multi-gabled, stucco bungalow features a tall brick chimney and wooden gable end shingling. Built by contractor Bernhard Donath, a Hi-Mount Boulevard resident, for approximately \$6,500, the house features deep, projecting eaves trimmed with Craftsman style wooden brackets and shaped rafter tails. A large, segmentally-arched window fenestrates the dormer on the front elevation facing N. Hi-Mount Boulevard.

The original owner was Edward C. Weiss, who was an owner or part owner of College Athletic Supply Company, a sporting goods retailer in Milwaukee. Weiss apparently lived in the house until at least 1952, and members of the Weiss family have owned and lived in the house through 1992. The house is in excellent condition today and shows no alterations to any of the public elevations.

2039 N. Hi-Mount Boulevard (1919) August H. Strauss,
Designer unknown original owner
Contributing building

The August H. Strauss house is a large, 1-1/2 story, symmetrically planned, hip-roofed bungalow that is clad with artificial stone veneer. The front elevation is composed of a central, round-arched entry door that is flanked to either side by two bays of segmentally-arched windows. A large, barrel-roofed dormer, which is a hallmark of better-class bungalows of the era, is centered in the roof. It is believed that the house was originally clad with cement stucco.

August H. Strauss, the original owner, lived on the city's north side at 3333 N. Green Bay Avenue before moving to his new house on Hi-Mount Boulevard in late 1919 or early 1920. During the early 1920s, he had an office in his home and worked as a real estate agent. When Strauss died in 1936 or 1937, according to the city directories, he was selling insurance. His wife, Rose,

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Description (continued)

continued to live in the house through 1948, but her name disappears from city directories after that. In 1949, Russell M. Darrow, Milwaukee attorney, moved into the house with his wife, Harriet. They had previously lived in the western suburb of Elm Grove, and Darrow worked in a downtown Milwaukee office in the Brumder Building, which is located at 135 West Wells Street.

According to building permit records, the Darrows began making minor mechanical and cosmetic changes to the house during the late 1940s and early 1950s, and it is believed that the present artificial stone exterior cladding was installed during that time, although no permit has been found to establish an exact date. In 1953 a large, 10-1/2 foot by 12 foot rear dormer was added in order to accommodate a new second story greenhouse. There have been no significant exterior alterations since that time, and the house is in very good condition.

2048 N. Hi-Mount Boulevard (1922)
architect unknown
Contributing building

Frederick W. Kappelmann,
original owner

The Frederick W. Kappelmann house, built in 1922, is an interesting Prairie School style house. The house is composed of a 2-story, rectangular, hip-roofed brick block and a rear, 1-story, flat-roofed block that features an original, basement level garage that is entered from the rear elevation. The house cost an estimated \$14,000, and the Northern Construction Company was the general contractor. From information published in the Milwaukee Daily Reporter on March 20, 1922 (p. 4) and April 22, 1922 (p. 6), the following contractors also worked on the house: O. H. Pittmer, plumbing; C. E. Bartz, plastering; William Metzker, painting; John

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Description (continued)

Graf Company, sheet metal; and Art Leitgabel, hot water heat. The Bentley Lumber Company supplied the lumber, and the Kraatz Brick Company was the vendor for the sienna-colored face brick.

In overall massing, the house is similar to many other hip-roofed Prairie School style houses of the era with deep, overhanging eaves. However, the unusual corner windows in the first and second stories are a Prairie School style feature that gives the house an architectural character that is distinctly different from the other more traditionally designed houses in the district. A Prairie School style shelf roof shelters both the entrance and a large, original picture window on the first story of the main elevation facing N. Hi-Mount Boulevard.

Dr. Frederick W. Kappelman, the original owner, was a Milwaukee physician who lived at 4718 W. Lloyd Street before moving a few blocks west to the southeast corner of W. Lloyd and N. Hi-Mount Boulevard in 1923. Kappelman died in 1925 or 1926, leaving a widow, Elsie, who lived in the house for about one year. She had moved out by 1928 when John P. Bruemmer was listed in the city directory as the new occupant.

2049 N. Hi-Mount Boulevard (1917)
Gustav Dick, architect
Contributing building

Joseph Dudenhofer,
original owner

This 2-1/2 story, red brick, side-gabled Colonial Revival style house trimmed with limestone was built at an estimated cost of \$7,000. The main elevation facing N. Hi-Mount Boulevard features a large, square, flat-roofed porch with Doric-style square columns. The side elevation facing south features a 1-story, projecting, hip-roofed sunroom. Two gabled dormers project from the roof. The house is in excellent condition, and no exterior alterations are apparent.

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Description (continued)

Joseph Dudenhoefer, the original owner, was the president and treasurer of the Joseph Dudenhoefer Company, an importer and jobber of wines and liquors. Dudenhoefer is believed to have been the only former South Sider among the original N. Hi-Mount Boulevard buyers. Prior to moving to N. Hi-Mount Boulevard, Dudenhoefer lived in the city's Walker's Point neighborhood at 1733 W. Mineral Street. According to research of building permits and city directories, Dudenhoefer apparently rented the house in 1918 and 1919 to Charles and Josephine Dreher before he moved there in 1920. Charles Dreher died at the age of 48 on April 18, 1918, and his widow eventually built a very large home in the district at 4828 W. Washington Boulevard in 1921. At least for the year 1920, the Dudenhoefer family shared the Hi-Mount Boulevard house with Josephine, who may have been a relative. Dudenhoefer lived in the house through 1924 and possibly into 1925. In 1926 a new occupant, Sol Gorenstein, who was a real estate broker, had moved in, and Dudenhoefer's name disappeared from city directories.

4701 W. Washington Boulevard (1956)
Architect unknown
Non-contributing building

Original owner
unknown

This 2-story, rectangular, flat-roofed, contemporary style, 3-family apartment building, built in 1956, is a non-contributing building because it is less than 50 years old and is not presently known to possess any architectural or historic significance.

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Description (continued)

4712 W. Washington Boulevard (1925)
designer unknown
Contributing building

Steve Stipich,
original owner

A fine example of a Mediterranean style bungalow, this 1-1/2 story, brick, tri-gabled house with a projecting, 1-story, square, hip-roofed front porch, displays many features that are hallmarks of an upscale, custom bungalow. These include an original Spanish-style terra cotta tile roof and a projecting, semicircular, 1-story bay on the side elevation facing east. According to the permit, the original estimated cost was \$10,000. The Stipich house was built during the peak years of construction on W. Washington Boulevard.

4715 W. Washington Boulevard (1925)
Designer unknown
Contributing building

Fred L. Theurer,
original owner

The Theurer house is a 2-story, hip-roofed, brick, rectangular, Mediterranean style building that features a projecting, 1-story flat roofed sunroom on the side elevation facing east. The most outstanding feature of the main elevation facing W. Washington Boulevard is an elliptically-shaped balconet supported on scrolled limestone brackets located beneath a central second story window. Flanking the central balconet is a pair of windows on either side that are trimmed with much smaller, decorative iron balconies. The house retains its original character, and there have been no apparent alterations.

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**W. Washington/N. Hi-Mount Boulevards Historic District
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Description (continued)

4716-22 W. Washington Boulevard (1952)
Designer unknown Original owner,
Non-contributing building unknown

This 2-story, brick, hip-roofed, duplex built in 1952 is a non-contributing building because it is less than 50 years old and does not possess any known historic or architectural significance.

4721 W. Washington Boulevard (1919) Ruth Smith,
Designer unknown original owner
Contributing building

One of the smaller houses in the eastern part of the district is this 1-1/2 story, front gabled, brick and asbestos shingle, bungalow. The front, projecting porch is trimmed with thick, turned limestone balusters and two Doric-style wooden columns. The house is in very good condition, although the cement asbestos shingles are replacements and are not original.

4726-28 W. Washington Boulevard (1935) Gertrude Golden,
Designer unknown original owner
Contributing building

An excellent example of an upscale, period revival style duplex, this large, rambling, combination gable-hip-roofed, 2-story, limestone-veneered building is trimmed with wooden shingles in the gable ends.

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**W. Washington/N. Hi-Mount Boulevards Historic District
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Description (continued)

4727 W. Washington Boulevard (1920)
Designer unknown
Contributing building

Fred W. Dohmen,
original owner

The Fred W. Dohmen house is a large, 2-1/2 story, stucco and half-timber, cross-gabled block that features a projecting, corner, front-gabled entrance porch. It is a fine example of the large Arts and Crafts-style houses that were popular before and after World War I. The house is very well maintained and retains its original architectural character. Frederick Dohmen was the vice-president of the F. Dohmen Company, a wholesale pharmaceutical firm located at 319-321 N. Water Street.

4803 W. Washington Boulevard (1913)
Wolff and Evans, architects
Contributing building

H. Louis Schulz,
original owner

The H. Louis Schulz house is a large, 2-1/2 story, brick, hip-roofed building that shows stylistic influences of the American Foursquare style. While not a pure example of any one architectural style, the house is an excellent example of the experimentation in design that was common before World War I as architects sought to develop a uniquely American style of architecture. The Schulz house is basically devoid of overt detailing and has a deliberately austere quality that by design emphasizes the high-quality face brick and simple, square, box-like form of the building. The Schulz house also has the distinction of being the first known house constructed on W. Washington Boulevard. Today the exterior is in excellent condition and retains its original character, although the wooden eaves have been clad with aluminum trim and the front porch has been sensitively enclosed with double hung windows. The interior is widely known in the neighborhood as an outstanding intact example of Arts and Crafts/Craftsman design featuring leaded glass, quarter-sawn oak floors, and extensive natural woodwork.

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Description (continued)

H. Louis Schulz was a successful Milwaukee pharmacist who lived in the Washington Boulevard house until 1920. Schulz was born in LaCrosse, Wisconsin in 1860. As a child he moved with his parents to Watertown, Wisconsin and then to Milwaukee in 1870. He began working at the age of 12 for Schorse and Company Pharmacy in Milwaukee. After one year he changed jobs and became a clerk and apprentice pharmacist for the F. Roemheld Company. Schulz eventually passed his pharmacist's licensing exam at the age of 18 on July 3, 1878. After that he spent about 2-1/2 years traveling throughout Wisconsin, Illinois, Iowa, Minnesota and Nebraska primarily to become better acquainted with the pharmaceutical profession in those states. Schulz returned to Milwaukee in August of 1880 and became a prescription clerk for the William Lueders Pharmacy on the city's northwest side. Schulz eventually established his own business on the city's north side.¹⁶

In 1920, two brothers, Alvin P. and Herman O. Kletzsch bought the house. They were widely known as the owners and operators of the Republican Hotel in downtown Milwaukee. Alvin Kletzsch was the first football coach in 1887 at the University of Wisconsin in Madison. He later served on the Milwaukee County Park Commission from its inception in 1907 until his death on October 3, 1941 at the age of 80. His brother, Herman, died a few years earlier on November 5, 1938 at the age of 70. Milwaukee's Kletzsch Park is named after Alvin. After Alvin's death, the house was purchased by Dr. Anthony Verdone.¹⁷

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Description (continued)

4804 W. Washington Boulevard (1922)
Designer unknown
Contributing building

Joseph Hanser,
original owner

The Joseph Hanser house is a 1-1/2 story, brick, L-plan, hip-roofed, Mediterranean style bungalow topped with a green, glazed, Spanish-style terra cotta roof. The house is an excellent example of the large, custom-designed bungalows that were built for Milwaukee's professionals and entrepreneurs during the booming years of housing construction following World War I. Sited on a large northwest corner lot, the house is surrounded on the public elevations facing south and east by a landscaped terrace that is distinguished by a low brick retaining wall capped with a dressed limestone coping that is reminiscent of Prairie School design. The house also features on the rear elevation, facing north, an original, attached, 3-car garage. This was considered a modern innovation at the time because most garages were typically built detached from a house because of concerns that a fire could start from gasoline or oil. The house is in excellent condition and shows no signs of exterior alterations. Joseph Hanser worked for his family's soap manufacturing business, called John Hanser & Sons, which was located at 2318 N. 30th Street.

4811 W. Washington Boulevard (1928)
Frank Howend, architect
Contributing building

William O. Krahn,
original owner

The William O. Krahn residence is a large, 2-1/2 story, symmetrically composed, brick, Georgian Revival style house. The most outstanding feature of the main elevation facing W. Washington Boulevard is a central entry framed by two wooden Corinthian style columns capped by a horizontal entablature. The corners of the building are trimmed with projecting brick quoins, and the segmentally arched windows on the first story of the main elevation feature simple dressed limestone keystones.

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Description (continued)

The house is in excellent condition and shows pride of ownership. Built by a contractor, William O. Krahn, who worked extensively in the neighborhood, the stately appearing house contributes to the upscale character of the district.

4812 W. Washington Boulevard (1919)	Frederick C.
Designer unknown	Westfahl, Jr.
Contributing building	original owner

The Frederick Westphal house is a 1-1/2 story, multi-gabled, Craftsman style, stucco and brick bungalow that is trimmed with shaped rafter tails and large wooden brackets beneath the eaves. The house is a good example of the attractive, carefully detailed bungalows built by the Walter Treuttner Company, a local builder and designer who advertised himself as "The Bungalow Man." The house is in excellent condition and has not been altered. Frederick Westfahl was a clerk with the U.S. Federal Court in Milwaukee.

4821 W. Washington Boulevard (1942)	Original owner,
Designer unknown	unknown
Contributing building	

The last building constructed during the district's historic period of significance is this 2-story, hip-roofed limestone veneered, vernacular style, 4-family apartment building. The building is a rare example of residential architecture designed and built during World War II when nearly all housing construction was curtailed in order to divert resources to the war effort. Stylistically the building reflects some of the detailing and massing of the fine Mediterranean style residences built in the district during the 1920s. The exterior is in original condition and has not been altered.

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W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI

Description (continued)

4822 W. Washington Boulevard (1921)
Designer unknown
Contributing building

Charles Brill,
original owner

This 1-1/2 story, L-plan, gable-roofed, brick bungalow was built at an original estimated cost of \$16,000. Although architecturally simple in character, the construction cost is indicative of an expensive home that would have been beyond the financial reach of the average Milwaukeean at that time. The original owner, Charles Brill, was a Milwaukee jeweler who operated a store in downtown Milwaukee in the 600 block of N. 2nd Street (razed). The house retains its original architectural character and is in good condition.

4828 W. Washington Boulevard (1921)
Dick & Alex Bauer, architects
Contributing building

Mrs. Josephine Gustav
Dreher,
original owner

The Josephine Dreher residence is a very large, 2-1/2 story, symmetrically composed, L-plan, red brick, Colonial Revival style house. It is a good example of the more scholarly interpretation of eighteenth century American Colonial design that became popular for fine residential construction after world War I. In terms of its planning, the house is also significant as an example of a private residence planned with separate servants quarters which are located above the attached garage on the rear elevation facing north. The house is in excellent condition and shows pride of ownership. The only apparent exterior change has been the addition of the present enclosed front sun porch with casement windows. Josephine Dreher was the widow of Charles Dreher, a successful salesman, who died at the age of 48 on April 18, 1918. The Dreher's apparently rented a large new house at 2049 N. Hi-Mount Boulevard in late 1917 or early 1918 that had been built by Joseph Dudenhoefer, who might have been related to the couple. Josephine lived at 2049 N. Hi-Mount Boulevard through 1920, and, at least for

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Description (continued)

that year, she shared the house with the Dudenhoefer family, according to the City Directory.

4829 W. Washington Boulevard (1928)
Designer unknown
Contributing building

Michael J.
Goodnetter,
original owner

A good example of Tudor Revival style architecture, this 1-1/2 story, multi-gabled, brick and limestone house was built for Michael J. Goodnetter. Typical of the Tudor Revival style, the house features a steeply pitched roof line with projecting bays and dormers. The most prominent feature of the main elevation facing W. Washington Boulevard is a projecting, limestone-veneered entrance bay that is capped with an extraordinarily steep gabled dormer roof. One feature indicative of better-class construction is the standing seam copper roof that caps the projecting, 1-story, 3-sided bay of window on the main elevation. The house, which originally cost an estimated \$8,500 to build, is in excellent condition and appears to retain all of its original character with no visible alterations to any of the public elevations.

4905 W. Washington Boulevard (1919)
Charles A. Valentine, architect
contributing building

Peter Leuch,
original occupant

A fine example of the Tudor Revival-influenced Craftsman style, this 2-1/2 story, rectangular plan, side gabled, brick and stucco house was built by contractor C. Conrad at an estimated cost of \$10,000. The main elevation facing W. Washington Boulevard features a large, square, front gabled brick porch. The house, which is mostly veneered with a rich, red-colored brick, features a contrasting white stucco veneer on the second story of the main elevation. A large display advertisement in the May 29, 1921 Milwaukee Journal offering the home for sale included an elegant

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Description (continued)

line drawing of the house and the following description, "It is a home that will appeal to you. Built last year, and only the best material used in construction. Sixty-foot front; hot water heat. The interior arrangement is ideal, and conveys that atmosphere of dignity and refinement which makes one feel proud of possession."¹⁸ Today the house is in exceptionally fine condition, and its original character is completely intact. It is one of the pivotal Craftsman style houses in the district.

4906 W. Washington Boulevard (1916)
Charles Valentine, architect
contributing building

Prokop Schissler,
original owner

Originally built for Prokop Schissler but bought in 1918 by noted industrialist William A. Harley, this Mediterranean Revival style house is a 2-1/2 story, symmetrically composed, hip-roofed block with two flanking, 1-story, flat-roofed wings. The mason contractor was Edwin O. Kraus, and George Schmidtner was the carpenter. The massing of the house is particularly impressive as are its finish materials, including the slate roof, copper rain gutters, and leaded glass windows. The house is predominantly Mediterranean Revival in style, that shows in such features as the applied pilasters flanking the round-arched entry portal on the main elevation facing W. Washington Boulevard. The rear elevation facing north features a large, attached, 2-story garage with servants quarters above it on the second floor. The house is pivotal to the architectural character of the district, and it is of local historic significance as the home of William A. Harley, who co-founded the Harley-Davidson Motorcycle Manufacturing Company in Milwaukee. The building is in good condition, and there have been no apparent exterior alterations.

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Description (continued)

4911 W. Washington Boulevard (1936) Mrs. Laura Ripple,
R. W. Dwyer, architect original owner
Contributing building

This 1-1/2 story, limestone-veneered, multi-gabled, rectangular, Tudor Revival style house was one of the last large private residences built in the district. The original owner, Laura Ripple, was the widow of Raymond J. Ripple, the operator of the J. J. Ripple Shoe Company in Milwaukee, who had died several years before the house was built. The Tudor style limestone surround on the main entry facing W. Washington Boulevard is particularly impressive. The house is in excellent condition today, and the exterior has not been altered.

4918 W. Washington Boulevard Mrs. Katie Reukema,
Walter Veenandahl, architect original owner
Contributing building

The Katie Reukema house is an outstanding, 2-story, rectangular, stuccoed, Spanish Colonial Revival style residence topped with a red, Spanish style, clay tile hipped roof. The main elevation facing the boulevard features a recessed entry porch that is set behind a triple-arched arcade. The side elevation facing east features a 1-story, hip-roofed sunroom glazed with leaded glass casement windows that are topped with leaded glass transoms. A large, Mission style, stuccoed chimney topped with red terra cotta tiles projects from the roof. The house is trimmed with its original copper rain gutters, leader boxes, and downspouts that have acquired a very pleasing green patina. According to the Milwaukee Daily Reporter of May 2, 1922 (p. 4), the following contractors worked on the building: Paul E. Mueller Company, hot water heat; William Greg and Sons, plastering; George A. Magaw, electrical work; R. Jeske and Brother Company, sheet metal and roofing; and Greer and Butler, interior tile work. The exterior of the fine home is well maintained and has not been altered. Katie

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Description (continued)

Reukema was the widow of Rip Reukema, a partner in the Milwaukee law firm of Reukema and Lemke, who died at the age of 61 on September 17, 1917. The Reukemas had lived at 2005 N. 10th Street.

4921 W. Washington Boulevard (1922) Designer unknown Contributing building	Ernst Pommer, original owner
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This house, influenced by the Craftsman style and the Colonial Revival style, is a 1-1/2 story, symmetrically composed, side gabled block with a projecting, 1-story, flat-roofed sunroom on the side elevation facing east. The main elevation facing W. Washington Boulevard features a large, stuccoed, shed roofed dormer and a projecting, 1-story front-gabled entry vestibule trimmed with wooden cornice returns and brick pilasters. The house is in excellent condition and none of the public elevations have been altered. Ernst Pommer was a wholesale wine merchant. City directories indicate he died in 1927 or 1928.

4926 W. Washington Boulevard (1921) Oliver Web, architect Contributing building	Richard J. Fleischer, original owner
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This large, 2-1/2 story, symmetrically composed, Roman brick, hip-roofed Prairie School style house topped with clay roof tiles features a massive, projecting, central front porch with a large hip and deck roof supported by simple, square brick piers. The Fleischer house is exceptional because of its size, and its significance as an example of the relatively rare Prairie School style. The house has been maintained in its original condition although a small, Colonial style, wooden vestibule on the side elevation facing west appears to be a later addition that is not in keeping with the original style of the house. Richard J. Fleischer was a Milwaukee physician whose offices were located at the southwest corner of N. 24th and W. Walnut Streets (razed).

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Description (continued)

4927 W. Washington Boulevard (1924)
Designer unknown
Contributing building

Joseph T. Steiner,
original owner

This large, rectangular, Prairie School style house is essentially a 2-story, brick, hip-roofed block with a projecting, square front porch that is covered by a hip and deck roof supported by simple, battered brick piers. Harry Breest was the mason contractor, according to permit records. The house is detailed with a Spanish style terra cotta roof and thick, turned limestone balusters on the front porch deck facing W. Washington Boulevard. Like most of the homes in the district, the Steiner residence has not been altered and is in very good condition today. Joseph Steiner and his brother, Melchior, were partners in the J. and M. Steiner Company, a wholesale grocery business.

