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**FEB 10 1988**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**NATIONAL  
REGISTER**

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

1. Name of Property

historic name Lohman Funeral Home and Livery Stable

other name/site number None

2. Location

street & number 804 W. Greenfield, 1325 S. 8th N/A not for publication

city, town Milwaukee vicinity N/A

state WI code WI county Milw. code 079 zip code 53204

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-Local	<input type="checkbox"/> district	<u>2</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing:

N/A

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets      does not meet the National Register criteria.      See continuation sheet.

X [Signature]  
Signature of certifying official

2/2/88  
Date

State Historic Preservation Officer- WI

State or Federal agency and bureau

In my opinion, the property      meets      does not meet the National Register criteria.      See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- X entered in the National Register.  
    See continuation sheet
- determined eligible for the National Register.      See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Entered in the National Register

[Signature]

3-17-88

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of the Keeper      Date

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

Domestic/Single Dwelling  
Funerary/Mortuary  
Other: Livery Stable

Domestic/Single Dwelling  
Funerary/Mortuary  
Domestic/Secondary Structure

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**7. Description**

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Architectural Classification (enter categories from instructions)      Materials (enter categories from instructions)

Mission/Spanish Colonial Revival	foundation	Limestone
Queen Anne	walls	Brick
		Wood
	roof	Asphalt
	other	Concrete

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Describe present and historic physical appearance.

**Description**

The Lohman Funeral Home and Livery Stable complex is located on the northwest corner of South Eighth Street and West Greenfield Avenue about 2-1/2 miles southwest of the city's central business district. The main elevation of the house faces West Greenfield Avenue behind a small, bermed grass lawn. The landscaping is limited to evergreen shrubs planted along the foundations. The livery stable is located directly north of the house and its main elevation faces east towards South Eighth Street behind a small grass lawn. The surrounding neighborhood consists of 1 to 2-1/2 story, working-class, wooden, late nineteenth century houses. West Greenfield Avenue, a major south side thoroughfare, contains a mixture of small commercial buildings and private residences. The National Register listed former St. Vincent's Infants Asylum is located on the southwest corner of South Eighth Street and West Greenfield Avenue across from the Lohman Funeral Home.

The house was originally a large, 2-1/2 story, cross-gable-roofed, Queen Anne style, clapboard-sided dwelling built in 1890 to the designs of prominent Milwaukee architect Herman Paul Schnetzky. An extensive 1931 remodeling planned by Milwaukee architect Charles R. Lesser completely encased the house in brown brick veneer transforming it into an elaborate, Mediterranean Style funeral home with Mission Style shaped gables and extensive ornamental cast stone trim. A flat-roofed, one story chapel addition made to the rear of the east elevation was also a product of the 1931 remodeling. The house has been used as funeral home and living quarters for the funeral director since about 1918. Prior to that, the house was used as a single-family dwelling, although the basement served as an office for a physician who rented the house from 1897 to 1908.

The main elevation facing West Greenfield Avenue has as its principal architectural feature an elaborate, two level, hip-roofed, entry porch that boldly projects from the west half of the facade. It is reached by a short flight of concrete steps. The porch's first story contains a single, large, round-arched portal on each of its three sides supporting the second level loggia with its multiple round-arched openings with rope-twisted columns and elaborate wrought iron railings. An awning covered brick terrace stretches from the entry porch across the remainder of the first story front. The terrace is enclosed by a brick wall with a cast stone coping and an urn finial

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on the corner pier. Above a large tri-partite window at the second story level, the facade terminates in a tall Mission Style curved parapet gable and a low shaped parapet wall above the Spanish tile clad loggia roof. The cross-gable roof of the main house is covered in roll roofing. The fenestration consists of grouped one-over-one, wooden, sash windows: a bay window on the first story, three grouped sash on the second story and a pair of windows centered in the gable. The fenestration from the 1890 house was retained in the 1931 remodelling.

The east elevation facing South Eighth Street features a projecting central pavilion topped with a curved parapet gable similar to the one on the main facade. The large, one-story, chapel addition with its arched entry porch was added to the north end of the South Eighth Street elevation in the 1931 remodeling. There is a Spanish tiled, mansard roof over the porch, while the chapel has a shaped parapet wall trimmed with cast stone. A bracketed Spanish-tiled hood shades the grouped chapel windows. The fenestration on the east elevation consists of sash windows of various sizes placed to respond to floor plan requirements. Most of the windows in the main house appear to be the 1890 originals.

The rear, north elevation and the west, side elevation are both comparatively simple with plain brick walls and windows and doors of various sizes placed randomly to respond to interior needs. The rear gables and dormers retain their original 1890 wood and shingle cladding and ornamentation.

Since the 1931 remodeling, which completely changed the architectural style of the house, there have been no changes, or alterations. Nearly all of the windows appear to be the 1890 originals. The building is well-maintained and appears to be in excellent condition.

The house is entered from the arched porch on West Greenfield Avenue. The interior set of double leaf doors in the small rectangular vestibule are original to the house and their etched glass panels are ornamented with the initials "L.B" after Louis Bohne, the original owner.

Most of the south half of the first floor was unchanged in the 1931 remodeling. The staircase hall, which adjoins the vestibule, still retains its elaborate oak Queen Anne style staircase with turned balusters and square, carved newel posts. The large front and middle parlors located on the east side of the house are in nearly original condition and both rooms retain their 1890 baseboards and door and window casings although the deep, coved plaster ceilings were probably added during the 1931 remodeling.

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The large 1931 mortuary/chapel addition adjoins the two parlors at the rear of the building. The chapel has a separate entrance from South Eighth Street reached through a vestibule with a terra-cotta tile floor. It is a large, Spanish-plastered room about 20' x 30' in plan. Sash windows are located on the east and west walls. A portion of the mostly blank north wall is reserved for casket display between two electric wall sconces that flank a curtained backdrop. A large, Mediterranean style iron chandelier hangs from a lattice-work plaster ceiling medallion centered in the deep, coved plaster ceiling. The west end of the room is sectioned off by means of an arcade hung with thick, red velvet curtains. The arcade features rope-twisted plaster columns and Mediterranean style wall sconces. All of the fixtures are original to the chapel which has not been altered since it was built. Music is provided by a large electronic organ located in a small organ chamber at the southwest corner of the chapel.

The second floor, which originally contained five large bedrooms and a bathroom, was remodeled in 1931 into an apartment for funeral director Archibald Lohman who had been operating a funeral home and living in the house since 1918. The original second story floor plan was preserved as were most of the original pine baseboards and casings. The rooms are arranged around a long transverse hall that begins at the top of the front staircase and ends at the top of a small rear staircase. The original front bedroom in the southeast corner of the house now serves as a living room. The middle bedroom abutting it was converted to a dining room and an arched doorway was cut into the wall to connect the two rooms. The rear, northwest corner bedroom was converted to a kitchen while the two remaining bedrooms and the bathroom were left as they were.

The interior is in excellent condition and most of the remaining original details are well preserved. The building is still used as a funeral home and the second floor still serves as living quarters for the funeral director.

The livery stable is located directly behind the house to the north at 1325 South Eighth Street. It is a large, two-story, ship-lap sided, flat-roofed, rectangular, Queen Anne style building constructed in 1893 to the designs of the Milwaukee architectural firm of Herman Paul Schnetzky and Eugene R. Liebert. The stable has brick foundations and measures 36' x 100'.

The main elevation of the livery stable faces south Eighth Street and is symmetrically composed. The principal feature is the boldly pedimented false front that rises above the roof. The fenestration on the first story consists

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of paired, four-over-four