5000 W. Washington Boulevard (1919)
Designer unknown
Contributing building

William F. Kinsella,
original owner

One of several fine, large, Prairie School style-influenced homes in the district, this 2-1/2 story, hip-roofed block features a central, square, projecting front porch. The house is simply detailed, but nevertheless is imposing, deriving its distinctive architectural character from its large mass, very wide overhanging eaves, and a bold, Spanish style clay tile roof. The building has not been altered in any way over the years, and it is in excellent condition today. William Kinsella was the vice-president of the Worden-Allen Company, which was a firm of consulting and contracting engineers that specialized in the manufacture of steel buildings.

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Description (continued)

5005 W. Washington Boulevard (1924) Theodore Richter,
Gustav Dick and Alex Bauer, architects original owner
contributing building

This large, Mediterranean Revival style, 2-story, L-plan, brick residence was built for Theodore Richter, a prominent real estate developer. The building is trimmed with carved and dressed limestone, wrought iron decorative balconets, copper rain gutters, and topped with a Spanish style, red terra cotta tile roof. The house is in very good condition, and there have been no apparent alterations to any of the public elevations.

Theodore Richter, the original owner, was a widely known real estate broker in Milwaukee during the early twentieth century. He was born on June 30, 1863 in Bavaria, Germany, and at the age of 14 left school to become an apprentice miner in the Bohemia region of Central Europe. In 1892 at the age of 29, he came to Milwaukee and entered into the real estate business in the company, established by his cousin August Richter, which was called Richter and Dick. He worked with his cousin for about 16 years, and then in 1908 began his own firm under his own name.

Richter was married to Margaret Mueller, a native of Germany. Two of their three surviving children, Theodore Jr. and Walter H., worked in their father's business. Richter was a charter member of Bethany Lutheran Church on the city's West Side.¹⁹

5011 W. Washington Boulevard (1921) Albert H. Kurth,
Designer unknown original owner
Contributing building

The Albert Kurth house is a 1-1/2 story, brick and stucco, side-gabled bungalow that features jerkinhead style roofs on both a large central dormer and the projecting front porch ell. The house is in excellent condition, and the only apparent exterior

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Description (continued)

change has been the replacement of an original bank of double hung windows on the main elevation facing W. Washington Boulevard with a single large modern picture window. When the house was built, Albert Kurth was working as a salesman for the W. H. Pipkorn Company, a building materials supply firm.

5016 W. Washington Boulevard (1915)
Gustav A. Dick, architect
Contributing building

William A. Davidson,
original owner

Built for motorcycle manufacturer William A. Davidson, this 2-1/2 story, brick, L-plan, Classical Revival style house is trimmed with extensive carved and dressed limestone and topped with a red, terra cotta shingle tile hip and deck roof. The most outstanding feature of the main elevation facing W. Washington Boulevard is the Neoclassical carved limestone trim that frames the main, recessed entry. The deeply overhanging eaves are trimmed with regularly spaced, large box brackets that are set between pairs of massive, scrolled brackets located at each outside corner of the building. The roof features built-in rain gutters which are designed to allow full view of the ornamental crown molding that trims the fascia boards. The house is in very good condition, and the only apparent exterior alteration has been the replacement of an original bank of double hung windows on the first story of the main elevation with a large, modern picture window. The alteration is reversible and does not significantly alter the original architectural character of the house. The house is historically significant as the residence of important industrialist, William A. Davidson, who was a partner in the Harley-Davidson Motorcycle Manufacturing Company of Milwaukee. The Davidson house is a grand building that is pivotal to the architectural character of the district.

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Description (continued)

5021 W. Washington Boulevard (1927) Designer unknown Contributing building	Alois B. Lofy, original owner
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The Lofy house is a vernacular, 2-1/2 story, red brick block with a flat-roofed, 1-story sunroom projecting from the side elevation facing east. Although not representative of any particular architectural style, the design of the house was probably influenced by the Mediterranean and Colonial Revival style houses of the day. It is a large, stately house that retains its original character, and the only significant alteration has been the installation of a modern aluminum storm door over the prime entry door facing W. Washington Boulevard. The original owner, Alois B. Lofy, owned a lumber yard that was located near N. 50th and W. State Streets on the city's West Side.

5022 W. Washington Boulevard (c. 1915) Designer unknown Contributing building	Original owner, unknown
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The second home constructed on W. Washington Boulevard is this 2-1/2 story, tri-gabled, stuccoed, rectangular, Tudor Revival-influenced Craftsman style house that features a central porch with a walk-out deck on its flat roof that is supported by simple, square brick piers. The most outstanding detail of the main elevation facing W. Washington Boulevard is a large, carved, Tudor style panel centered in the gable end. The house is in good condition, and there have been no obvious changes to any of the public elevations. William G. Williams, a local carpenter/contractor, built the house, according to research of permits and city directories.

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Description (continued)

5027 W. Washington Boulevard (1927)
Designer unknown
Contributing building

Bertram G. Tainter,
original owner

This 1-1/2 story, irregular plan, combination gable-hip roofed, Tudor Revival style house is veneered with random ashlar limestone and topped with a mottled gray slate roof. The most outstanding feature of the main elevation facing W. Washington Boulevard is a large, projecting bay window with leaded glass windows topped with a bell-cast, standing seam copper roof. An unusually tall limestone chimney projects from the side elevation facing east. The foundation, according to the building permits, is made of poured concrete, which became an increasingly popular material for basement wall construction during the 1920s. Homes built in the district through the teens and early twenties were generally fitted with brick or concrete block basement walls.

This is one of the finest examples of Tudor Revival style architecture in the district, and the building is impeccably maintained. There have been no exterior alterations to any of the public elevations. Bertram G. Tainter, the original owner, was a Milwaukee dentist.

5030 W. Washington Boulevard (1916)
Charles Valentine, architect
Contributing building

Clarence Conrad,
original owner

Designed in the distinctive and rare, English Cottage Thatch style, this 2-1/2 story, large, brick, rectangular house features a large, front-gabled, half-timbered central front porch. Constructed with rounded roof ends and curvilinear, eyebrow-type dormers, the house was designed to echo the appearance of an English country cottage with a thatched roof.

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Description (continued)

Most cottage thatch roofs were covered with steam-bent wooden shingles or even special asphalt shingles, but the Conrad house is an extremely rare original example of the use of rigid, cement asbestos shingles applied to the rolled roof surfaces. The Conrad house is very well maintained and is in nearly original condition with the exception that two groupings of original windows on the first story of the main elevation which have been replaced with two modern picture windows. Clarence Conrad was an investor and real estate broker. City directories also list Gerhard Conrad and his wife, Anna, at this address between 1917 and 1921. The Conrads left the large house by 1923.

5036 W. Washington Boulevard (1921)
Cornelius Leenhouts, architect
contributing building

Frederick E. Abeles,
original owner

This 1-1/2 story, front-gabled, brick bungalow is topped with a rare English cottage thatch style roof that features dramatic rolled roof edges. When covered with wooden or special asphalt shingles, the roof mimicked the appearance of a traditional thatched roof made of straw or flax. The house is in excellent condition, although the original roofing shingles, which were probably made of specially cut and bent cedar, have been replaced with modern, 3-tab asphalt shingles. Frederick Abeles was the president of the F. E. Abeles Company, Inc., a Milwaukee clothing manufacturer.

5037 W. Washington Boulevard (1922)
Charles Valentine, architect
Contributing building

Richard T. Laacke,
original owner

This large, 2-story, brick, symmetrically composed, hip-roofed, Mediterranean style residence is trimmed with carved and dressed limestone and topped with a Spanish style terra cotta roof. It is an excellent example of the stately, finely detailed

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Description (continued)

Mediterranean style houses favored by affluent home buyers during the early 1920s. All of the window and door openings on the first story of the main elevation facing W. Washington Boulevard are trimmed with bracketed, limestone hood moldings. The house is in excellent condition and has not been altered. Richard Laacke was the proprietor of the R. Laacke Company, a Milwaukee awning manufacturer.

5043 W. Washington Boulevard (1921)
Designer unknown
Contributing building

Original owner,
unknown

This well-preserved, brick and stucco, side-gabled Craftsman style Milwaukee bungalow features battered walls, shaped rafter tails, and dressed limestone sills. One of the subtle but important details of the house is the bell-cast hip roof that tops the large stuccoed dormer on the main elevation facing W. Washington Boulevard. The house is in excellent condition, and there have been no exterior alterations.

5044 W. Washington Boulevard (1921)
Cornelius Leenhouts, architect
Contributing building

Emil A. Tausend,
original owner

This impressive and unusual, 1-1/2 story, brick and stucco, side gabled, English Cottage style bungalow is architecturally important in the context of both the historic district and the city of Milwaukee. English Cottage style houses with faux thatch roofs are one of the rarer forms of residential architecture in America. They are characterized by specially framed roofs with rounded edges that, when shingled with wooden or special asphalt shingles, echo the appearance of a traditional thatched roof made of straw or flax.

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Description (continued)

Today the house is in excellent condition, although the original roofing shingles, which were probably made of specially cut and bent cedar, have been replaced with modern 3-tab asphalt shingles. The alteration is cosmetic in nature, and the building could be easily re-roofed with traditional wooden shingles. Tausend was the vice-president of the F. E. Abeles Company, a Milwaukee clothing manufacturer.

5051 W. Washington Boulevard (1925)
Designer unknown
Contributing building

John Rediske,
original owner

The John Rediske house is a 1-1/2 story, gambrel-roofed, brick, Dutch Colonial style building with large, shed-roofed, wood shingled dormers. The main elevation facing W. Washington Boulevard features a large, gabled, bracketed porch hood over the central entry door. The house shows no sign of any exterior alterations and is in excellent condition.

5101 W. Washington Boulevard (1922)
George Zagel, architect
Contributing building

Paul F. Berndt,
original owner

The Paul F. Berndt house is an interesting, 1-1/2 story, brick, hip-roofed building trimmed with large, shaped, gables and topped with a Spanish style terra cotta roof. It is the most flamboyant example of the Mission Revival style residential architecture in the district. On the main elevation facing W. Washington Boulevard, the canted, projecting vestibule trimmed with a curvilinear parapet appears to be an original part of the house, but is actually a 1928 addition. The vestibule, sensitively designed by the original architect George Zagel, is a contributing part of the building. The house has had no other exterior

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Description (continued)

alterations and is in reasonably good condition today. Paul Berndt owned a real estate and insurance firm in Milwaukee.

5102 W. Washington Boulevard (1928)
Designer unknown
Contributing building

Edward E. Plaum,
original owner

This 2-story, L-plan, hip-roofed, random ashlar, limestone-veneered, Mediterranean Revival style house is topped with a green glazed, Spanish style, clay tile roof and trimmed with outstanding carved limestone and decorative wrought iron work. The Plaum house is an exceptionally fine example of the Mediterranean Revival style and is architecturally significant in the context of both the historic district and the City of Milwaukee. The detailing used on the Plaum house, which is prominently sited on the northwest corner of W. Washington Boulevard and N. 51st Street, is particularly impressive. The wrought iron balconet above the main entry door facing W. Washington Boulevard is a particularly fine piece of craftsmanship. Round arched window openings on the street elevations facing south and east are trimmed with carved limestone and rope-twist columns topped with foliated stone capitals. The second story windows above the round-arched windows are separated by terra cotta, floral motif panels. The rear, attached 2-car garage facing N. 51st Street is also significant in that it retains its impressive, original, side-hinged frame and panel swinging garage doors. The entire house is impeccably well-maintained and has not been altered on the exterior. It is a pivotal building in the historic district.

The original owner, Edward E. Plaum, was the founder in 1892 of Milwaukee's Plaum Clothing Company, a retail clothier on S. 16th Street on the city's Near South Side. Plaum was born on October 8, 1867 in Wisconsin's Washington County to German immigrant parents, Jacob and Mary (Pitzer) Plaum. Edward Plaum came to Milwaukee in 1884 at the age of 17 to attend a local business college. After

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Description (continued)

graduation he began work in a clothing store for the wage of one dollar per week plus room and board. When he married Frederica Boers on October 8, 1891, he was making eleven dollars per week at the clothing store. Exactly one year after he married, he began his own clothing store on October 8, 1892. His business grew rapidly, and he moved to a larger, nearby building on October 8, 1895. Plaum was one of the founders of the Wisconsin State Bank on the northwest corner of S. 16th Street and W. Greenfield Avenue on the city's South Side. By 1922 he was one of the largest stockholders in the bank.²⁰

5109 W. Washington Boulevard (1930) Designer unknown Contributing building	Charles C. Spangenberg, original owner
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This 1-1/2 story, brick, multi-gabled, L-plan, Tudor Revival style house is trimmed with dressed limestone and has a very pleasing architectural character. It is very well maintained and retains its original character. Spangenberg was the proprietor of a business that sold teas and coffees.

5110 W. Washington Boulevard (1924) Designer unknown Contributing building	Edward C. Dreyer, Jr., original owner
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This 1 story, hip-roofed, Mediterranean Revival style Bungalow is trimmed with decorative wrought iron and topped with a red, Spanish clay tile roof. The house is constructed of structural terra cotta block walls veneered with brown brick laid in a running bond. The Dwyer house is relatively small, but exemplifies the high-quality construction employed in the district. The exterior is in very good condition and shows no signs of alteration. Edward C. Dreyer, Jr. worked in his family's general contracting business, the Edward Dreyer Construction Company, which was located in the

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Description (continued)

former First Wisconsin Bank building on the southwest corner of N. Water and E. Mason Streets. His father, Edward Dreyer, Sr. was the president and treasurer of the firm.

5117 W. Washington Boulevard (1922)
Designer unknown
Contributing building

J. Peter
Wechselberg, III,
original owner

This 1-1/2 story, side-gabled, brick and stucco, Craftsman style house is noteworthy for its impressive gabled front porch hood which is trimmed with extraordinarily large scrolled brackets. The house, which is in excellent condition and has not been altered, is a fine example of the better-class of architect-designed Craftsman style houses that were popular in the years immediately after World War I. The original owner, John Peter Wechselberg, III was the son of John Peter Wechselberg, Jr., a German immigrant and prominent Milwaukee carriage manufacturer who settled in Milwaukee in 1848.

5118 W. Washington Boulevard (1924)
Designer unknown
Contributing building

William G. Fischer,
original owner

This outstanding, 1-1/2 story, L-plan, brick, Mission Revival-influenced Mediterranean style house features a shaped front gable capped with limestone coping, and the roof is topped with mottled brown, Spanish clay tiles. The front elevation facing W. Washington Boulevard is separated from a small, level lawn by a concrete terrace that is enclosed by a brick wall capped with dressed limestone. The house is in very good condition and, in the context of Milwaukee's architecture, it is an excellent example of the more exuberant form of Mediterranean style of architecture popular during the teens and twenties. The exterior has not been altered and retains its original architectural character. William

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Description (continued)

Fischer and his brother, Rudolph, were partners in the Fischer Brothers concrete block manufacturing business in Milwaukee.

5122 W. Washington Boulevard (1925) Designer unknown Contributing building	Edward E. Kraus, original owner
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This 1-1/2 story, irregular plan, brick and wood shingled bungalow features multiple jerkinhead gables and rusticated limestone trim. From examination of a 1931 photograph of the house, the only apparent change to the public elevations has been the substitution of a large picture window for an original grouping of four double hung windows on the main elevation facing W. Washington Boulevard. All other features, including the staggered butt, wooden shingling in the gables appear to be original and the exterior is in generally good condition. Edward Kraus and his son, Arthur, were the proprietors of the Edward Kraus and Son leather specialties firm in Milwaukee.

5123 W. Washington Boulevard (1924) Arthur Vollmer, architect contributing building	Oscar E. Held original owner
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This 2-story, brick, symmetrically composed, hip-roofed block with a central projecting front porch is a well-preserved example of the large, Prairie School style houses that were popular with the middle-class between about 1910 and 1925. The house features widely overhanging eaves and battered brick walls. This house is in fine condition and has not been altered, although four small modern roof vents have been installed near the ridge of the roof and are visible from the street. Oscar E. Held was the treasurer of the Sterling Motor Truck Company, a truck manufacturer that was located in nearby West Allis.

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Description (continued)

5130 W. Washington Boulevard (1925)
Designer unknown
Contributing building

August Reisweber,
original owner

This outstanding, 1-1/2 story, irregular plan, multi-gabled, brick, stucco and stone Tudor Revival style house has the character of an English country house and reinforces the suburban character of the neighborhood. The house is trimmed with rusticated limestone quoins and a combination of stucco and half-timbering in the gable areas and on the projecting bay facing N. 52nd Street. The house is prominently sited on the northeast corner of N. 52nd Street and W. Washington Boulevard.

Although the main elevation faces N. 52nd Street, the house is addressed on W. Washington Boulevard. The Reisweber house is one of the more visually striking homes in the district. The builder, Walter Treuttner, who billed himself as the "Bungalow Man," had a reputation for erecting architecturally interesting homes on the West Side, and the Reisweber home is probably one of the finest projects with which he was involved.

August Reisweber, the original owner, was the president and general manager of the Wright Dental Supply Company in Milwaukee. In 1931 the firm was reportedly the largest dental supply house in Wisconsin and the oldest business of its kind west of Philadelphia. Reisweber was born in Bavaria, Germany on December 9, 1877 to Joseph and Anna (Hamm) Reisweber. He came to Milwaukee with his family in 1880 or 1881, according to varying accounts, and was educated in Milwaukee's parochial schools. His studies ended when he went to work as a messenger for the Wright Dental Supply Company on May 28, 1894. The company had been founded in 1858 by I. N. Morton under the name Northwestern Dental Depot and was changed in 1875 to Wright Dental Depot when the firm was bought by George H. and Arthur Wright. August Reisweber diligently worked his way up in the firm and became the manager of the prosperous firm when it was formally incorporated in 1907 under the name Wright Dental

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Description (continued)

Supply Company with George H. Wright as its president, Arthur Wright as the vice-president, and S. A. Eckstein as the treasurer. By 1912 Reisweber had bought out the three other officers of the firm and became president and general manager. By 1931 the firm employed about forty people and was located in Suite 310 of the Caswell office building in Downtown Milwaukee at the northwest corner of N. Plankinton Street and W. Wisconsin Avenue. Reisweber and his family attended the nearby St. Sebastian Roman Catholic Church.²¹

5131 W. Washington Boulevard (1922)
Designer unknown
Contributing building

Jakob Goldberg,
original owner

Local builder William Hoffman erected this 1-1/2 story, side-gabled, brick and shingled, rectangular plan bungalow at a cost of approximately \$8,000. The front elevation facing W. Washington Boulevard features a projecting, front gabled corner porch and a large, hip-roofed dormer with battered, shingled walls projecting from the steeply-sloped roof. The house is in nearly original condition, although the front dormer, which was originally either stuccoed or sheathed with wooden shingles is now covered with asphalt shingles. A modern, roll-up metal awning has also been installed over a bank of four original double hung windows on the main elevation. Jakob Goldberg was the proprietor of the East Shore Pharmacy which was located at the northeast corner of N. 10th and W. Walnut Streets (razed).

5201 W. Washington Boulevard (1924)
Designer unknown
Contributing building

W. F. Bartelt,
original owner

The W. F. Bartelt house is a symmetrically composed, 2-story, hip-roofed, brick, Colonial Revival style building. The main entry

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Description (continued)

facing W. Washington Boulevard is framed by wooden Doric columns topped with a segmentally-arched wooden pediment. The hipped roof is fitted with built-in rain gutters and the flat roof atop the rear, 1-story, 2-car attached garage serves as a walk-out deck for the second story master bedroom. The house is in good condition and retains all of its original character. William Bartelt worked as a real estate broker.

5204 W. Washington Boulevard (1922)
Leiser and Holst, architects
Contributing building

Philip Fuchs,
original owner

The Philip Fuchs house is a large, 1-1/2 story, brick, side gabled Craftsman bungalow that features a large, projecting, square, hip-roofed front porch. Stucco trim accentuates a projecting bay on the first story of the side elevation facing east and on the walls of a large, hip-roofed dormer on the main elevation facing W. Washington Boulevard. According to the Milwaukee Daily Reporter published on March 3, 1931 (p. 4), the following contractors worked on the house: F. E. Tabbert, plastering; Joseph P. Devitt, tile; Bruss Brothers, sheet metal; W. H. Egan and the firm of Pollnow and Cramer, painting; Frank E. Mueller, hot water heat; and Jung Electric Service Company, electrical work. The Fuchs house is in excellent condition and has not been altered. It is a good example of the large, rambling architect-designed bungalows built during the 1920s in Milwaukee. Philip Fuchs was the president of the Milwaukee Turbine Sewer Machine Company.

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Description (continued)

5210 W. Washington Boulevard (1922) August F. Bues,
Leiser and Holst, architects original owner
Contributing building

The August F. Bues house is a well-preserved, 1-1/2 story, side-gabled, brick and stucco, Craftsman bungalow with jerkinhead dormers. In the context of Milwaukee bungalow architecture, the principal grouping of windows on the first story of the main elevation facing W. Washington Boulevard is rather unusual, being composed of a large, fixed, plate glass window flanked on either side by a double-hung window. This type of fenestration was historically called a Chicago window and was used rather infrequently in Milwaukee. The house is in excellent condition and has not been altered. According to the Milwaukee Daily Reporter published on March 31, 1922 (p. 4), the following contractors worked on the building: F. E. Tabbert, plastering; Joseph P. Devitt, tile; Bruss Brothers, sheet metal; W. H. Egan and the firm of Pollnow and Cramer, painting; Frank E. Mueller, hot water heat; and Jung Electric Service Company., electrical work. August Bues worked for the Register of Deeds office in Milwaukee.

5211 W. Washington Boulevard (1939) Harry C. Small,
Walter Domann, architect investment owner
Contributing building

This 2-story, hip-roofed, rectangular, vernacular style, 4-unit apartment building is veneered with locally quarried random ashlar limestone. Although the building is not representative of any particular architectural style, its overall massing and detailing reflect the Mediterranean Revival style residences built much earlier in the district. The construction of this apartment building in a neighborhood of fine, single family homes was probably spurred by the economic climate of the Great Depression during the 1930s. Construction of single family homes decreased dramatically during the 1930s, while the demand for apartments

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Description (continued)

increased. This apartment was sensitively designed to complement the materials, style, and quality of the fine residential neighborhood surrounding it. The building has not been altered and is in excellent condition.

5216 W. Washington Boulevard (1934)
Designer unknown
Contributing building

Dr. D. C. O'Connell,
original owner

Another of the fine Mediterranean Revival style residences in the district, this 2-story, limestone veneered, symmetrically composed, hip-roofed dwelling is topped with red, Spanish clay tiles. The locally-quarried limestone veneer is particularly impressive. The house is in original condition and has been well maintained.

5221 W. Washington Boulevard (1935)
Designer unknown
Contributing building

R. J. Piehler,
original owner

This 1-1/2 story, jerkinhead side-gabled, rectangular, limestone-veneered, English Tudor Revival style house features a large front wall dormer. The house is topped with an original, cement asbestos tile roof, and the rain gutters are made of copper. The limestone veneer is a reminder of the popularity of this building material in the Milwaukee area for home construction between about 1930 and 1960. The house is in excellent condition, and there are no indications that any alterations have been made to the public elevations.

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Description (continued)

5224 W. Washington Boulevard (1934) Charles Brill,
William Hoffman, designer original owner
Contributing building

Reflecting the designs of Spanish villas, this 1-1/2 story, gabled L-plan, limestone veneered, Mediterranean Revival style house is topped with a red, Spanish terra cotta tile roof. Designed and built by William Hoffman, a local contractor, the house is an excellent example of a contractor-designed, upscale residence. The Brill house is in excellent condition and retains all of its original architectural character. There have been no alterations or additions to the exterior.

5230 W. Washington Boulevard (1928) Charles N. Durnin,
Designer unknown original owner
Contributing building

One of the best-detailed examples of the Tudor Revival style in the district, this 2-1/2 story, irregular plan, brick, combination gable and hip-roofed house cost an estimated \$16,000 to build. The front elevation facing W. Washington Boulevard features several distinctive details often associated with the Tudor style, such as battered brick walls with rusticated limestone quoins, and an oriel window on the second story. The gabled projecting bay, which surrounds the central entrance, is laid in a basketweave ornamental brick veneer, combined with wooden half-timbering. Charles Durnin was the president and treasurer of the Cream City Laundry Company.

The house reflects the influence of the picturesque cottages of rural England on suburban house design in the 1920s and 1930s. The house is exceptionally well maintained and has not been altered structurally except for the modern ornamental iron security door at the main entrance facing W. Washington Boulevard.

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Description (continued)

5231 W. Washington Boulevard (1928) Julius Leiser, architect Contributing building	Frank Hochmuth, original owner
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Strongly influenced by the Mediterranean and Colonial Revival style houses of the day, this eclectic, 2-1/2 story, brick, hip-roofed block topped with a Spanish style, green, glazed terra cotta roof is exceptionally well preserved and has been spared any exterior alterations. The roof features built-in rain gutters that enhance the appearance of the cornice which is trimmed with meticulously installed crown moldings and dentil blocks. Frank Hochmuth operated a piano and musical instrument retail and wholesale business.

5302 W. Washington Boulevard (1924) George Zagel, architect Contributing building	Jacob Marks, original owner
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The Jacob Marks house is prominently sited atop a bermed grass lawn on the northwest corner of N. 53rd Street and W. Washington Boulevard. It is a 2-1/2 story, hip-roofed, rectangular, brick, Mediterranean style house. The house is trimmed with carved and dressed limestone, and wrought iron balconets beneath the second story windows. The house was originally roofed with red, Spanish, terra cotta tiles which were removed in 1992 and replaced with a modern, 3-tab, asphalt shingle roof. The original fenestration in the projecting, 1-story, flat-roofed sunroom on the east elevation facing N. 53rd Street has been removed, and the openings were partially bricked-in in order to accommodate new casement style windows. Despite these alterations, the house still retains its essential original architectural character and is well-maintained. Jacob Marks was the president of the Marks Brothers Dye Works, which was located in the 1100 block of W. Wells Street (razed).

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Description (continued)

5312 W. Washington Boulevard (1924) Allen Marks,
George Zagel, architect original owner
Contributing building

This large, 2 1/2 story, tapestry brick, symmetrically composed, side-gabled block with two small gabled dormers on the main elevation facing W. Washington Boulevard shows the design influence of both the Mediterranean and Colonial Revival styles. The house is located atop a steeply bermed grassy lawn that has been partially excavated down to the street level in order to convert part of the basement into a garage. The modern overhead garage door on the main elevation is not original to the house. The simple wrought iron railings set between brick piers on the front porch deck appear to be replacements for original ironwork or masonry balusters. Despite the alterations, the house retains the majority of its original exterior architectural features and is a contributing building. Allen Marks was the secretary of the Marks Brothers Dye Works and the president of the Sunshine Laundry Company in Milwaukee.

5318 W. Washington Boulevard Original owner,
Designer unknown unknown
Contributing building

The exact construction date is unknown for this circa 1920, 1-1/2 story, hip-roofed stucco Craftsman bungalow with a central, hip-roofed, front dormer. The house is located on the northeast corner of N. 54th Street and W. Washington Boulevard atop an unusually steep bermed grass lawn. A masonry garage with a flat roof is built into the hillside on the N. 54th Street side of the house, and connected to the house by means of a small underground tunnel. The house appears to be in original condition and has not been altered.

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Description (continued)

5327 W. Washington Boulevard (1923, 1950 and later) Kirchhoff and Rose, architects Contributing buildings except for school.	Mt. Olive Lutheran Church Complex
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The Mount Olive Lutheran Church Complex is composed of a large, red brick, Neo-Gothic style church building, a brick Tudor Revival style parsonage, both built in 1923, and a brick school building constructed in 1950 with additions built in 1957 and 1975. The school building is a non-contributing building because it is less than 50 years old and is not known to possess any architectural or historic significance.

The church is a large, red brick, rectangular, front-gabled building that faces the boulevard and features a large, square tower capped with a crenelated parapet wall on the side elevation facing N. 54th Street. The building is trimmed with limestone and fenestrated with traceried, leaded glass Gothic arched windows. The roof is topped with its original cement asbestos shingles. The brick and half-timbered Tudor Revival style parsonage is located immediately to the east of the church, and the two buildings are joined by means of an original, 2-story, brick connector. The house is a fine example of Tudor Revival style domestic architecture. The parsonage is presently used for offices and other church-related activities. The school building, which faces the boulevard is a 2-story, side-gabled, red brick building designed by Milwaukee architects Grassold and Johnson in a simplified Neo-Gothic style. The school complements the architecture of the older church and parsonage. Rear additions to the school were built in 1957 and 1975. The entire complex is in excellent condition.

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Description (continued)

5400-5422 W. Washington Boulevard (1926; 1929 and later) Backes and Uthes; Herbst and Kuenzli, architects	St. Sebastian Roman Catholic Church Complex
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The St. Sebastian Roman Catholic Church Complex composed of four, interconnected, principal buildings, includes a church, rectory, convent, and school. The church and rectory are contributing buildings, but, because the visible portions of the school and convent are less than 50 years old and are not presently known to possess any historic or architectural significance, they are non-contributing additions.

The most outstanding building in the complex is a large, limestone veneered, cruciform plan Neo-Gothic style church building located on the northeast corner of N. 55th Street and W. Washington Boulevard. The principal architectural feature of the church is a large, square bell tower capped with a pavillion roof on the side elevation facing N. 55th Street. The main elevation facing the boulevard is trimmed with extensive carved and dressed limestone and is fenestrated with a large, English Gothic style, traceried, leaded glass window. The basement and foundations of the church were completed in 1926, but the superstructure, designed by the Milwaukee architectural firm of Herbst and Kuenzli, was begun in 1929 and finished in 1931. Both the interior and exterior are in original, intact condition. St. Sebastian has been spared many of the insensitive architectural changes that are common among many older church buildings.

The 3-story, hip-roofed rectory located immediately east of the church and facing the boulevard, was built in a Mediterranean Revival style in 1926, according to the designs of Milwaukee architects Backes and Uthes. In 1954 an impressive, Neo-Gothic style, dressed limestone, 3-story addition was constructed on the front of the rectory. The change, however, was done in a sensitive manner that unites the church and rectory with a cohesive, Neo-

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Description (continued)

Gothic style character. A small central portion of the original school building built in 1912 still survives within the core of the church complex, but because it has been nearly obliterated by later construction, it is not a contributing addition. The school building today is a very large, 2-story, L-plan, stone and brick building built in 1959 behind the church, with its principal elevation facing N. 55th Street. A large, 2-story, brick convent building, constructed in 1926, has also been altered and enlarged over the years and is no longer a contributing building. The church complex today is a large and well-planned grouping of religious and educational buildings. Newer, non-contributing buildings do not impose on the historic, well-maintained church and rectory buildings.

5401 W. Washington Boulevard (1918)
Designer unknown
Contributing building

Original owner,
unknown

This is a combination gable and hip-roofed, 1-1/2 story bungalow that has been sheathed with modern narrow vinyl siding. The house, despite the alteration, retains its period character and is a contributing building to the district.

5409 W. Washington Boulevard (1918)
Designer unknown
Contributing building

Original owner,
unknown

This bungalow, which is a 1-1/2 story, side-gabled, stuccoed building with a large, central, jerkinhead roofed dormer is in excellent condition and is a good example of the smaller, bungalows that were built in Milwaukee after World War I. The eaves are trimmed with large, Craftsman style wooden brackets and the overall massing and combination of materials is very pleasing. Although there have been no apparent exterior alterations to the building,

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Description (continued)

the house was converted to a duplex in 1941, reflecting the increased need for housing for war industry workers during World War II.

5415 W. Washington Boulevard (1919)

Designer unknown
Contributing building

Original owner,
unknown

Costing an estimated \$4,500 to build, this small, 1-1/2 story, hip-roofed, stuccoed, Craftsman bungalow with a central barrel-roofed front dormer is one of the more modest homes in the district. The house is in good condition and retains its original architectural character.

5419-21 Washington Boulevard (1921)

Designer unknown
A. E. Otto, builder
Contributing building

Original owner,
unknown

This combination gable-hip-roofed, rectangular plan, Craftsman style, vinyl sided duplex features distinctive, boxed eaves and gull-wing gables on the main elevation facing W. Washington Boulevard. Although the house has recently been sided with modern narrow vinyl siding, it retains its overall historic character, and it is a contributing building to the district.

5423-27 W. Washington Boulevard (1921)

Designer unknown
A. E. Otto, builder

Original owner,
unknown

This 2 story, rectangular, limestone veneered, hip-roofed duplex is designed in an English-influenced style, is in very good condition, and shows no signs of alterations. The principal

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Description (continued)

elevations face W. Washington Boulevard and N. Hawley Road (N. 55th Street). The side facing the boulevard is the most architecturally articulated elevation and features a bay of three, English Gothic style, segmentally-arched windows trimmed with dressed and carved limestone. The second story features a very fine, large, oriel window.

5502 W. Washington Boulevard (1917)
designer unknown
contributing building

Original owner,
unknown

This 1-1/2 story, multi-gabled, irregular plan, brick and stucco, Craftsman style bungalow was built by Bernhard Donath, a contractor who lived in the district at 1924 N. Hi-Mount Boulevard. The exterior retains all of its original character. The house has recently undergone an extensive interior and exterior rehabilitation and is now in excellent condition. This house, like most of those built on W. Washington Boulevard west of N. 55th Street, was originally constructed within the bounds of the Town of Wauwatosa. This bungalow marks a change in the character of W. Washington Boulevard and is representative of the smaller bungalows and duplexes that predominate at the west end of W. Washington Boulevard.

5509 W. Washington Boulevard (1924)
Designer unknown
Contributing building

Joseph J. Amrhein,
original occupant

An unusual eclectic bungalow, this 1-1/2 story, brick and stucco, rectangular, tri-gabled, symmetrically-composed building has its main elevation facing W. Washington Boulevard. It features a grouping of three Colonial Revival style windows centered in the second story gable, and with grouped windows on either side of the central entrance vestibule trimmed with

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Description (continued)

segmental-arched brick hood molds. The house is in good condition, and the only apparent exterior alteration has been the installation of a modern aluminum storm door on the front entry. John Jansen was the builder.

5512 W. Washington Boulevard (1920)
Designer unknown
Contributing building

Roy S. Saxton,
original owner

The Roy Saxton house is a 1-1/2 story, rectangular, brick and stucco, jerkinhead-roofed, Craftsman style bungalow that cost an estimated \$6,000 to build, according to permit records. The main elevation facing W. Washington Boulevard features a projecting, front gabled vestibule with battered brick walls and large, flat, gull-wing style barge boards. All of the overhangs are trimmed with shaped rafter tails. The builder, William Hoffman, may have been the designer as well, although that cannot be confirmed. When the house was for sale in 1922, it was pictured and described in at least two newspaper advertisements that confirm the house remains in original condition today and reveal some interesting technical information about the property as well. The walls, for example, are insulated with Flaxolinum sheathing, which is a waffle-like mat of molded, natural flax fibers about one-inch-thick that was an innovative product during that period. Roy S. Saxon was the branch sales office manager of the Westinghouse Lamp Company in Milwaukee.

5513-15 W. Washington Boulevard (1922)
Designer unknown
Contributing building

Original owner,
unknown

A relatively rare Milwaukee example of the Tudor Revival style applied to a duplex, this 2-story, hip-roofed, brick and stucco-trimmed, 2-flat building was constructed at an estimated cost of \$10,000 by the Custom Method Builders Company. The most

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Description (continued)

outstanding feature of the building is a central, gabled, projecting bay trimmed with stucco and decorative half-timbering. The building has the overall appearance of a single family residence, and it blends well with the predominantly single-family character of W. Washington Boulevard. The building is in excellent condition and has not been altered.

5518 W. Washington Boulevard (c. 1920s)

Designer unknown
Contributing building

Original owner,
unknown

Another of the many variations of bungalow design in the district, this 1-1/2 story, brick and stucco, rectangular, hip-roofed building is of early 1920s vintage. Current research has not pinpointed a construction date. Located atop a small, bermed grass lawn, this house retains its original character and shows no signs of exterior alterations.

5519 W. Washington Boulevard (1923)

Designer unknown
Contributing building

John F. Kies,
original occupant

This small, 1-1/2 story, side gabled, aluminum-sided house with a central, gabled entrance vestibule shows the design influence of the Colonial Revival style. The building has been altered, and, in addition to the installation of aluminum siding, a projecting flat-roofed bay has been added to the main elevation facing W. Washington Boulevard. The shed-roofed front dormer also appears to have undergone some remodeling. Despite the alterations, enough remains of the original architectural character that the building is still a contributing building. John Kies worked as a salesman for the Pabst Brewing Company in Milwaukee.

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Description (continued)

5522 W. Washington Boulevard (1921) Designer unknown Contributing building	William Hoffman, original occupant
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Local carpenter/contractor William Hoffman was the original occupant and probably the builder of this 1-1/2 story, side-gabled brick and asphalt shingle bungalow. The main elevation facing W. Washington Boulevard features a large, projecting, hip-roofed sunroom entry vestibule. The house is in very good condition although the asphalt shingles are a modern substitute for the original wooden shingles or siding.

5523 W. Washington Boulevard (c. 1922) Designer unknown Contributing building	Original owner, unknown
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Aluminum siding now covers this circa 1922, 2-story, hip-roofed, rectangular duplex, but it is still a contributing building. The building is particularly interesting because it is a Colonial Revival version of the same basic duplex built one block east at 5513-15 W. Washington Boulevard in 1922. The duplex is in good condition, and there have been no apparent alterations other than the installation of aluminum siding.

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Description (continued)

5602-04 W. Washington Boulevard (1925)
Designer unknown Original owner,
Contributing building unknown

The style of this large, 2-1/2 story, hip-roofed, brick rectangular plan duplex was influenced by the Prairie and Colonial Revival styles of the day. The extraordinarily wide overhanging eaves are a hallmark of the Prairie School style, and the colonnaded, square, flat-roofed front porch is a Colonial Revival feature. The building is interesting because of its exceptionally large size, underscoring the upscale nature of W. Washington Boulevard

5603 W. Washington Boulevard (1926) John Weiss,
Hugo Miller, architect original owner
Contributing building

An elaborate, combination jerkinhead/gable hip roof tops this large, 1-1/2 story, rectangular, bungalow with battered brick walls. This architect-designed building is very unusual in terms of Milwaukee area bungalow design for its sprawling, ranch-like character. The only apparent exterior alteration has been the installation of board-and-batten siding in the gable areas which originally were probably stuccoed.

5608-10 W. Washington Boulevard (1919)
Designer unknown Original owner,
Contributing building unknown

The main elevation of this 1-1/2 story, rectangular, hip-roofed, stuccoed bungalow features a central, arched-roof dormer and a front porch that spans the full width of the house. The house is topped with an unusual, flared hip roof. The massing of this bungalow is very unusual, partly because the sidewalls are

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Description (continued)

much higher than would normally be found on a 1-1/2 story bungalow. The house is in excellent condition and retains its original character.

5609-11 W. Washington Boulevard (1922)

Designer unknown
Contributing building

Original owner,
unknown

This is a well-preserved example of a large, 2-1/2 story brick and wood shingled, Craftsman-influenced Milwaukee duplex topped with a bell-cast hip roof. There have been no exterior alterations.

5616 W. Washington Boulevard (1920)

Designer unknown
Contributing building

Original owner,
unknown

This small, 1-1/2 story, brick, front gabled, rectangular, style bungalow is one of the most modest homes in the district. It is well maintained and is in nearly original condition, although the eaves have been sheathed with aluminum trim and a grouping of double hung windows on the main elevation facing W. Washington Boulevard has been removed and replaced with a large picture window without altering the size of the original opening.

5617 W. Washington Boulevard (1923)

Designer unknown
Contributing building

Original owner,
unknown

This astylistic 2 story, hip-roofed, brick dwelling has a colonnaded front porch and a fine entrance composed of a paneled door flanked by sidelights and topped with a fan-light transom that are distinctly Colonial Revival in style.

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Description (continued)

5621-23 W. Washington Boulevard (1923) Eiser Cohen,
Hugo Miller, architect original owner
Contributing building

Another of the unusual homes designed by Hugo Miller, this 2 story, symmetrically composed, tapestry brick duplex is topped with an extraordinary, multi-faceted hipped roof. The building is not representative of any definitive architectural style but instead is of an exuberant, eclectic, original period revival design. The main elevation facing W. Washington Boulevard is articulated with two projecting, central, concentric bays each topped with a hip roof. The corners of the main elevation are trimmed with brick quoins. The duplex is in fine condition today, and the only changes to the exterior have been the installation of awnings on some of the second story windows. The asphalt roofing shingles are a replacement for the original, unknown roofing material.

5622-24 W. Washington Boulevard (1921)
Designer unknown Original owner,
Contributing building unknown

This large, 2-1/2 story, jerkinhead, side-gabled, brick and vinyl-sided, Craftsman style duplex is an example of what came to be called the "bungalow duplex" because it was essentially two small bungalow plan flats stacked one upon another. The house is in excellent condition. The addition of modern, narrow vinyl siding over the original clapboards or wood shingling has not nullified the historic character of the building.

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Description (continued)

5626-28 W. Washington Boulevard (1919)
Designer unknown Original owner,
Contributing building unknown

This well-maintained, Craftsman style duplex is essentially a 2-1/2 story, rectangular, stuccoed block topped with a bell-cast hip roof. The front elevation features a severely simple, stuccoed, square front porch topped with a parapet wall that encloses a second story walk-out deck. The lower porch is flanked by a concrete terrace enclosed by a stuccoed knee wall capped with a dressed limestone coping. The roof features a central, stuccoed dormer topped with a bell-cast roof and fenestrated with a semicircular window. This is a fine duplex that retains its original character.

5627-29 W. Washington Boulevard (1924)
Russell Barr Williamson, architect Original owner,
Contributing building unknown

Designed by the noted Milwaukee architect Russell Barr Williamson, who studied with Frank Lloyd Wright, this 2-1/2 story, brick, side gabled, early twentieth century, Prairie School duplex features a large, projecting, 2-story, hip-roofed bay on the main elevation facing W. Washington Boulevard. Flanking the bay is a small, square porch with battered brick piers and a flat-roof that serves as a walk-out deck for the second story flat. The building is in excellent condition and shows no signs of any alterations, other than the addition of modern aluminum storm doors on the front entry. The design for this building was repeated with only minor changes for several other duplexes in the district located at 5901-03, 5913-15, 5827-29, and 5821-23 W. Washington Boulevard that can probably be attributed to Williamson based on style, but not confirmed by documented research. This is the largest known concentration of Williamson-designed buildings in Milwaukee.

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Description (continued)

5701 W. Washington Boulevard (1919)
Designer unknown Original owner,
Contributing building unknown

Reflecting the simple aesthetics of the Craftsman and Arts and Crafts styles, this 2-1/2 story, jerkinhead roof, stuccoed block is in excellent condition and has been spared any exterior alterations. The principal features of the main elevation facing W. Washington Boulevard are a hip-roofed dormer centered on the roof and a small, enclosed, corner, hip-roofed front porch. The other elevations facing south, east and west are simply articulated with randomly placed windows and doors.

5702-04 W. Washington Boulevard (1925) August H. Vogt
Designer unknown original owner
Contributing building

Another of the large, duplex residences at the west end of the district is this 2-1/2 story, rectangular, hip-roofed building. The front elevation facing W. Washington Boulevard features a large, open brick porch topped with a flat roof that serves as a walk-out deck for the second story apartment. There are only two apparent exterior changes. The original handrail around the front porch roof deck was replaced with a modern, simple, wrought iron railing, and the dormer and soffits have been covered with modern aluminum siding and trim.

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Description (continued)

5707 W. Washington Boulevard (c. 1920)
Designer unknown Original owner,
Non-contributing building unknown

Radically altered with modern board-and-batten siding and new fenestration, this 1-story, circa 1920, hip-roofed, rectangular bungalow has been stripped of its historic character and is, therefore, a non-contributing building.

5708 W. Washington Boulevard (c. 1920)
Designer unknown Original owner,
Contributing building unknown

Research has not yet revealed the exact construction date of this circa 1920, 2-story, side gabled, vinyl sided, L-plan, Colonial Revival or Arts and Crafts style residence. The original siding material, either stucco or clapboards or a combination of the two, remains unknown. The original windows in the first story of the projecting bay facing W. Washington Boulevard have been replaced with modern casement style windows. The alterations to this building have been substantial, but its original design is still recognizable and it is, therefore, a contributing building.

5714 W. Washington Boulevard (1919)
Designer unknown Original owner,
Contributing building unknown

Aluminum siding now covers the original clapboards of this 1-1/2 story, cross-gabled, rectangular, Dutch Colonial Revival style house. The building, however, is still a contributing building because the change has been largely cosmetic and its essential features remain intact.

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Description (continued)

5717 W. Washington Boulevard (1919)
Designer unknown Original owner,
Contributing building unknown

This fine, well-maintained home was built as a 2-1/2 story, hip-roofed stuccoed dwelling in 1919, but was veneered with red brick in 1929. The house, as it stands today, is a fine, intact example of a large brick vernacular residence of the 1920s. The alteration has not compromised the architectural significance of the building because the remodeling was done in the style of the day during the historic period of development in the district. Without the aid of permit records, it would have been virtually impossible to detect that this house was not built as it stands today.

There were several methods of making and applying stucco during the early twentieth century, and a few of these methods did not produce a job that would last under the harsh, wet northern climate of Wisconsin. When stucco veneer failed prematurely, as was probably the case in this instance, it was usually completely replaced with a different type of exterior cladding material such as wooden siding or brick, as was the case here.

5721 W. Washington Boulevard (1919)
Designer unknown Original owner,
Contributing building unknown

This plain little 1-1/2 story, rectangular, hip-roofed stucco bungalow has probably had its front porch enclosed. The house features a large, hipped roof dormer with wide overhanging eaves on both the front elevation facing W. Washington Boulevard and on the side elevation facing east where the principal entry is located. The front elevation facing W. Washington Boulevard is simply fenestrated with randomly-placed, double hung windows framed with simple flat wooden moldings.

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Description (continued)

5722 W. Washington Boulevard (1919)

Designer unknown
Contributing building

Original owner,
unknown

Aluminum siding now covers the exterior of this 1-1/2 story, rectangular, jerkinhead gabled, bungalow that features a projecting, front gabled sunroom on the main elevation facing W. Washington Boulevard. The house retains its original, windows, doors, and trim. Despite the addition of the modern siding, which is primarily a cosmetic rather than a structural change, the house is a contributing building in the district.

5729 W. Washington Boulevard (circa 1919)

Designer unknown
Contributing building

Original owner.
unknown

Located on the southeast corner of N. 58th Street and W. Washington Boulevard, this large, 2-1/2 story, stuccoed, jerkinhead-roofed Arts and Crafts style house is in fine condition and retains its original character. The main elevation, which faces N. 58th Street, features a central, enclosed, jerkinhead roofed entry porch. All other elevations are simply articulated with regularly placed window and door openings.

5801-03 W. Washington Boulevard (1924)

Designer unknown
Contributing building

Original owner,
unknown

One of the most outstanding, large duplex residences in the district, this 2-1/2 story, brick, rectangular, eclectic design building is capped with a central hip roof and two large, octagonal roofs atop the projecting, polygonal bays on the main elevation facing W. Washington Boulevard. The massing of this building is

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Description (continued)

particularly interesting. Other smaller details of the house reflect the Prairie, Colonial Revival, and Mediterranean Revival styles. This building is in excellent condition and is nearly intact with the exception of the aluminum trim that has been applied to the soffits.

5802 W. Washington Boulevard (c. 1920s)

Designer unknown
Contributing building

Original owner,
unknown

Aluminum siding now sheaths the exterior walls of this 1-1/2 story, rectangular, side-gabled, bungalow. The roofline is very interesting and features an unusual, shed-roofed dormer with sloped sidewalls that are also covered with asphalt shingles. A hip-roofed sunroom projects from the corner of the main elevation facing W. Washington Boulevard. The main entrance is covered by a small, gabled porch hood. Despite the installation of aluminum siding over the original siding material, the house is a contributing building because it retains its original architectural character.

5806 W. Washington Boulevard (1918)

Designer unknown
Contributing building

Original owner,
unknown

No alterations are apparent on this small, well-maintained, 1-1/2 story, hip-roofed, stuccoed bungalow. The main elevation facing W. Washington Boulevard features an original, shed-roofed sunroom and a large, shed-roofed dormer is located atop the steeply pitched hip roof. A similar shed-roofed dormer is located on the side elevation facing east.

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Description (continued)

5807-09 W. Washington Boulevard (1921)
Designer unknown Original owner,
Contributing building unknown

Retaining its original, simple but dignified architectural character, this 2-1/2 story, rectangular, stuccoed American Foursquare dwelling is topped with a bell-cast hip roof. The main elevation facing W. Washington Boulevard is fenestrated with randomly-placed windows, and a hip-roofed dormer projects from the roof. A large, rectangular, hip-roofed stuccoed front porch has been enclosed with modern metal double hung storm windows. A small, shed-roofed vestibule that shelters a secondary entrance on the side elevation facing east is apparently not original to the house.

5815-17 W. Washington Boulevard (1927) Albert S. Brand,
Design attributed to original owner
Albert S. and Sebastian Brand
Contributing building

A very unusual duplex, this 2-1/2 story, side gabled, cream brick block is trimmed with wooden shingles in the gable ends and dormers. The original estimated cost was approximately \$12,000, and Walter Mewes was the mason contractor. The house is believed to have been designed by its original owner, Albert S. Brand, or his father, Sebastian Brand, a Milwaukee firefighter who designed most of Milwaukee's firehouses during the late nineteenth and early twentieth centuries. According to neighborhood folklore, Sebastian Brand designed the building, although no documentation has been found yet to confirm this. Sebastian Brand died on January 24, 1923, more than four years before the building was built, but it does seem likely that he, his son, or both had a major role in designing the building. The exterior walls are made of salvaged Milwaukee cream brick, the same material that was used originally to build most of Milwaukee's old firehouses. The side elevation

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Description (continued)

facing east features a semi-octagonal, 2-story, brick bay. The building is in excellent unaltered condition.

5816 W. Washington Boulevard (1919)

Designer unknown
Contributing building

Original owner,
unknown

A fine addition to the architecture of the district is this symmetrically-composed, 1-1/2 story, side-gabled, rectangular plan, Craftsman style, stuccoed bungalow. The principal architectural features of the main elevation facing W. Washington Boulevard are four, unusually thick, round, stuccoed columns that support the eaves overhanging the front porch and a large, shed-roofed dormer that projects from the roof.

The house is nearly intact with the exception of two large picture windows on the main elevation that are replacements for groups of original double hung windows.

5821-23 W. Washington Boulevard (1923)

Design attributed to
Russell Barr Williamson
Contributing building

Original owner,
unknown

While tract-type construction with little variation in appearance is not characteristic of the district, this duplex is basically the reverse plan of its neighbor at 5827-29 W. Washington Boulevard. It is a 2-story, hip-roofed, brick and aluminum sided building that retains its overall original character. The second story aluminum siding covers the original stucco veneer. A masonry planter box beneath the principal windows facing the W. Washington Boulevard has been insensitively rebuilt, but the building is still contributing.

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Description (continued)

5822 W. Washington Boulevard (c. 1920)
Designer unknown Original owner,
Contributing building unknown

Noteworthy for its all-stucco exterior, this circa 1920, 1-1/2 story, jerkinhead-roofed Craftsman bungalow with a projecting front sun porch is in good condition and has not been altered. The jerkinhead-roofed bungalow is a common building type in Milwaukee, but an all-stucco example is fairly rare. Most bungalows of this type were commonly sheathed with stucco in combination with another material such as wooden shingles, brick, or wooden clapboards.

5827-29 W. Washington Boulevard (1923)
Design attributed to Original owner,
Russell Barr Williamson unknown
Contributing building

No exterior changes have been made to this 2-story, side-gabled, brick and stucco, Craftsman style duplex that is prominently sited on the southeast corner of N. 59th Street and W. Washington Boulevard. The most outstanding feature of the main elevation facing the boulevard is a projecting, 2-story, hip-roofed bay that is flanked by a front porch trimmed with battered brick piers and topped with a walk-out second story deck.

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Description (continued)

5828-30 W. Washington Boulevard (1925)
Designer unknown Original owner,
J. B. Mahler, builder unknown
Contributing building

Sited on the northeast corner of N. 59th Street and W. Washington Boulevard, this 3-family apartment building of eclectic design is a 2-1/2 story, rectangular, symmetrically composed, hip-roofed, brick block that retains all of its original character. The building cost about \$20,000, according to the original permit. The main elevation facing the boulevard features a round-arched entry door shielded by a bracketed porch hood that has a standing seam metal hip roof. Four symmetrically-placed bays of French-style casement windows are each trimmed with an ornamental wrought iron balconet. The corners of the building are trimmed with brick quoins. This is a fine, intact example of a small early twentieth century apartment building.

5901-03 W. Washington Boulevard (1922)
Design attributed to Original owner,
Russell Barr Williamson unknown
Contributing building

Very similar in design to the duplexes at 5821-23, 5827-29, and 5913-15 W. Washington Boulevard, this 2-1/2 story, brick and aluminum sided, hip-roofed, Craftsman style building features a large, projecting, 2-story, hip-roofed bay on the main elevation facing W. Washington Boulevard. Flanking the bay on the west is a small square porch with battered brick piers and a flat-roof that serves as a walk-out deck for the second story flat. The building is in excellent condition, although the aluminum siding on the second story is a substitute for the original stucco veneer. Despite the alteration, the building is a contributing building because it retains its overall historic architectural character.

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Description (continued)

5902 W. Washington Boulevard (1926) Designer unknown Contributing building	Dr. H. B. Podlasky, original owner
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Sited atop a bermed and terraced grassy lawn on the northwest corner of N. 59th Street and W. Washington Boulevard, this 2-story, symmetrically composed, brick, Dutch Colonial Revival style house is in excellent condition. The main elevation, which faces the boulevard, features a large, shed-roofed dormer sheathed with clapboard siding. Entry to the house is by means of a projecting, brick vestibule topped with an unusual elliptically-arched roof. A 1-story, flat-roofed sunroom projects from the side elevation facing west.

5907-09 W. Washington Boulevard (1923) Designer unknown Contributing building	Original owner, unknown
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The term "Bungalow duplex," coined in the early 1920s, describes this 2-1/2 story, rectangular, hip-roofed, 2-family building that is now sheathed with modern aluminum siding. Having the general characteristics of a bungalow, this type of duplex housing was common throughout Milwaukee but not on W. Washington Boulevard where duplex construction typically has a more custom, upscale character. This duplex, which was probably originally sheathed with clapboards and wood shingles retains its historic basic design integrity and is still a contributing building.

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Description (continued)

5910 W. Washington Boulevard (1926) Frank M. Surges,
Backes and Uthes, architects original owner
Contributing building

An exceptional example of the English Tudor style, this 1-1/2 story, brick and stucco, L-plan, multi-gabled residence is topped with a slate roof. Built at an estimated cost of \$16,000 for Frank M. Surges, the exterior is completely original and in excellent condition. The building is trimmed with ornamental brick, random ashlar limestone quoins and half-timbered stucco. The house is sited atop a deep, hilly, country-like lot with a limestone retaining wall located on the lot line about two feet from the public sidewalk. The main elevation, which faces W. Washington Boulevard, features a turreted entry located in the inside corner formed by the two main intersecting wings of the building. The house is built of hollow, terra cotta, load-bearing block walls, which in turn are veneered on the exterior with brick, stone, and stucco. The English Cotswold style slate roof is particularly impressive and is composed of an orderly progression of large, thick slates at the eaves graduating to much smaller and thinner slates at the peak. Cotswold style slate roofs, named after the region in England where they were first popularized, are very rare in Milwaukee, and preservation of the remaining examples is very important. Frank M. Surges owned a painting contracting firm, Surges Brothers, with his brother, Joseph. The office was located at 2516-18 W. Greenfield Avenue on the city's South Side.

5913-15 W. Washington Boulevard Isadore Davis,
Attributed to Russell Barr Williamson original owner
Contributing building

This duplex is a design variation of several other similar buildings located in the district, such as those at 5821-23 and 5827-29 W. Washington Boulevard. The Isadore Davis duplex is a 2-1/2 story, brick, side gabled building that features a large,

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Description (continued)

projecting, 2-story, hip-roofed bay on the main elevation facing W. Washington Boulevard. Flanking the bay to the west is a small, square porch with battered brick piers and a flat-roof that serves as a walk-out deck for the second story flat. The building is in excellent condition and shows no signs of any alterations. The design is attributed to the noted Midwestern architect Russell Barr Williamson. See the entry for 5627-29 W. Washington Boulevard for additional information.

5924 W. Washington Boulevard (ca. 1923)
Architect unknown
Contributing structure

Julius C. Theilacker,
original owner

The crown jewel of the Tudor Revival style in the district is this 2-1/2 story, gabled L-plan, limestone residence that is topped with a red, terra cotta, flat shingle tile roof. The house is trimmed with extensive molded and dressed limestone, stucco, and mock half-timbering. Prominently sited on the northeast corner of N. 60th Street and W. Washington Boulevard stop a bermed and terraced grassy lawn, the Theilacker house has been meticulously maintained over the years, and there have been no alterations to any of the exterior elevations. A projecting, turreted entry pavilion faces the boulevard, and it features a segmentally-arched, Gothic style door opening and narrow, leaded glass windows trimmed with English Gothic style limestone hood moldings. The second story of the pavilion features a recessed, open air porch. The house is fenestrated with randomly placed leaded glass casement windows. The copper rain gutters, downspouts, and leaded heads were all custom-made for the house.

The original owner, Julius Theilacker, owned a prominent Milwaukee bridge contracting firm. He lived in the house until his death in the late 1970s, and his widow, Martha, stayed there until the mid-1980s when the home was sold to its second, present owners. Research has not yet determined the original construction date of the house, although the Theilackers first appear at the address in the 1923 Milwaukee city directory.

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Description (continued)

5929 W. Washington Boulevard (c. 1925)
Designer unknown Original owner,
Contributing building unknown

A remarkable example of the enthusiasm in the 1920s for period revival design is this large, 2-story, rectangular, brick, 14-unit apartment building that is topped with an extraordinary pagoda style roof. Current research has not yet determined the exact construction date. The building is trimmed with randomly placed, irregularly shaped limestone ashlar blocks. Oriental-influenced details include the unusual flower boxes beneath the round-arched windows on the main elevation facing W. Washington Boulevard and the very large, original terra cotta urns that are placed in front of the piers supporting the pagoda roofed front porch. The building appears to be in original unaltered condition, although it is not known if the current asphalt roofing shingles are a replacement for an original asphalt roof or a different material, such as terra cotta tiles or cement asbestos slates. This building is the only known example in Milwaukee of Oriental design applied to a multi-family dwelling. It is architecturally significant in the context of both the historic district and the city of Milwaukee. The pagoda style was employed extensively in Milwaukee and elsewhere in Wisconsin during the teens and twenties for the design of filling stations owned by the Wadhams Oil Company, a local firm. Most of the pagoda style gas stations, some of which were very large, have been demolished, and the remaining Chinese-influenced buildings in Milwaukee are few in number. None of these buildings, however, were known to have been associated with any Chinese or Asian ethnic groups.

Endnotes

¹Milwaukee City Directory, 1939, p. 1028.

²Gregory, John G., History of Milwaukee, Vol. IV. Chicago: S. J. Clarke Publishing Company, 1931, pp. 375-376; History of Milwaukee, Vol. II. Chicago: S. J. Clarke Publishing Company, 1922, pp. 584-587.

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Description (continued)

³Milwaukee Journal, January 12, 1958; Memoirs of Milwaukee County, Vol. II. Madison, Wisconsin: Western Historical Association, 1909, p. 255.

⁴Men of Milwaukee, Vol. I. Milwaukee: Associated Compilers, 1929-1930, p. 323; Milwaukee City Directories.

⁵Memoirs of Milwaukee County, Vol. II, pp. 464-465; Gregory, Vol. III, pp. 729-730.

⁶History of Milwaukee, Vol. II, p. 509.

⁷Milwaukee City Directories.

⁸Milwaukee City Directory, 1932.

⁹Gregory, Vol. III, pp. 111-112.

¹⁰Gregory, Vol. III, pp. 531-532; Milwaukee Sentinel, January 22, 1991, p. 1.

¹¹History of Milwaukee, Vol. II, pp. 738-741.

¹²Memoirs of Milwaukee County, Vol. II, p. 343.

¹³History of Milwaukee, Vol. III, pp. 185-186.

¹⁴Ibid., p. 388.

¹⁵Ibid., pp. 870-873.

¹⁶Flower, Frank A., History of Milwaukee. Chicago: Western Historical Publishing Company, 1881, p. 1042.

¹⁷Milwaukee Journal, October 3, 1941, p. 1.

¹⁸Milwaukee Journal, May 29, 1921, p. 8.

¹⁹Gregory, Vol. III, pp. 598-601.

²⁰History of Milwaukee, Vol. II, pp. 236-239.

²¹Ibid., p. 298; Gregory, Vol. IV, pp. 130-131.

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

The W. Washington/N. Hi-Mount Boulevard Historic District is being nominated to the National Register of Historic Places under Criterion A for its local significance to the history of community planning and development as a distinguished example of a cohesive, early twentieth century suburban neighborhood of upper middle-class houses and church complexes set on two broad, intersecting, boulevards. The two church complexes in the district are included in the nomination as an exception to the criteria as outstanding examples of early twentieth century church architecture. The period of significance of the district is 1912 to 1942, during which time the contributing buildings in the district were built.

The district is locally significant under Criterion C as one of the most outstanding concentrations of up-scale, early twentieth century, architect-designed residences in Milwaukee. It also is significant as a manifestation of the boulevard planning concept in Milwaukee. The cohesive, unified character of the district is the result of careful planning by the original developers who marketed the neighborhood from its beginning as the "finest residential district on the city's west side."³ The developers of the district used the boulevard planning concept and deed restrictions to ensure the district would develop with a specific physical character.⁴ The buildings constructed in the district between 1912 and 1942 are an excellent representation of the residential styles and high-quality construction preferred by Milwaukee's merchants, professionals, and entrepreneurs during those years. Many of the homes are outstanding examples of the residential design work of the city's leading, early twentieth century architects. The styles of residential architecture represented in the district include the Prairie School, Craftsman, Bungalow, Mediterranean, Colonial Revival, and English Tudor Revival. The two large church buildings constructed in the district during the 1920s are outstanding examples of the Neo-Gothic styles and complement the fine residential character of the neighborhood.

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**W. Washington/N. Hi-Mount Boulevards Historic District
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Significance (continued)

Located immediately west of the sprawling bucolic grounds of Washington Park, the district is part of one of the city's first, early twentieth century "automobile suburbs." The general area was initially described in newspaper advertisements as "out where the sun shines" to emphasize its country-like, suburban character. The land that includes W. Washington Boulevard and N. Hi-Mount Boulevard was incorporated into the City of Milwaukee from the neighboring Town of Wauwatosa in a patchwork of annexations between 1906 and 1924. Before construction began in the district, none of it was located within the City of Milwaukee, and the land was simply unimproved farm fields. The majority of construction in the district, including the paving of streets and sidewalks, occurred after annexation to Milwaukee, but about half of the homes on W. Washington Boulevard between N. 55th and N. 60th Streets were built between 1917 and 1924 when that area was still part of the old Town of Wauwatosa. As a result, no building permits exist for these houses, and they are less well documented than other houses in the district.

All of the land that includes N. Hi-Mount Boulevard and many of the surrounding blocks was annexed in 1910. Street and sewer improvements began shortly after that and construction started on the first N. Hi-Mount Boulevard house in August of 1912. North Hi-Mount Boulevard was the focal point of the subdivision surrounding it, which was also called "Hi-Mount," according to plat maps and early advertisements.⁵ Bounded by W. Washington Boulevard and N. 51st, N. 47th and W. Lloyd Streets, Hi-Mount was the city's first subdivision west of Washington Park, and it was hailed by its developer as one of the finest residential areas in the city.

A June 25, 1911 Milwaukee Sentinel display advertisement for vacant lots in the Hi-Mount subdivision included the following assessment by the developers: "The most exclusive and desirable residence property lies close to the city parks. Prospect Hill, the most desirable property on the East Side, lies near Lake Park. Hi-Mount, the beautiful new residence district, lies just one block

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

west of Washington Park and is the most desirable residence property on the West Side."⁶ One week earlier, on June 18, 1911, another display advertisement in the Milwaukee Sentinel also touted the desirability of the Hi-Mount area: "Use a little judgement and select property that will steadily increase in worth -- Go to Milwaukee's newest high class residence district. Buy at Hi-Mount."⁷ The advertisement also offered the following general description of the subdivision at that time: "Hi-Mount is laid out beautifully with a splendid boulevard in the center of the tract, all asphalt streets and cement sidewalks [installed], trees planted, sewer, water and gas laid. Hi-Mount is certain to be the finest residential district on the West Side."⁸

West Washington Boulevard is located at the southern terminus of N. Hi-Mount Boulevard and its historic, northern terminus is a large, limestone gateway at W. Lloyd Street. Today, N. Hi-Mount Boulevard continues north beyond the bounds of the present historic district for about three blocks and terminates at W. North Avenue. The area north of W. Lloyd Street is not included in the district because it is substantially different in architectural character and was not part of the original, Hi-Mount subdivision.

Annexation of the land that included W. Washington Boulevard began in 1906 when a vacant strip of land was acquired between present-day N. 47th and N. 49th Streets. The first known house on W. Washington Boulevard was constructed in 1913 on the northwest corner of N. 49th and W. Washington Boulevard. The 1910 annexation that included N. Hi-Mount Boulevard also included the acquisition of land that made it possible to extend W. Washington Boulevard from N. 49th to N. 54th Streets within the Milwaukee city limits. In 1911 Washington Boulevard was cut through the empty fields and paved from Washington Park to 55th Street. A sliver of land annexed in 1917 extended the Milwaukee city limits on W. Washington Boulevard from N. 54th Street to N. 55th Street, and in 1924 a large annexation pushed the city limits west along W. Washington Boulevard to the present city limits at N. 60th Street where the

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**W. Washington/N. Hi-Mount Boulevards Historic District
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Significance (continued)

street merges into the adjacent Washington Highlands Historic District in Wauwatosa.⁹

Historically, the development of the district is closely tied to the advent of the automobile and the construction of Washington Park, which serves as the eastern terminus of W. Washington Boulevard. Most of Milwaukee's finest residential neighborhoods are located near or border one of the city's many fine parks. Washington Park, designed in the early 1890s by the noted landscape architect Frederick Law Olmsted, was one of the centerpieces of Milwaukee's extensive public parks system. At its peak it included the city's zoo, a harness-racing track, a swimming pool, lagoons, footpaths, pavilions, and botanical gardens. West Washington Boulevard was planned as a "pleasure drive" meaning that part of its purpose was to carry passenger vehicles to and from the streets circling and transversing Washington Park.¹⁰ The boulevard, in essence, with its leafy trees and broad, planted median strip was intended to serve as an adjunct to the park and to extend the pleasure of driving through a landscaped park. In a sense, streets like Washington Boulevard were thought of as linear parks. In 1914, shortly after W. Washington Boulevard was paved, it was officially designated a "pleasure way" and boulevard by the Milwaukee Common Council.¹¹

In order to place the development of these two boulevards in proper context, it is necessary to understand some of the ideals and concepts of early twentieth century city planning. The work of landscape architect Frederick Law Olmsted, who designed the system of parks and interconnecting boulevards for the city of Boston in the 1880s, among other important projects, had a great influence on American architects, engineers and civic planners during the late nineteenth and early twentieth centuries. Many of the planning ideals of Olmsted and his contemporaries were manifested at the 1893 Chicago World' Fair in exhibits, lectures, and the design and siting of the impressive buildings that were constructed specifically for the Fair. The influence of the World's Fair and

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Significance (continued)

the interaction of design professionals during the early 1890s produced a set of ideals regarding urban planning that came to be called the "City Beautiful" movement. The goal was to make American cities more desirable places in which to live, work and go to school. The concept of planning cities with a network of broad, landscaped boulevards that terminated at or interconnected with a series of public parks was one of the more popular tenets of the City Beautiful movement.

One of the larger, more organized groups to advance the goals of the City Beautiful movement was the American Park and Outdoor Art Association which was organized at an 1897 meeting of park commissioners at Louisville, Kentucky. Another similar group started at about the same time in Springfield, Ohio and was called the American League for Civic Improvement. In 1904 these two groups merged to become the American Civic Association which sought to "bring into mutual helpful relations the great national movement of the individual worker, the publisher and the manufacturer, thus inspiring practical cooperation between all the factors in making America the most beautiful country in the world, with its citizens the best educated and the best governed."¹² Dr. J. Horace McFarland, the first president of the group, led what was called a "crusade for civic improvement."¹³ Over a period of 20 years, he visited more than 500 cities to lecture and agitate for improvements to the urban environments in America. The American Civic Association reflected a widespread interest among planning professionals, laity, and business leaders during the early twentieth century in rebuilding and expand cities in a spacious, park-like way that, it was hoped, would enhance the lives and productivity of American city dwellers.

By the turn of the century, two of the most important specific concerns of architects, engineers and city planners were the design of urban transportation systems and the design of parks and open spaces. Urban parks were seen as vital hubs of recreational and social activity that greatly improved the quality of life for the

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Significance (continued)

city dwellers who used them. As the private automobile came into use after 1900, large parks with winding roadways became popular destinations for motorists to take leisure-time drives. Automobile "pleasure rides," in effect, became a new type of outdoor recreation. In order to accommodate an ever increasing number of autos used for recreational driving around the parks, it became fashionable to plan wide boulevard streets, sometimes referred to as "pleasure drives" that skirted or radiated from a large park. In Milwaukee, as in other cities, one of the basic planning concepts of the period was that the city's parks should be connected with wide boulevards that would serve almost as linear parks. This system of boulevards to connect parks was begun, but never completed in Milwaukee.

Shortly before Hi-mount and Washington Boulevards were platted, there was renewed local agitation for the extension and completion of a boulevard system that would link the city's large parks. A Milwaukee Sentinel newspaper article dated February 17, 1907, which was found in a city clipping file, reported the following: "It was learned yesterday that at the meeting of the Metropolitan Park Commission Tuesday evening, City Engineer Poetsch submitted a proposition to the board for a comprehensive boulevard system around the city. Mr. Poetsch has been working on the plan for several months. His idea is to have the boulevards leading from one park to another in the city."

Another article from the Sentinel dated October 18, 1907 contained the following report: "The news that City Engineer Poetsch has submitted to the Metropolitan Park Commission a comprehensive plan for a boulevard system will be heartily welcomed. It is a project which for fully 15 years has had only intermittent attention. Two steps may well follow in the sequence of park development -- one, the establishment of small breathing places for the benefit of the densely populated districts, and the other a chain of boulevards connecting the important parks and making them in fact as well as in name, one system."

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Significance (continued)

"A series of boulevards forming, with the large parks, a continuous driveway around the city, is rightly considered a part of a public park system; in fact, such a system in a city of this size is not complete without the boulevards."

Beyond the popular planning ideals of the day, the early developers of the Washington/Hi-Mount district also used legal documents to shape the character of the area. Hi-Mount Boulevard, for example, is an excellent example of land use planning through the use of private deed restrictions. According to the restrictions placed in the deeds, "No flat building (meaning multi-family buildings) shall be erected, moved or maintained upon Hi-Mount Boulevard; and no building shall be erected, rebuilt or moved upon said premises [costing] less than \$3,500."¹⁴ The intent was to ensure that only substantial single family houses could be built on Hi-Mount. Business or commercial use of the land was prohibited, and, reflecting the era of city history when horse transportation was still very common, boarding or livery stables were specifically forbidden. Another very interesting restrictive covenant prohibited the manufacture or sale of alcoholic beverages on Hi-Mount Boulevard and in the several blocks flanking it to the east and west. The language used in the deeds to restrict alcohol is very specific and banned the "manufacture, sale or other disposal of spirituous, malt, brewed, vinous, ardent, fermented or intoxicating liquors, drinks or beverages, nor shall a saloon, restaurant or hotel be kept thereon, nor any building in which any person whomsoever shall vend, sell, deal or traffic any spirituous, malt, brewed, vinous, ardent, fermented or intoxicating liquors, drinks or beverages."¹⁵ All of the aforementioned, original deed restrictions are still in force on N. Hi-Mount Boulevard today which has remained a street of fine single-family houses.

The lots on W. Washington Boulevard were apparently sold without any special restrictions, but because a boulevard address was inherently prestigious and therefore costly, the prevailing market prices of the lots dictated that mostly substantial, single-

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Significance (continued)

family houses would be erected there, although duplexes and apartment buildings were also allowed, and a number were built.

The uniform planting of large, deciduous shade trees such as maples and elms along Hi-Mount and W. Washington Boulevards was central to the suburban, park-like qualities of the district. Many of the original trees, planted about 25 feet apart along the curb and in the median strip, still survive today and have reached mature heights of 60 feet and more. Other, smaller and younger trees have been planted in recent years to replace diseased or damaged old trees, and this program of reforestation promises to preserve the intent of the original landscape design. Shade trees were an important part of early twentieth century urban design. In his publication "Trees for Town and City Streets," M. L. Mulford, an early twentieth century horticulturist wrote, "Good shade is so appreciated that its presence adds value to adjoining properties. Real-estate men recognize this factor and plant shade trees as early as practicable on land which they develop."¹⁶

In terms of social history, the overwhelming majority of the original homeowners on N. Hi-Mount Boulevard were wealthy, move-up buyers of German-American heritage who previously lived in the city's older, predominantly German neighborhoods on the Near North and West Sides. Many owned businesses or held top positions in large firms. In terms of religion, they tended to be about equally divided between the Lutheran and Roman Catholic faiths. It is also apparent that a number of the original Hi-Mount homeowners were either related or long-acquainted friends or business acquaintances who chose to live near each other. Arnold F. Meyer, for example, who lived at 1933 N. Hi-Mount Boulevard was the son-in-law of John H. Fiebing, who lived at 1818 N. Hi-Mount Boulevard. Meyer was the father-in-law of Eugene Biersach, who lived one block north at 2005

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Significance (continued)

N. Hi-Mount Boulevard. Biersach, in turn, was the nephew of architect Gustav A. Dick, who resided at 1742 N. Hi-Mount Boulevard. Brewery executive William Gettelman, who lived at 1759 N. Hi-Mount Boulevard, was the brother-in-law of Alfred H. Steinman, who lived next door at 1751 N. Hi-Mount Boulevard.

The original or early Hi-Mount buyers tended to keep their homes for many years, and those households were broken up due to the death of a spouse more than any other single reason. The original buyers were generally in their 30s and 40s when they moved in, although several buyers, such as Joseph Dudenhoefer at 2049 N. Hi-Mount Boulevard and Albert Speich at 2010 N. Hi-Mount Boulevard, were in their late 50s or older. Eugene Biersach, for example, moved into his fine, Prairie style house at 2005 N. Hi-Mount Boulevard in 1913, and stayed there for about 53 years until his death in 1966. Albert F. Gallun moved into his large Colonial Revival style house at 1925 N. Hi-Mount Boulevard in 1917 and stayed there for 62 years until 1979.

The original buyers on W. Washington Boulevard, like those on N. Hi-Mount Boulevard, tended to be of German-American heritage, but there were also sizable numbers of Jewish buyers as well. Compared with N. Hi-Mount Boulevard, very few households on W. Washington Boulevard appeared to have been related. Economically, W. Washington Boulevard households were also more diverse than those on Hi-Mount and ranged from the captains of Milwaukee industry, such as William S. Harley of the Harley-Davidson Motor Cycle Company, to middle-class families who lived in the smaller, frame and stucco bungalows that are concentrated at the western end of the district.

CHURCH HISTORIES

The present site of the St. Sebastian Roman Catholic Church complex was acquired by the Milwaukee Archdiocese in 1909, and the

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Significance (continued)

first phase of construction that included a school building with a small church auditorium in its basement was completed by 1912. The Mount Olive Lutheran Church congregation acquired its site during the early 1920s and completed its present church building in 1923. Following are detailed histories of the two congregations.

Mount Olive Lutheran Church

Mount Olive Lutheran Church was founded in 1894 and was the first English-speaking congregation in Milwaukee affiliated with the Lutheran Church Missouri Synod. Before 1895 nearly all of the city's 75 Lutheran churches worshipped in the German language.

Today Mount Olive Lutheran Church is housed in a block-long church/parsonage/school complex on the south side of W. Washington Boulevard between N. 53rd and N. 54th Streets. The church and parsonage buildings were completed in 1923 and are contributing buildings. The school, built in three stages in 1950, 1957 and 1975, is less than 50 years old and possesses no known historic or architectural significance and is, therefore, a non-contributing addition.

The beginnings of the congregation date to the fall of 1893, when Mr. Charles Bertram, a layman, came to Milwaukee from Baltimore and formed a Lutheran mission society which held some English language services in the evenings. His efforts were prompted by his former pastor in Baltimore, Rev. William Dallmann, who saw the need for English language Lutheran church services.

Bertram quickly found a substantial interest in forming an English-speaking Lutheran congregation. On February 5, 1894, he met with several local Lutheran pastors and formally organized Mount Olive English Evangelical Church of Milwaukee. One month later on March 5th, the fledgling congregation, which had no building and no pastor, voted to join the newly formed English

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Significance (continued)

Synod of Missouri, which was a branch of today's Lutheran Church Missouri Synod.

The early formal worship services of the new congregation were held in church buildings and school halls of other North Side Lutheran congregations in Milwaukee. Clergy to conduct the services were apparently borrowed from other Lutheran congregations as well. Finding the first permanent pastor proved to be a challenge for Mount Olive, but on August 12, 1894, Rev. Martin Luecke, a spring graduate of Concordia Seminary in St. Louis, Missouri, was formally installed as the congregation's first clergyman. Rev. Luecke, stayed less than a year at Mount Olive and left to take a pastorate at a Pennsylvania church in May of 1895. That same month, Mount Olive found that the Reverend Henry Sieck, president of St. John College of Winfield, Kansas was willing to become their pastor. Under Pastor Sieck, the congregation began to enter a period of growth and expansion. The former Christ Episcopal Church building on N. 4th Street just north of W. Walnut Street was purchased for \$6,000. Formal dedication of the small, front-gabled, clapboard-sided building for the Mount Olive congregation took place in October of 1895. Shortly after that, a Sunday school, church choir, Ladies Aid Society, and parish newspaper were established. The small, frame church served the church for about 10 years, and on May 1, 1904 plans for a new church building on the same site were approved. The old church was torn down, and a new English Gothic Revival style church was constructed of light red brick at a cost of about \$14,000. The cornerstone was laid on October 16, 1904, and dedication of the completed building took place in the spring of 1905.¹⁸ The building is still standing at 1727 N. 4th Street today and retains nearly all of its original interior and exterior character. Because Mount Olive continued to expand during the early twentieth century, the second church eventually became too small, and in 1920 the congregation sold the building to the Calvary Baptist Church for the sum of \$24,000. At the time of the sale, there was some formal discussion about combining Mount Olive with a daughter church, Hope

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Significance (continued)

Lutheran, in a newer West Side neighborhood, but negotiations foundered, and Mount Olive bought its present property on W. Washington Boulevard and began the construction of a new church and parsonage. Formal dedication of the new buildings took place on March 18, 1923 when the total church membership was about 800 communicants, which is a number that did not include children under the age of 14.

Membership held steady around that number for the next 20 years, but during and after the years of World War II, there was a period of tremendous growth and by the mid-1950s membership reached about 1,900 communicants. The post-war baby boom may have also contributed to the congregation's decision to begin a Christian day school. On March 6, 1950 the church awarded contracts for a new, \$275,000 school to be built on the southwest corner of N. 53rd Street and W. Washington Boulevard next to the church and parsonage. The Fall of 1950 marked the first school year, but the new building was not completed by that time. Classes for 115 students were held in church parlors. Finally, on April 15, 1951, the new school was completed, dedicated, and put into use. A rear addition was built onto the school in 1957, and a large gymnasium addition was constructed in 1975.

Mount Olive today is an active congregation, and since 1947 it has hosted a well-known Sunday radio broadcast of its services. Membership today stands at about 1,600 communicant members, which is down from a high of about 2,000 during the mid-1960s. There are approximately 180 children attending the church's day school.¹⁹

St. Sebastian Roman Catholic Church

St. Sebastian Roman Catholic Church was founded in 1911 as a "territorial parish," meaning that it was not formally associated with any particular ethnic group, and English was the principal language spoken in the social and administrative activities of the

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**W. Washington/N. Hi-Mount Boulevards Historic District
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Significance (continued)

congregation. Nevertheless, many of its early members were of German-American heritage. More than a dozen major building campaigns over the first 50 years of the congregation's history have shaped the impressive, well-planned church complex.

Rapid growth characterized the early history of the parish, and less than 20 years after its founding, it was one of the most prominent parishes in the Milwaukee Roman Catholic Archdiocese. St. Sebastian was the church home of many notable Milwaukeans including William S. Harley, Theodore Trecker, Joseph D. Mueller, and Joseph Dudenhoefer, whose stately homes were located nearby.

The parish traces its history back to November 6th of 1909 when Milwaukee Archbishop Sebastian Messmer bought a 5-acre vacant parcel of land bounded by W. Washington Boulevard and N. 54th, N. 55th and W. Vine Streets for the purpose of establishing a new Roman Catholic parish to serve the city's growing Far West Side.²⁰ It was another two years, however, before the Archbishop was able to appoint a priest, Fr. Kleser, to formally begin the task of starting a new parish. On April 6, 1911, the Archbishop, Fr. Kleser, other priests, and interested laity decided that the new parish would be called St. Sebastian in honor of the namesake of the Archbishop. Articles of incorporation for the new St. Sebastian congregation were approved on May 11th of that year, and the new parish was formally founded with 15 families. On August 15, 1911, the first Mass was read in a rented store building that still stands on the northeast corner of W. Vliet Street and N. Hawley Road.²¹ Fr. Kleser subsequently moved to a flat near the parish grounds at 2033 N. 48th Street and used the living and dining rooms as a chapel. The first baptism in the parish took place there on January 28, 1912. The new congregation engaged in a fund-raising campaign to construct a building on the W. Washington Boulevard parish site, and by the spring of 1912, a new parsonage was completed on the northeast corner of N. 55th Street and W. Washington Boulevard that contained a chapel and living quarters for the pastor. By 1912 the parish had grown to about 40

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Significance (continued)

families in size and with the help of a loan from the Archdiocese, the parish was able to construct the first phase of a permanent school building that would also include facilities for a basement church auditorium. The cornerstone for the \$20,000, 91 by 120-ft. building was laid on Sunday, August 11, 1912, and the building was completed by Christmas Day of that year. The building also included four classrooms, but one of those rooms was used as temporary living quarters for three Sisters of St. Francis of Assisi who taught at the school. The school opened its doors for classes on January 6, 1913 to 32 pupils. The parish steadily increased in size to about 150 families by the fall of 1917, and school enrollment ballooned to about 120 students. In response to the growth, late in 1918 an "upper" church auditorium was added to the school building. After the end of World War I in November of 1918, residential construction in the St. Sebastian Parish area skyrocketed, and by 1920 the parish was the church home to nearly 400 families. Parish facilities were severely strained, and in 1921 an addition to the south elevation of the school building added four additional classrooms.

During the summer of 1922, a 2-1/2 story, front-gabled duplex was built at 1813-1815 N. 54th Street as a residence for the Sisters who taught at the school.²² This building still stands at the northeast end of the present St. Sebastian School playground, although it is no longer owned by the parish. The duplex cost an estimated \$8,000 to build. By 1924 the parish membership had reached 750 families, and a building committee was organized to once again expand the church and school facilities. In April of 1925, the old parsonage on the northeast corner of N. 55th Street and W. Washington Boulevard was moved to N. 54th Street just north of W. Washington Boulevard. In July of 1925, construction was begun on a new, large, 3-story, brick, Mediterranean Revival style parsonage designed by local architects Backes and Uthes. This building still stands today at 5418 W. Washington Boulevard, although a limestone-veneered, Neo-Gothic style addition built in 1954 has obscured the original front elevation.²³

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Significance (continued)

Moving the old parsonage off of the corner of N. 55th Street and W. Washington Boulevard cleared the way for construction to begin in the Summer of 1926 on the foundation of a large, new Neo-Gothic style church building also designed by the architectural firm of Backes and Uthes. In February of 1926 the basement of the new church was completed, and it was capped with flat roof. The basement was finished as a "lower church," and services were held there until funds could be raised to construct the rest of the church building. By 1928 membership had increased to 830 families, and the architectural firm of Herbst and Kuenzli was hired to superintend the construction of and possibly modify the design of the upper church planned earlier by Backes and Uthes. Cornerstone laying ceremonies for the new church were held on October 6, 1929, and work progressed rapidly on the very large Neo-Gothic style church.²⁴ The years of the Great Depression in the 1930s curtailed building activities in the parish, but after World War II, the congregation again expanded, and in 1959 the old school was demolished and replaced with a large facility that was finished in 1961 to house a student body of about 1,000 pupils.

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Significance (continued)

Architectural Significance

The homes in the district represent a veritable catalogue of the styles and building materials that were popular for better-class residential construction in Milwaukee during the early twentieth century. In terms of residential construction materials and methods, one of the innovations represented is the use of load-bearing, hollow, terra cotta block walls that are, in turn, veneered on the exterior with brick, stone, stucco or some combination of those materials. Hollow terra cotta blocks were first used during the late 1890s for commercial and industrial construction where protection from fire was important. Between about 1910 and 1935 terra cotta blocks were used for wall construction in up-scale housing. Terra cotta block wall construction was more expensive than the more common wood-framed stud walls, but it was considered stronger, longer lasting, fire resistant, and nearly impervious to rot and water. Fine architectural examples of homes built with terra cotta block walls include the Eugene Biersach House (1913) located at 2005 N. Hi-Mount Boulevard, the Edward Plaum House (1928) located at 5102 W. Washington Boulevard, and the splendid Tudor Revival house built in 1926 at 5910 W. Washington Boulevard.

Another interesting construction material used in the district was flaxlinum insulation which was advertised in the 1923 Milwaukee Journal as a major selling point of the fine brick and stucco bungalow located at 5512 W. Washington Boulevard.²⁵ "Flaxlinum" insulation was essentially a waffle-like mat of compressed flax fibers about one inch thick that was installed between wall studs and roof rafters. This material had a very good insulation value for its thickness, and when found in place today, it is generally in excellent condition.

In terms of architectural styles, Colonial Revival style houses are more numerous than any other period revival style in the district. Pivotal buildings in the Colonial Revival style include

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the Arthur Davidson House (1915) located at 1809 N. Hi-Mount Boulevard, the Josephine Dreher House (1921) located at 4828 W. Washington Boulevard, the John Reuteman House (1915) located at 1911 N. Hi-Mount Boulevard, and the Oscar Gallun House (1916) located at 1837 N. Hi-Mount Boulevard. The Colonial Revival style is a catch-all term for the revivals of the Federal, Georgian, and eighteenth century vernacular styles of architecture that occurred in the late nineteenth and early twentieth centuries.

The district features some of the more interesting examples of Mediterranean Revival style architecture in the city. There are three major variations of the Mediterranean style that were popular in the Milwaukee area: the L-plan Mediterranean, the stuccoed Mediterranean, and the shaped-gable Mediterranean.

One of the best examples of the L-plan Mediterranean is the Edward Plaum House built in 1928 at 5102 W. Washington Boulevard. The limestone-veneered house is meticulously detailed with a carved limestone door surround, outstanding ornamental wrought iron work, and terra cotta panels that ornament the narrow spaces between the windows on the second story. The hip roof is topped with green, Roman style, half-round, glazed terra cotta tiles.

Compared with the Plaum House, the Paul F. Berndt House (1922) built at 5101 W. Washington Boulevard is a romanticized version of the Mediterranean style and features outstanding shaped or so-called Churriguesque-style front and side gables that are capped with a dressed limestone coping. Based on Spanish Colonial designs, the shaped gables reflected the revival of interest in Spanish Colonial architecture that occurred after World War I in America.

A third type of Mediterranean Revival style house, the stuccoed hip-roofed villa, is represented by 4910 W. Washington Boulevard, an austere, 2-1/2 story, rectangular, white, stuccoed block topped with a red Spanish style clay tile roof. The beauty

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of this large house lies in its delicate balance of plain wall surface and sparingly used ornament.

The English Tudor Revival style, which reached the zenith of its popularity during the 1920s, is well-represented in the district by meticulously crafted homes such as the Julius Theilacker House (ca. 1924) located at 5924 W. Washington Boulevard. Located on an important corner lot atop a steep, bermed grass lawn, the Theilacker House has long been one of the neighborhood's most visually prominent homes. It is noteworthy for its refined use of materials including rusticated limestone walls trimmed with half timbering and stucco, half-round copper rain gutters, and a red, terra cotta shingle tile roof. The visually striking August Reisweber House built in 1925 at 5130 W. Washington Boulevard, modeled after an English country cottage, is another fine red brick house trimmed with limestone and half-timbered stucco. The large, limestone veneered Tudor Revival house at 5027 W. Washington Boulevard built in 1927 is yet another splendid example of its style. The district features many other fine Tudor Revival style houses, and excellent examples can be found at 5230, 5109, and 5910 W. Washington Boulevard, and at 1910 N. Hi-Mount Boulevard.

The Bungalow style houses in the district were usually custom-designed and consequently do not have the tract-house character often associated with the style. In addition to numerous Craftsman style bungalows and a few Prairie School style ones, there are some very interesting period revival style ones ranging from Mediterranean to Tudor Revival. For example, the large, brick, English style luxury bungalow located at 1902 N. Hi-Mount Boulevard, built by carpenter/contractor Charles Sommerfield in 1919 as his own home, is a good example of the adaptability of the bungalow house type to a period revival style. A smaller, but very fine Colonial Revival style brick bungalow designed by architect Charles Valentine in 1919 is located at 2024 N. Hi-Mount Boulevard, while two unusual Cottage Thatch Roof bungalows are located side by

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side at 5040 and 5044 W. Washington Boulevard. Both were built in 1921 to the designs of local architect Cornelius Leenhouts.

The district also features a significant concentration of Prairie School architecture. The William Gettelman house (1915) located at 1759 N. Hi-Mount Boulevard is a well-preserved example of the large, 2-story, rectangular, hip-roofed Prairie School style houses that were favored by the German upper middle class between 1910 and about 1920. Other large, Prairie School style houses of the 2-story, hip-roofed variety are located at 4926, 4927 and 5000 W. Washington Boulevard.

Reflecting Milwaukee's strong historic tradition of duplex living, a number of two-flat buildings were constructed in the district. Duplex housing construction on W. Washington Boulevard (none were allowed on N. Hi-Mount Boulevard within the district because of deed restrictions) tended to be custom-designed, much larger and better finished than the more common types of duplexes found throughout the city. The large, brick duplex with a multi-faceted hip roof built in 1926 for Eiser Cohen at 5621-23 W. Washington Boulevard, is representative of the high quality duplexes built in the district. Some of the city's finest architects designed duplexes on W. Washington Boulevard. For example, the five duplexes located at 5627-29, 5821-23, 5827-29, 5901-03, and 5913-15 W. Washington Boulevard are of local significance because they were designed by Russell Barr Williamson, who trained in the office of Frank Lloyd Wright and for a while was a well-known Prairie School architect in Milwaukee. The architects working on duplex buildings went to great lengths to make them unique and compatible with the neighborhood's costly single family houses. For example, one of the most unusual luxury duplexes is located at 5801-03 W. Washington Boulevard with its pair of large, octagonal corner towers.

Perhaps the most unusual and adventurous architectural expression of a multi-family building in the district is the

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Chinese pagoda-roofed apartment building (ca. 1925) located at 5929 W. Washington Boulevard. Exotic, far-eastern inspired, period revival style buildings such as these brought to America the architecture of far-away places and with it a romantic sense of adventure that was an underlying theme of 1920s popular culture.

In terms of church architecture, the St. Sebastian and Mount Olive Lutheran Church buildings are architecturally significant as excellent examples of the late Neo-Gothic style. The imposing, limestone veneered St. Sebastian Roman Catholic Church building towers above the intersection of N. 55th Street and W. Washington Boulevard while the large, red brick Mount Olive Lutheran Church stands about 100 feet away on the southeast corner of N. 54th Street and W. Washington Boulevard. Both churches represent a distinct departure from the ethnically-influenced type of church architecture that dominated church building in Milwaukee during the late nineteenth century. Although the founders of both congregations were mostly of German-American descent, the church buildings are devoid of the German-influenced design features that would have characterized a church built decades earlier for the same ethnic group in Milwaukee. Together these churches constitute an attractive and unusual concentration of religious architecture that complements the residential character of the district. The location of two congregations so close together is fairly unusual in Milwaukee, and it is not known whether the two congregations built on their respective sites as the result of some specific planning mechanism or subdivision provision that set aside these block faces for church construction.

The Mount Olive Lutheran Church complex is composed of a church, a parsonage, and a school. The church and the parsonage, both completed in 1923 and unaltered on the exterior since then, are contributing buildings, but the large school building, built in three stages beginning in 1950, is a non-contributing element because it is less than 50 years old and is not presently known to possess any historic or architectural significance. The English

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Tudor style parsonage and Neo-Gothic style church building designed by the Milwaukee architectural firm of Kirchhoff and Rose comprise an excellent, intact example of an early twentieth century Protestant church complex. The church is an outstanding example of English Neo-Gothic Revival architecture. Built after World War I when the powerful ethnic German influence on the city's culture and architecture were on the wane, Mount Olive was one of the first major Neo-Gothic style churches in the city. Generally, Neo-Gothic design represents a more scholarly and streamlined approach to adapting historic Gothic architecture to modern uses as compared with the Victorian Gothic movement of the late nineteenth century that produced churches of very eclectic, "Victorianized" design.

Although Neo-Gothic architecture was based on an amalgamation of many national variations of European, Medieval Gothic architecture, there was clearly a preference in the style for English Gothic prototypes. Mount Olive Church shows the extensive influence of the English Gothic style with its pointed, segmentally-arched windows, which were an innovation of English Gothic design. The church building, in its overall character and massing, reflects the work and tenets of the highly influential church architect, Ralph Adams Cram, who was the acknowledged leader of Neo-Gothic style church design at the time. Much of his work was published in architectural portfolio books and periodicals that were read by architects throughout the country.

St. Sebastian Church, begun in 1929, is one of the largest and finest late Neo-Gothic style church buildings in the city. Its most outstanding feature is a massive, two-stage bell tower located at the middle of the side elevation facing N. 55th Street. The church has a decidedly American architectural character, but, like Mount Olive, the overall massing and many of its design motifs are reminiscent of English Gothic churches. Features that are attributed to English design include the placement of the bell tower on a side elevation, panelled stone upper walls on the bell tower, segmentally-arched Gothic traceried windows, and a nave that

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is very broad in proportion to the height of the roof. Edwin Kuenzli, a partner in the firm of Herbst and Kuenzli, reportedly designed the church, or adapted an earlier design by Backes and Uthes. He is known to have had a special interest in the design of churches and other religious buildings.²⁶

Planning Significance

The W. Washington/N. Hi-Mount Boulevard Historic District is also significant as an example of the innovative residential subdivision and planning concepts used in the early twentieth century. The character of this district was largely determined by the developers through the use of boulevards and deed restrictions. In the latter case, in the days before zoning, developers would sometimes encumber the deeds to the lots in their subdivisions with restrictions to ensure that only certain types of land uses could occur or that only buildings of a certain character were built. On N. Hi-Mount Boulevard, the deed restrictions ensured that only single-family houses costing over a certain amount of money could be built. Business and multi-family buildings were prohibited. This ensured that the street would have the "high class," exclusively residential character the developers were promoting.

The other planning mechanism that the developers used to mold the character of the historic district was the boulevard. Beginning in 1894 with the creation of Newberry Boulevard as the city's first official boulevard, real estate developers became aware that the creation of an extra-wide street with wide planting strips down the center or on either side would attract high-class residences to a subdivision. Not only would the construction of such a street create a focal point and identity for a subdivision, it would generate higher lot prices, not just on the boulevard, but it could also pull-up the value and marketability of properties on the side streets in close proximity to a boulevard as well. As a result, developers created boulevards in several subdivisions that

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otherwise would have lacked identity. These generally thereafter became the focus of expensive house construction in Milwaukee, developing into elegant residential enclaves. Subsequently, boulevards lined with costly houses were created on McKinley Boulevard, W. Wisconsin Avenue, Grant Boulevard, Highland Boulevard, South Layton Boulevard, and other streets.

The creation of a boulevard was a legal action of the city government that had several implications. Not just any street could be created as a boulevard. The basic idea behind the boulevard system was to create a network of landscaped thoroughfares connecting the city's parks. This concept had been developed by the Milwaukee Park Commission in 1889. As a result, all of the boulevards ideally terminated at a public park. The city mandated that commercial traffic on the boulevards was restricted, and vehicles carrying heavy loads such as building materials, refuse, animals, and farm produce were prohibited altogether from using them as thruways.

As has been said, the boulevards proved to be a highly effective development tool in attracting a higher class of housing. The previously established grid pattern of subdivision in Milwaukee afforded no special or distinctive spaces in the neighborhoods to break the linear street pattern, but the boulevards with their landscaped esplanades distinguished the most important streets from the monotonous grid. This is particularly apparent in the Washington Heights area where the historic district is located. House sites along the boulevards were sold at premium prices. Developers often sought to reduce the number of cross streets, thereby increasing the block sizes and giving the boulevards distinctively linear, self-contained quality with clearly identified major entrances at either end. This was most evident in the layout of Hi-Mount Boulevard where the blocks are long, and there are gate posts at the north end. In the case of other boulevards where the street layout did not lend itself to this "gated street" layout, like Washington Boulevard, the boulevard

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designation was intended to reduce the amount of nuisance traffic and further distinguish it as a spacious, landscaped, prestige residential street.

The W. Washington/N. Hi-Mount Boulevard Historic District is unique in the city because it contains not just one, but two intersecting boulevards that form the north-south and east-west spines of the Washington Heights neighborhood. They constitute a unique enclave of high quality residential architecture, amidst a much more modest residential area, whose existence is a testament to the continued success of the boulevard concept as a planning and development tool in Milwaukee into the 1920s.

ARCHITECTS AND BUILDERS

According to research of original building permits, most of the houses in the district were architect-designed. The list of architects who worked in the district includes men who were at the top of their profession in Milwaukee, and others who were little-known or did not head-up distinguished firms. The majority of these architects, like most of their clients in the district, were of German-American background. Because original permit information for some houses is incomplete or nonexistent, especially for West Washington Boulevard, the designers of some of the buildings remain unknown. A few of the houses on N. Hi-Mount Boulevard are believed to have been designed by carpenter/contractor Bernhard Donath. He might very well have designed one or more houses on W. Washington Boulevard as well. Following are the biographies of several of the architects who worked in the district.

Gustav A. Dick

Gustav A. Dick designed at least 16 homes on N. Hi-Mount Boulevard alone, and three other residences in the district were

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built according to his designs, while he was in partnership with Alex H. Bauer. No other architectural firm designed more houses in the district. Gustav Dick was born in Milwaukee in 1872, and his parents, John Christian and Margaret (Salfner) Dick, were Bavarian immigrants. John Christian Dick came to Milwaukee in 1847 at about the age of 23, and over the years he held a variety of occupations, including clerical worker, traveling salesman, saloon keeper, and notary public. Eventually he settled into a career in insurance and became a director and officer of the Milwaukee Mechanics Mutual Fire Insurance Company. He was also a city alderman from 1856-1857 and a state representative in 1878. John and Margaret Dick had 13 children but only 11 survived to adulthood. Seven were boys and included Gustav A., Adolph C., Edward C., Christian H., William G., Paul F., and Louis. Four girls, identified by their married names, were Mrs. Louis Biersach, Mrs. Joseph Clauder, Mrs. Oscar A. Kropf, and Mrs. Albert Hentzen.²⁷

The family lived on the corner of N. 8th and W. State Streets in a house that had been built by their father in 1864. John Christian's building skills might have made an impression on the career choice of his son Gustav, who would eventually become one of Milwaukee's better-known architects.

After finishing high school, Gustav was an apprentice to the prominent Milwaukee architect Henry C. Koch during the years from 1888 to 1894. He then attended the school of architecture at the University of Pennsylvania and graduated in 1896. Returning to Milwaukee, Dick formed a partnership with Herman Buemming in 1897, and their offices were located in the Pabst office building in downtown Milwaukee at the northwest corner of N. Water Street and E. Wisconsin Avenue (razed). The firm of Buemming and Dick dissolved in 1907 after 10 very successful and busy years. Dick established his own practice in an office in the 800 block of W. State Street (razed). Sharing office space with him in that building were two of his brothers, Edward C., who sold real estate, and Louis, who sold insurance. Another brother, Adolph, was a

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partner in the prominent Milwaukee real estate and development firm of Richter, Dick and Reutemann.²⁸

During the teens, Dick's design work included 16 homes on N. Hi-Mount Boulevard. It was very unusual for one architect to design such a large concentration of houses in one area. Dick's architectural services, however, may have been part of some special sales incentives offered with vacant lots on the boulevard. Gustav's brother Adolph was one of the principal developers of the Hi-Mount Subdivision in which N. Hi-Mount Boulevard is located.

Dick designed his own home, which was built in 1913 at 1742 N. Hi-Mount Boulevard. Before that, he lived at several different West Side addresses including 1025 N. 24th Street between the years 1911 and 1913, and 945 N. 25th Street between 1907 and 1910. Dick formed a partnership in 1921 with Alexander Hamilton Bauer, and the firm of Dick and Bauer became specially noted for the designs of fine residences and movie theaters. The Oriental Theater, built in 1927 on N. Farwell Avenue in Milwaukee, is a particularly outstanding example of the firm's work.

Gustav Dick was a member of the American Institute of Architects and the Wisconsin Association of Architects. He was the chair of the LaFollette Progressive organization, a political group, for five years. In 1934 Dick made an unsuccessful bid for the Wisconsin State Senate as a Progressive Party candidate. He was a close friend of Wisconsin Governor "Fighting Bob" LaFollette, a Progressive Party leader. Dick lived with a heart ailment for many years before he died of a heart attack at his home on N. Hi-Mount Boulevard on Wednesday, July 10, 1935.²⁹ He was survived by six brothers and four sisters, and was buried in Forest Home Cemetery in Milwaukee.

After Gustav died, his partner, Alex Bauer, continued the architectural firm without any name change through 1937. Bauer was a president and secretary of the Wisconsin Chapter of the American

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Institute of Architects. During the late 1930s, Bauer collaborated with Milwaukee architect Alexander Eschweiler to design the Gaenslen School for physically disabled children in Milwaukee, which was located in the 1200 block of E. Auer Avenue (razed). The building was considered a major advancement in environmental design for the physically disabled. Bauer died in December of 1945 of a cerebral hemorrhage at the Milwaukee County Emergency Hospital. Funeral services were held at the Ritter Funeral Home located at 5310 W. North Avenue, which had been designed by Gustav Dick and Alex Bauer in the late 1920s. Bauer was one of the founders of the First Church of Christ, Scientist in Whitefish Bay, a Milwaukee suburb. At the time of his death, he lived at 988 E. Circle Drive in Whitefish Bay. He was survived by his wife, Etta.³⁰

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Significance (continued)

Alexander C. Eschweiler

Alexander C. Eschweiler designed the Arnold Meyer House at 1833 N. Hi-Mount Boulevard and the Arthur Davidson House (1915) also located on N. Hi-Mount Boulevard. Both reflect the architect's preference for the English Tudor and Arts and Crafts styles. Eschweiler was one of Milwaukee's best-known architects during the early twentieth century. He was born on August 10, 1865 in Boston, Massachusetts to Carl Ferdinand Eschweiler, a German mining engineer, and his wife, Hannah Lincoln Chadbourne, who was from an old New England family. Alexander Eschweiler spent most of his formative years in Michigan's Upper Peninsula where his father worked for a copper mining company. In 1882, when Alexander was 17 years of age, the family moved to Milwaukee. Eschweiler attended Marquette University in Milwaukee for one year, but then went to work as a clerk and later, in 1886, as an architectural draftsman. In 1887 Eschweiler left Milwaukee to study architecture at Cornell University in Ithaca, New York.³¹ After graduating from college in 1890, he returned to Milwaukee and worked for the prestigious Milwaukee architectural firm of H. C. Koch and Company where he reportedly did some of the drafting work for Milwaukee's City Hall built in 1892.³² In 1893 Eschweiler won a design competition for the Milwaukee Downer College buildings, and the success of this project enabled him to open his own architectural practice that year in the Metropolitan Block building on the northeast corner of N. 3rd and W. State Streets (razed). During the early years of his practice, Eschweiler design work included the Milwaukee Gas Light Company Plant in the Menomonee Valley, the Wisconsin Telephone Company Building, and numerous residences located primarily on the city's East Side. Some of Eschweiler's early works were published in the Architectural Record magazine of March, 1905.³³ At least two other architects, Herman H. Bruns and Fitzhugh Scott, who both became notable in their profession in later years, worked for Eschweiler before starting their own practices.

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Eschweiler's three sons, Alexander, Jr., Carl F., and Theodore L., followed in their father's footsteps and studied at Marquette University and Cornell University before being taken into the business in 1923. With the inclusion of the younger Eschweilers, the firm was renamed Eschweiler and Eschweiler. Offices were located at 720 E. Mason Street in the city's Central Business District. The practice continued to design a mix of buildings including schools, churches, offices, fine residences, and industrial complexes. Among their better-known projects are the Wisconsin Telephone Company located at 722 N. Broadway and the WTMJ radio headquarters at 720 E. Capitol Drive. In 1943 to honor the firm's fiftieth anniversary, a commemorative publication was written by Richard S. Davis and later updated in 1951.³⁴

Alexander Eschweiler died on June 12, 1940 at his summer home at North Lake in Waukesha County where the family had built homes on farmland at the south end of the lake. Eschweiler's three sons continued the architectural practice after their father's death.

Alexander C. Eschweiler, Jr. died in 1951 at the age of 58 in a plane crash. Carl F. retired from the firm in 1960 and died at the age of 76 on January 11, 1977. Theodore L. Eschweiler died on November 16, 1966 at the age of 71. Alexander C. Eschweiler, Jr.'s son, Thomas L., worked for the firm between 1954 and 1960, but he later left to work for the firm Herbst, Jacoby and Herbst. In 1966 he became director of construction with the Milwaukee Public Schools. By 1962 the Eschweiler firm had acquired a new partner and was known as Eschweiler, Eschweiler and Sielaff.

Between 1966 and 1974, additional personnel changes required another alteration of the firm's name to Eschweiler, Schneider and Associates, Inc. When the firm finally disbanded in 1975, it was known as Eschweiler and Schneider.

In 1975, an endowment from the Eschweiler family established the Wisconsin Architectural Archives which initially included

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approximately 1,250 drawings of the Eschweiler firm's work. The archive is presently located in Milwaukee's Central Public Library in downtown Milwaukee and is a repository for architectural drawings from many architects' offices. The original drawings of both the Meyer and Davidson Houses on N. Hi-Mount Boulevard are in the Archive's collection today.

Eugene R. Liebert

Eugene R. Liebert, probably working with one of his sons, designed the Albert Speich House located at 2010 N. Hi-Mount Boulevard. Architecturally the house is significant because it reflects the continental stylistic influences that Liebert was noted for. Liebert was born in Germany in 1866. He was educated there and came to Milwaukee in 1883 at about the age of 17. His first job in Milwaukee was a clerical position with the Trostel and Gallun Tannery. Liebert was reportedly related to the Trostel family. In 1884 Liebert went to work as a draftsman for the prestigious Milwaukee architectural firm of H. C. Koch and Company. In 1886 Herman Paul Schnetzky, a partner in the H. C. Koch firm, started his own architectural practice and Liebert followed him, working first as a foreman in 1887 and 1888, and then as a draftsman from 1889 to 1890. In 1891 Liebert became an architect, and the partnership of Schnetzky and Liebert was formed. The two designed many large churches together, along with fine residences and commercial buildings. The partnership dissolved in 1896 at a time when building construction was depressed throughout the United States. Liebert developed a successful practice and was known for his residential designs for wealthy clients of German-American background.³⁵ One of the more outstanding examples of his German-inspired work is the Henry Harnischfeger House located at 3424 W. Wisconsin Avenue that was built in 1905. Over the years, three of Liebert's sons, Hans, Carl and Walter, worked with him, and at times the firm name was Liebert and Liebert. During Liebert's final years, his son Carl was reportedly working with him. Liebert

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had an active a career until his death on April 27, 1945. For most of his adult life, Liebert lived in a large, Queen Anne style house located at 1948 N. Holton Street which he apparently had designed and had built in 1887 when he was about 21 years of age. The house still stands today.

Herbst and Kuenzli

The Milwaukee architectural firm of Herbst and Kuenzli designed the imposing St. Sebastian Roman Catholic Church located on the northeast corner of N. 55th Street and W. Washington Boulevard. William G. Herbst was a Milwaukee native born in 1885 to William and Helen (Sanders) Herbst. The father had come to Milwaukee in 1874 from Kohler, Wisconsin where he was born in 1854. Helen Herbst was born in St. Martins, Wisconsin. The elder Herbst worked first with a Milwaukee street car company, but later went into the wholesale grocery business. He eventually entered into partnership with the Inbush Brothers, a wholesale grocery firm, which lasted until he retired in 1918. He died in 1928.

William G. Herbst attended a parochial school in Milwaukee and South Division High School. After graduation he began work as an apprentice in various architects' offices in Milwaukee. Eventually he furthered his education at the Armour Institute of Technology in Chicago, which he left in 1903 apparently without a degree. Herbst then went to work for the American Appraisal Company in Milwaukee, and two years later in 1905 he accepted a position with the well-known Milwaukee architectural firm of Kirchhoff and Rose. In 1912 Herbst opened his own architectural office, and one year later he entered into a partnership with William F. Hufschmidt. After Hufschmidt died in 1918, Herbst formed a partnership with Edwin O. Kuenzli, who had previously been a partner in the architectural firm of Charlton and Kuenzli. The partnership lasted until Kuenzli retired in 1942.³⁶

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A few of the more notable projects designed by Herbst and Kuenzli include the Albert P. Kunzelman House (1922) located at 3021 N. Lake Drive and Messmer High School (1929) located at 742 W. Capitol Drive.

Edwin C. Kuenzli, born on January 24, 1872, was a Milwaukee native who trained as an apprentice during the late 1880s and early 1890s in the Milwaukee architectural office of Kirchhoff and Rose and at the University of Pennsylvania School of Architecture. After completing his college education, he began his career as an architect with the Milwaukee firm of Charlton, Gilbert and Dewey. After the two latter partners retired, the firm of Carlton and Kuenzli was created and lasted until 1917 when Charlton retired. Kuenzli then began his partnership with William Herbst that lasted until 1942 when Kuenzli retired. Kuenzli died on November 21, 1948 at the age of 77. His last known home before his death was in the Milwaukee suburb of Wauwatosa.³⁷

Charles Tharinger

Charles Tharinger, who designed the Theodore Trecker house at 1735 N. Hi-Mount Boulevard in the district, was a Milwaukee architect who practiced primarily between 1906 and about 1916. He was born in Racine, Wisconsin on May 21, 1874. His father, Louis, was a German immigrant, and his mother, Louise, was from Austria. Charles Tharinger's academic history is unknown at this time. The Tharinger family eventually moved to Milwaukee, and in 1896 Charles and a partner started a grocery business called McKercher and Tharinger at N. 24th and W. State Streets on Milwaukee's West Side. In 1897 Charles' brother, William, joined him in the business, McKercher sold his interest, and the name of the business was changed to Tharinger Brothers. Later, two other Tharinger brothers, Frank J. and John S., also joined the business. Charles reportedly sold his interest in the business to his brothers in 1901, although Charles was still listed as a partner in the 1902

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

and 1903 Milwaukee city directories. Charles made a career change by 1904 when he went to work as a draftsman for John Menge, Jr., a Milwaukee architect. Tharinger established his own architectural practice in 1906 and worked out of his home, which was a flat above the family store at N. 24th and W. State Streets. Although city directory research indicates that Tharinger worked for Menge for only about two years, it may have actually been for a longer period of time, perhaps beginning in 1901 when he sold his interest in the family business. It seems very unlikely that Tharinger could have developed the necessary skills to open his own architectural practice after an apprenticeship that lasted only two years.

In 1909 Tharinger moved his residence and his office to a home at 3330 W. State Street. In the following years the bulk of his known design work was residential, although his practice does not seem to have been extensive. Examples of his work include the Alfred Jung residence built in 1908 at 735 S. 22nd Street and the John H. Paul residence built in 1909 at 2628 N. Summit Avenue.

After 1916 Tharinger shifted his career focus back to the family business, which had taken a new direction and greatly expanded. In 1912 his brothers left the grocery business and bought the Lorenz Macaroni Company in Milwaukee, which had been founded during the 1860s. Under the Tharingers' ownership, the business prospered, and in 1915 a new manufacturing plant was built at 3372 N. Holton Street to replace an old facility on N. 12th Street. The Tharinger family manufactured macaroni and other noodle products. Tharinger was listed as vice-president of the firm in the 1917 city directory, and although his primary occupation was with the family business after that time, he continued his listing in the business section of the city directory as an architect through the 1930s and apparently had a studio in his home.

After his brother John's death at the age of 53 on February 3, 1931, Charles Tharinger became the secretary-treasurer of the firm.

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W. Washington/N. Hi-Mount Boulevards Historic District
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Significance (continued)

Between 1933 and 1938 Tharinger was the company president and then apparently retired after that at about the age of 64. In the early 1940s, he invested in a small gas station at 835 N. 27th Street run by C. W. Clafendetcher. After Charles' retirement, the Tharinger Macaroni Company was operated by other family members and eventually was bought by LaRosa and Sons, Inc. in the 1960s.

Tharinger and his wife, Jennie, lived at 3334 W. State Street (razed) on Milwaukee's West Side for many years. Tharinger died at St. Camillus Hospital at the age of 90 on December 1, 1964, and he was preceded in death by his wife. Services for his funeral were held at St. Rose of Lima Roman Catholic Church on Milwaukee's West Side, and he was buried at Calvary Cemetery in Milwaukee.³⁸

Walter G. Truettner

One of the most prominent builders who worked in the district was Walter George Truettner. Truettner was born in 1885 in Manitowoc County, Wisconsin, the son of William H. and Julie (Krueger) Truettner. His mother was born in Milwaukee, which probably accounts for the family's being established here by 1901. William ran a grocery store at 2779 N. 8th Street. Walter first appeared in the city directory in 1902 with the occupation of clerk, and from 1903 through 1906 he worked at Allis-Chalmers. In 1907, Walter briefly managed the Iolo Electric Theater in the 1400 block of N. 11th Street. In 1909 Truettner served as the vice-president of the National Theater Managers Association which had its offices at 746 N. 3rd Street. He began work at the city's Department of Public Works in 1910 and held this position through 1915 except for a brief stint as vice-president of the National Guide Post Company in 1911.

Walter Truettner embarked on his career as a builder, architect, and general contractor in 1916 and remained in this profession until his death. For the first years, Truettner ran the

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Section 8 Page 36

**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

company out of his home at 2477 N. 44th Street. In 1918 his brother Oscar also went into the building business. There is no indication that the two brothers collaborated on projects together. Oscar concentrated on selling real estate after 1921.

In 1920, Walter Truettner opened his contracting business office at its new location in the 4800 block of Lisbon Avenue. An early historic photograph of the intersection shows Truettner's office to have been located in a bold, Craftsman style bungalow that had broad overhanging eaves and a fieldstone porch. This distinctive building must have served as his sales office and model home. In the late fall of 1926, Truettner began the construction of a 2-story commercial block that replaced the bungalow and served as the company headquarters until his death. The commercial block housed four stores with offices on the second story and is addressed today as 4734-40 W. Lisbon Avenue.

By 1918 Truettner had styled himself "The Bungalow Man" and would use this logo into the 1920s. His ad in the 1918 city directory shows a California style bungalow with the guarantee of money back if there were defects in the workmanship of a house he built. Plans were free, and Truettner's company would "build the building complete in every detail" and ready to move into. A potential home buyer would have to deal with only one person instead of miscellaneous architects, contractors and realtors. Truettner proudly proclaimed, "I take personal pride in building each individual home...(and) give it just as much personal attention as if it were to be my own residence."

Truettner-built houses are often striking in appearance and exude "charm." Charm was a catchword of the 1920s and was used over and over again in popular periodicals to describe that intangible sensation of coziness, homeyness, and cuteness that some houses possessed. Truettner houses frequently combine stucco, brick and steeply pitched roofs of tile. In the district, the Reisweber house at 5130 W. Washington Boulevard is an example of

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

his picturesque work. Other Truettner-built houses in the district include 4727 and 4812 W. Washington Boulevard (1920). Further research will be needed to determine the extent of Treuttner's participation in the design of the houses he constructed. He employed architect Ray C. Dieterich to work for him from about 1923 through 1928. Dieterich later formed Dieterich & Peterson Inc. with Roberg Zahn and Harry E. Peterson. the firm specialized in general contracting, architectural design, and engineering. Truettner lists himself as an architect only twice in the city directories, although his death certificate lists him as architect-builder. Truettner also sold real estate, and in 1932 was the president of a short-lived business called Trio Realty.

Truettner lived at only a few residences during his lifetime: 2779 N. 8th Street until 1914; 2477 N. 44th Street from 1915 to 1918; and 2504 N. Sherman Boulevard from 1919 through 1940. In 1941 he moved briefly to Hartland, possibly due to his health, but in 1942 he was living at the Ambassador Hotel at N. 23rd Street and W. Wisconsin Avenue. After his death in 1943, his widow Ida continued the business out of the Lisbon Avenue office through 1947, probably to finish up projects under construction.³⁹

Charles W. Valentine

The architectural work of Charles W. Valentine is some of the most outstanding in the district. He is known to have designed at least five residences on W. Washington and N. Hi-Mount Boulevards, and all are pivotal to the architectural character of the district. Valentine was a very capable and facile architect, who apparently specialized in the design of private residences and worked mainly in the period revival styles that were popular during the early twentieth century when his practice was at its peak.

Examples of Valentine's residential design work in the district are located at 4905, 4906, 5050 and 5037 W. Washington

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Continuation Sheet**

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

Boulevard and at 2024 N. Hi-Mount Boulevard. All are large, costly residences built between 1916 and 1922. Other examples of his work, usually found in the finest residential neighborhoods in Milwaukee and the surrounding communities, include the S. A. Weyenberg Residence at 3435 N. Lake Drive and the Oscar T. Husting residence at 2670 N. Lake Drive, as well as many houses in Shorewood and Whitefish Bay.

Charles Valentine was born on November 17, 1879 in Milwaukee to William C. and Margaret (Buckenberger) Valentine. William Valentine was a cabinetmaker, and his job probably acquainted his son, Charles, with a construction-related trade at a very early age. William Valentine died at the age of 71 on January 16, 1908. The Valentine family lived for many years at 2035-37 N. Palmer Street (razed). In 1895 when Charles was about 16 years of age, he appeared for the first time in the Milwaukee city directory, and was working as a clerk on N. Water Street in Milwaukee's Central Business District. Two years later in 1897, according to the city directory, Valentine became a draftsman for the prestigious Milwaukee architectural firm of Ferry and Clas, which was noted for its designs of fine Neoclassical and period revival style buildings. Valentine became an architect after an apprenticeship period of several years, which in those days was a common way to enter the architecture profession. He worked for Ferry and Clas until starting his own architectural practice in 1910. For a few years, Valentine worked out of his home at 2562 N. Palmer Street on Milwaukee's Near North Side and then moved his office to a downtown Milwaukee location in 1912 at 324 E. Wisconsin Avenue. Valentine had a very successful career, and over the years he changed the location of his office to several different downtown Milwaukee locations. He also left his N. Palmer Street house shortly after moving his office to downtown Milwaukee and then lived with his wife, Etta, and their daughter, Almira, in a succession of at least seven different houses in northeast suburban Milwaukee. Near the end of his active career in 1940, he moved his architectural office to his home at 5537 N. Berkeley Boulevard in the Milwaukee suburb

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

of Whitefish Bay. Valentine retired in 1946, but reportedly worked in some capacity, perhaps as a consultant, for the Milwaukee architectural firm of Brust and Brust. Valentine was still working for the firm when he died at Milwaukee's Mount Sinai Hospital on January 31, 1951 at the age of 72. Valentine was a member of the American Institute of Architects, the State Association of Wisconsin Architects, the Men's Sketch Club, and Lake Park Lutheran Church on the southwest corner of E. Bradford and N. Stowell Avenues on Milwaukee's East Side.⁴⁰

George Zagel

George Zagel is credited with the designs of three large residences on W. Washington Boulevard. The most outstanding of the three is a Mediterranean Revival style house built for Paul F. Berndt in 1922 at 5101 W. Washington Boulevard. Zagel was particularly adept at designing in the Mediterranean Revival and Colonial Revival styles of his day. Two other Mediterranean Revival houses he designed in the district are located at 5302 and 5312 W. Washington Boulevard, both built in 1924.

Zagel was a prolific designer, and from existing drawings and photographs it is estimated that he worked on approximately 1,500 projects between 1916 and 1950. He was born in 1894 in Milwaukee. Zagel was exposed to the building trades very early in life because his father, also named George, worked as a mason. The younger Zagel studied engineering at the University of Wisconsin in Madison and then apprenticed with a Milwaukee architect, John W. Menge, Jr. According to city directories, Zagel worked as a draftsman between 1910 and 1912. In 1913 when Zagel was 19 years old, he entered into a partnership with architect Pius J. Matt. Their firm, Badger Architects, was located at 922 W. Walnut Street on the city's Near North Side. After 1914 the partnership dissolved, and Zagel opened his own practice at 635 W. Walnut Street. His brother, Ferdinand, worked with him as a draftsman. In 1916 the Zagel brothers moved

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Significance (continued)

to a downtown Milwaukee office at 740 N. Plankinton Avenue. Shortly after this, Zagel became one of the first registered architects in the state of Wisconsin, and it is notable that he reached this milestone at the very young age of about 22.⁴¹

Zagel and his brother ceased their practice and joined the Army when America entered World War I in 1916. Following the war, George studied architecture in Cologne, Germany and also in Paris. In 1920 the brothers reestablished an architectural office under the name George Zagel and Brother at 424 E. Wells Street in Milwaukee's Central Business District. They remained there through 1962 when they moved to 4014 N. Wilson Drive where the firm stayed until it disbanded in 1975 when Ferdinand died.

George Zagel lived through early adulthood at his family's home at 1419 N. Milwaukee Street. After 1925 the family moved to a home on E. Jarvis Street in Shorewood, a suburb northeast of Milwaukee. George Zagel moved to 4471 N. Ardmore Street in Shorewood after he married his wife, Lila, and they lived there together until his death at the age of 83 from complications of a stroke in May of 1977.

Zagel's projects included residences, apartments, stores, and factories. A fine example of Zagel's apartment work is the Drake apartments located at 1915 N. Prospect Avenue, which was built in 1925. In 1946 he designed the Moderne style factory for Geiser's Potato Chips at 3113 W. Burleigh Street. Zagel's career is particularly remarkable in terms of the sheer volume of his work as well as its span of more than 60 years. He preferred to work with builders rather than individual clients. His house designs appeared, for example, in the Harold Nott Home Plan Book and the Beck-Pfeiffer Building Guide. Zagel was also the president and one of the founders of the Sherman Savings and Loan Association, which merged with Security Savings and Loan in 1967. He remained on Security's board until 1975.⁴²

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Significance (continued)

Endnotes

¹City of Milwaukee building permits.

²Ibid.

³Milwaukee Sentinel, June 4, 1911, part 3, p. 9.

⁴Milwaukee Sentinel, May 1, 1921 (clipping, page unknown).

⁵Milwaukee Sentinel, June 18, part 3, p. 9.

⁶Milwaukee Sentinel, June 25, 1911.

⁷Milwaukee Sentinel, June 18, 1911, part 3, p. 9.

⁸Ibid.

⁹City Annexation maps.

¹⁰Milwaukee Code of Ordinances, 1914, p. 504.

¹¹Ibid.

¹²James, Harlean. Land Planning in the United States for the City, State and Nation. New York: Macmillan Company, 1926, p. 74.

¹³Ibid.

¹⁴Abstract of Title, Theodore Trecker house, 1735 N. Hi-Mount Boulevard.

¹⁵Ibid.

¹⁶James, p. 131.

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W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI

Significance (continued)

¹⁷My Church! My Church! An Informal History of Mount Olive Lutheran Church, 1969, p. 3.

¹⁸Ibid.

¹⁹Conversation with Mount Olive Church secretary, 1992.

²⁰St. Sebastian Church archives.

²¹St. Sebastian 25th Anniversary Booklet (1936), church archives, p. 7.

²²Milwaukee Building permits for 1813-15 N. 54th Street.

²³Milwaukee Building permits for 5400 W. Washington Boulevard.

²⁴St. Sebastian 25th Anniversary Booklet (1936), church archives.

²⁵Milwaukee Journal, Sunday, April 22, 1923, real estate section, p. 17.

²⁶Withey, Henry F. and Elsie R. Withey. Biographical Dictionary of American Architects. Los Angeles: New Age Publishing Company, 1956, pp. 355-356.

²⁷Watrous, Jerome. Memoirs of Milwaukee County. Madison, Wisconsin: Western Historical Association, 1909, p. 636.

²⁸Milwaukee City Directories.

²⁹Milwaukee Journal, July 10, 1935, p. 9; Milwaukee Sentinel, July 11, 1935, p. 18.

³⁰Milwaukee Sentinel, December 13, 1945, part 2, p. 6; Milwaukee Journal, December 13, 1945, section L, p. 9.

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Significance (continued)

³¹Eschweiler Biographical Clippings, Milwaukee County Historical Society, Reel N. 86; "An Era of Eschweilers," Milwaukee, September, 1968, pp. 20-24, 31.

³²Ibid., p. 23.

³³Ilsley, Samuel, "The Work of Alexander C. Eschweiler," Architectural Record, Vol. VIII (Mach, 1905), pp. 209-230.

³⁴50 Years of Architecture [Eschweiler and Eschweiler] Milwaukee: Hammersmith-Kortemeyer Company, 1943; "An Era," p. 24.

³⁵Milwaukee City Directories; Gregory, John G., History of Milwaukee, Vol. 4. Chicago: S. J. Clarke Publishing Company, 1931, pp. 709-710.

³⁶Gregory, Vol. IV, p. 428.

³⁷Withey, pp. 355-356; Milwaukee City Directories.

³⁸Milwaukee City Directories; History of Milwaukee, Vol. III, Chicago: S. J. Clarke Publishing Company, 1922, pp. 738-739.

³⁹Milwaukee City Directories; historic photographs of intersection of W. North and W. Lisbon Avenues, ca. 1921.

⁴⁰Milwaukee City Directories; Milwaukee Journal, January 31, 1951, section M, p. 18; Milwaukee Sentinel, February 1, 1951, p. 10.

⁴¹Milwaukee City Directories; Milwaukee Journal, May 22, 1977 (clipping, page number unknown); Elfrieda Pantoga, "A Flair for Fanciful Architecture," Milwaukee Sentinel, July 10, 1982, section 2, p. 12.

⁴²Ibid.

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W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI

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**W. Washington/N. Hi-Mount Boulevards Historic District
Milwaukee County, WI**

Geographical Data (continued)

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of the east curb line of N. 60th Street and the south property line of 5929 W. Washington Boulevard; then east along the rear lot lines of all the properties with frontage on the south side of W. Washington Boulevard to the intersection of the west curb line of N. 47th Street and the east property line of 4701 W. Washington Boulevard; then north to the rear property line of 1701-03 N. 47th Street; then west along the rear lot lines of all properties with frontage on the north side of W. Washington Boulevard to the intersection of the rear lot line of 4918 W. Washington Boulevard and the rear lot line of 1720 N. Hi-Mount Boulevard; then north along the rear lot lines of all properties with frontage on the east side of N. Hi-Mount Boulevard to the south curb line of W. Lloyd Street; then west to the intersection of the rear lot line of 2049 N. Hi-Mount Boulevard and the south curb line of W. Lloyd Street; then south along the rear lot lines of all properties with frontage on the west side of N. Hi-Mount Boulevard to the rear lot line of 5030 W. Washington Boulevard; then west along the rear lot lines of all properties with frontage on the north side of W. Washington Boulevard to the east curb line of N. 60th Street; then south to the point of beginning in the City of Milwaukee, Milwaukee County, Wisconsin.

BOUNDARY JUSTIFICATION

The district is distinguished from its environs by the visual cohesiveness of its broad, landscaped, boulevard streets and fine, early twentieth century period revival style homes that were built predominantly for wealthy and upper middle class buyers. The adjacent neighborhoods differ in character from the district in that they are composed of smaller, working-class homes set on much narrower, conventional width streets.

Washington/Hi-Mount Boulevards Hist. Dist. Milwaukee County, WI

Name of Property _____ County and State _____

Property Owner _____

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

See continuation sheets.

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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W. Lloyd St.

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W. Vine St.

Page 5

N. Hi-Mount Blvd.

W. Washington Blvd.

W. Washington Blvd.

N. 60th St.

N. 59th St.

N. 58th St.

N. 57th St.

N. 56th St.

N. 55th St.

N. 54th St.

N. 53rd St.

N. 52nd St.

N. 51st St.

N. 50th St.

N. 49th St.

N. 48th St.

N. 47th St.

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Page 1

W. Washington/N. Hi-Mount Blvd. Historic District

Historic District

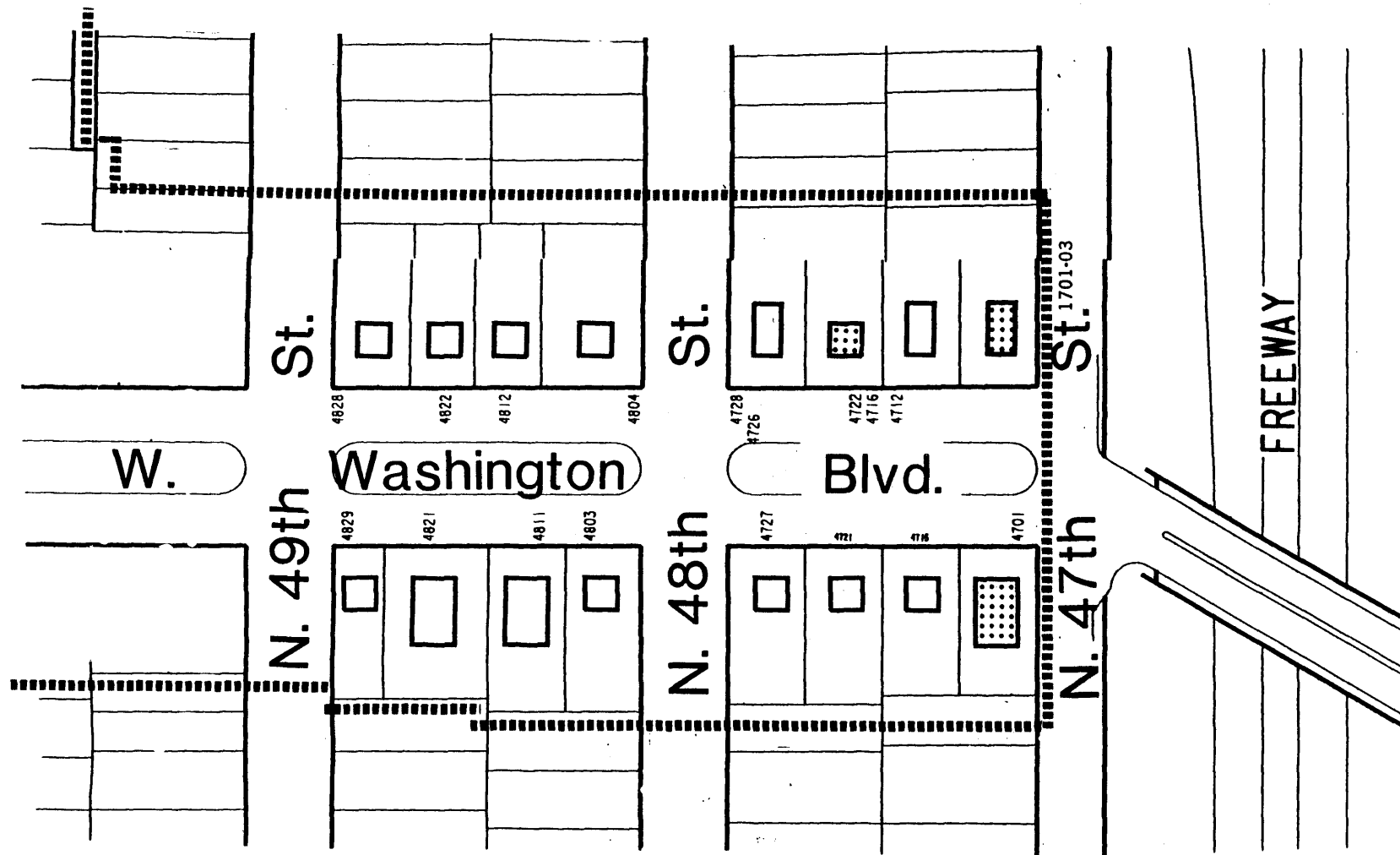
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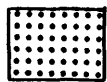


Dept. of City Development

MILWAUKEE COUNTY
Milwaukee, Wisc.



W. Washington/N. Hi-Mount Blvd.
Historic District



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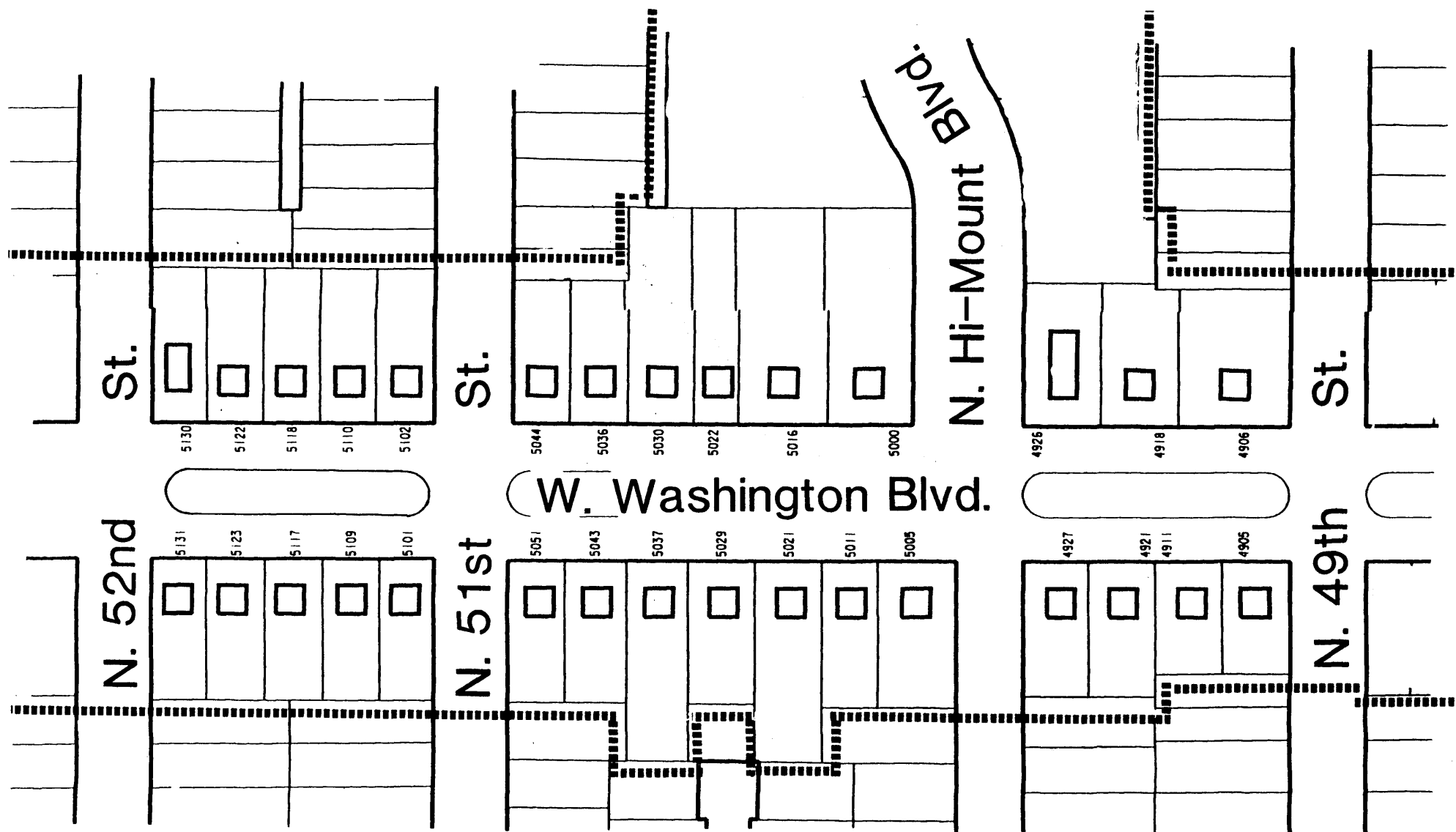
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MILWAUKEE COUNTY



Milwaukee, Wisc.



**W. Washington/N. Hi-Mount Blvd.
Historic District**



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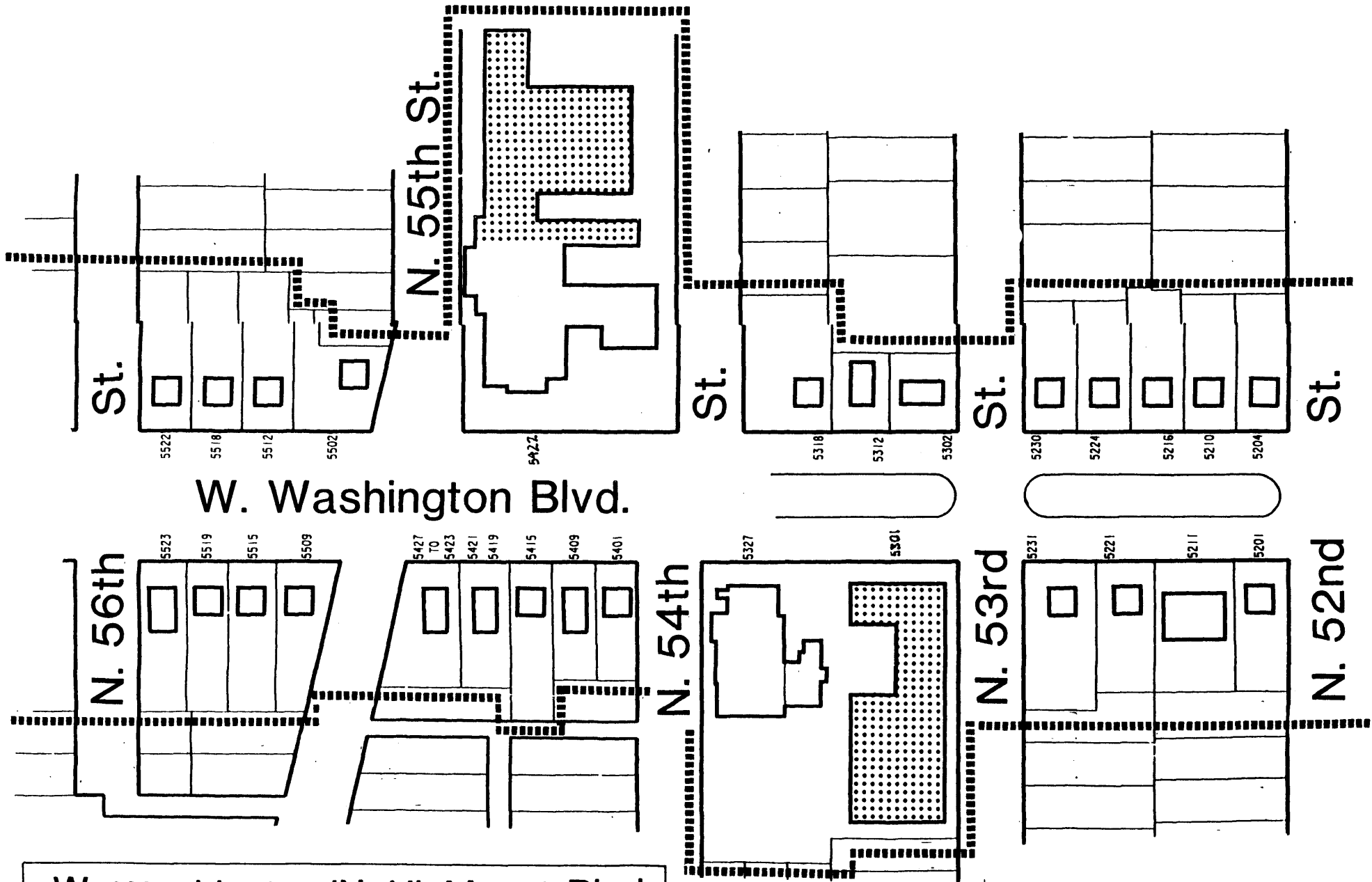
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MILWAUKEE COUNTY

Milwaukee, Wisc.





W. Washington/N. Hi-Mount Blvd.
Historic District



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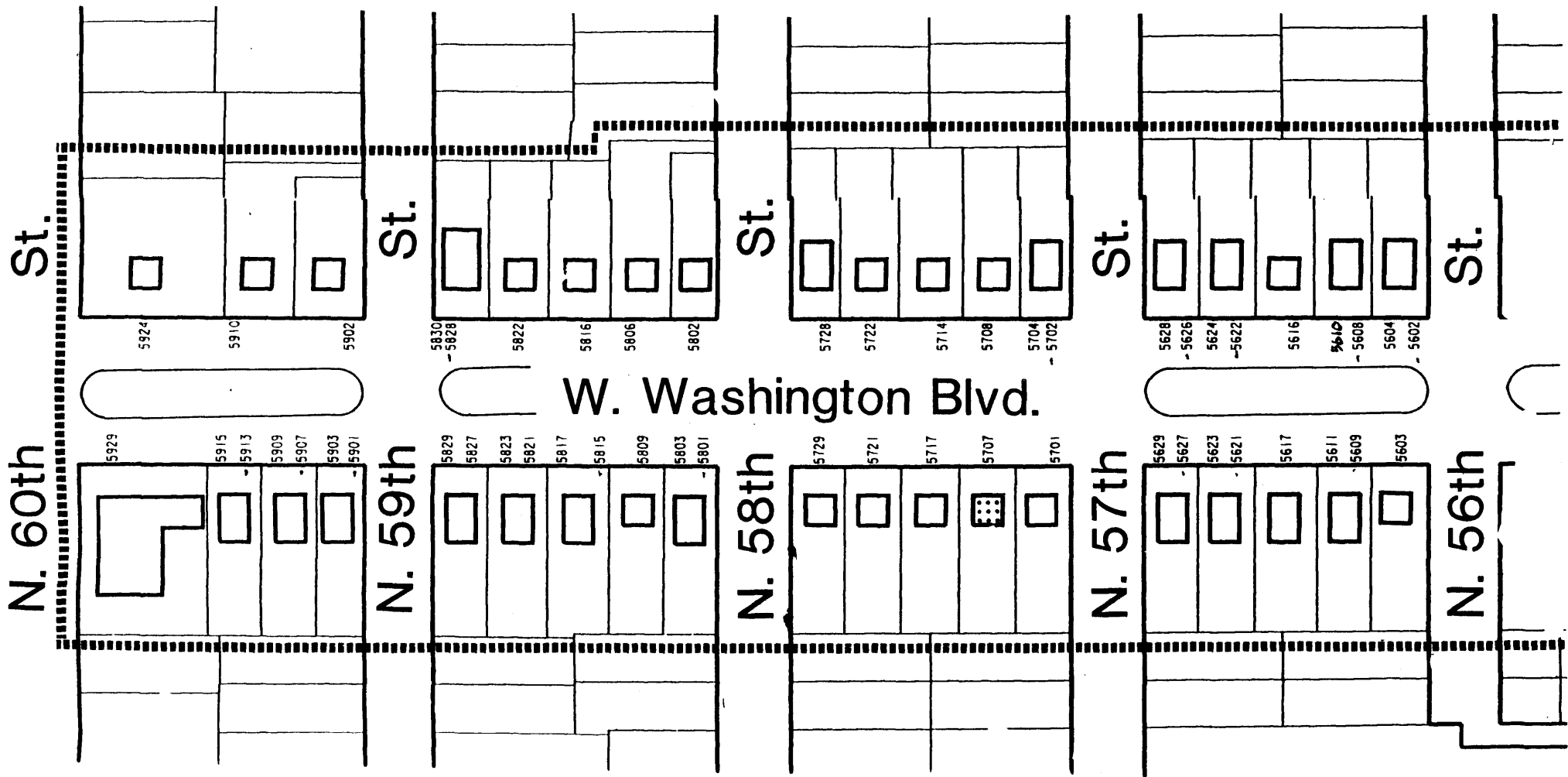
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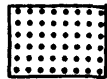
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Milwaukee, Wisc.





W. Washington/N. Hi-Mount Blvd. Historic District



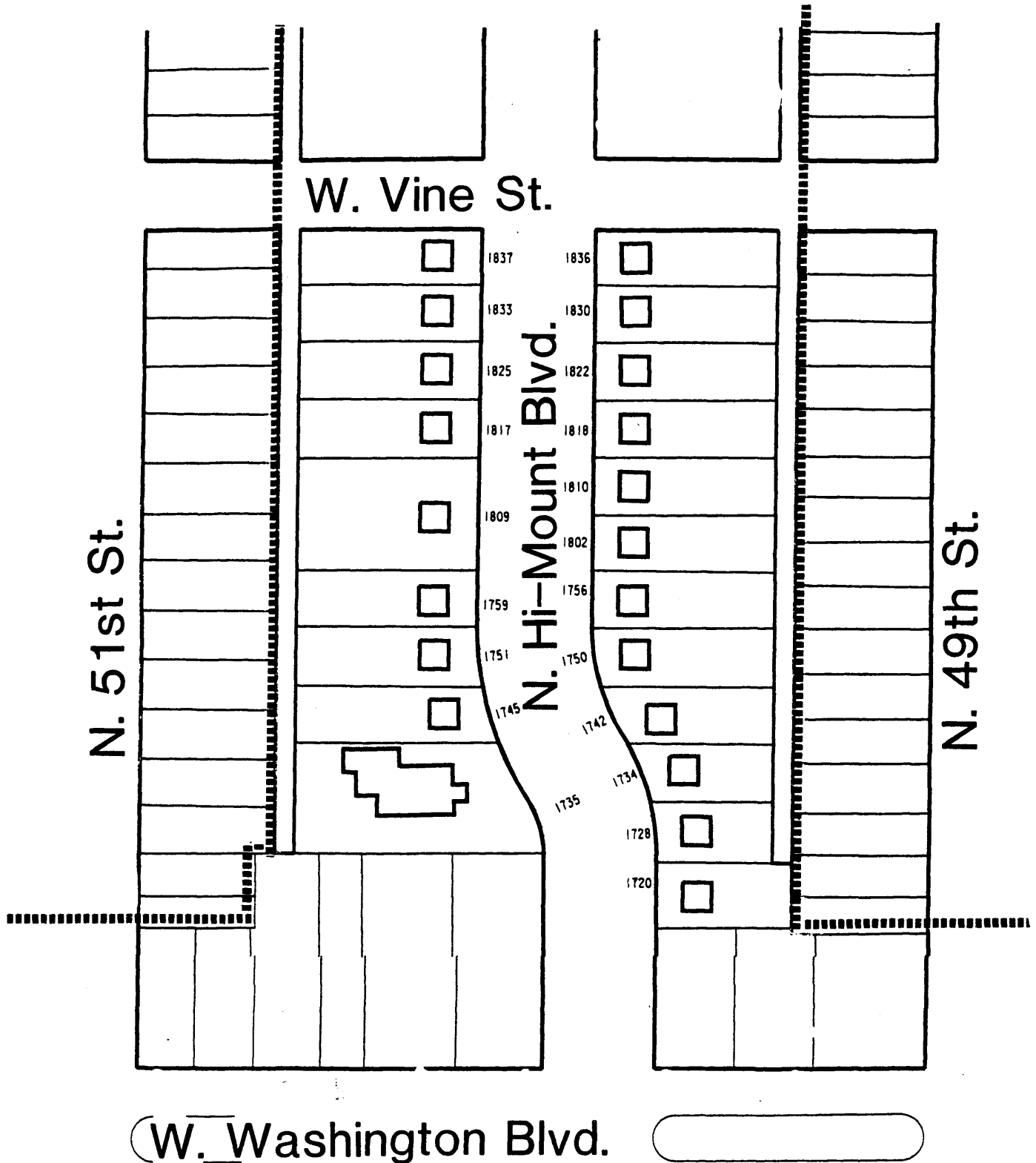
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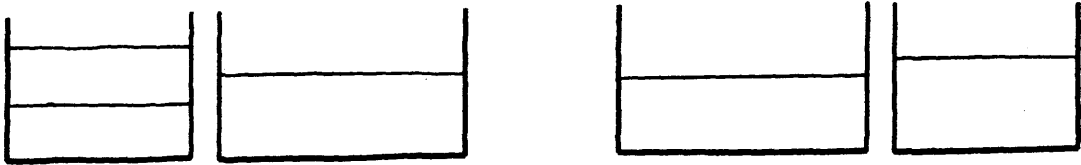
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Historic District**

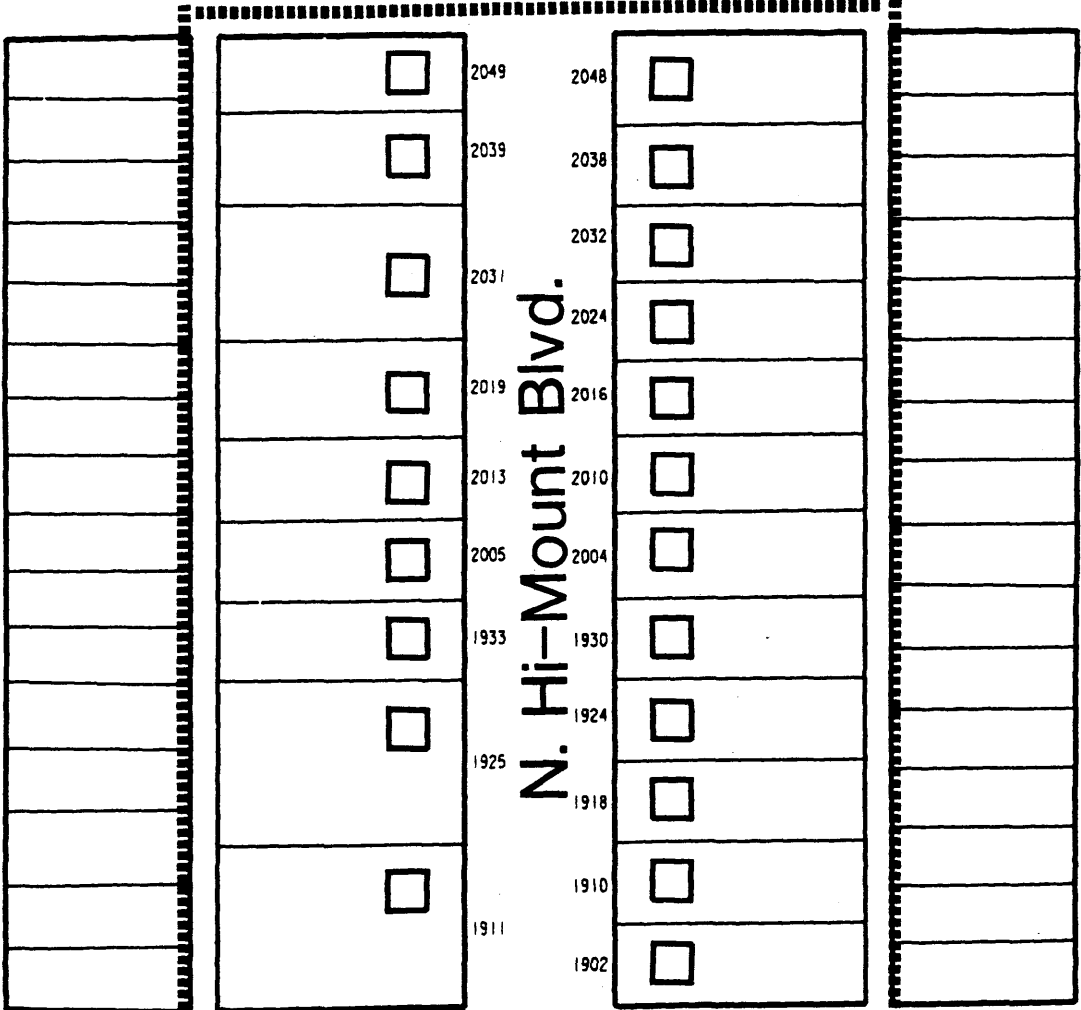
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W. Lloyd St.

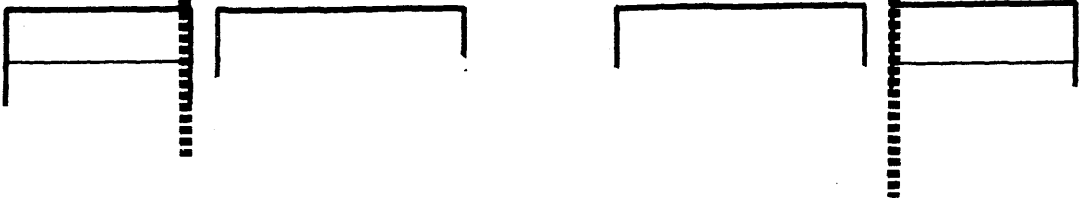
N. 51st St.



2049
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1910
1902

N. 49th St.

W. Vine St.



**W. Washington/N. Hi-Mount Blvd.
Historic District**



Non-Contributing

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No Scale

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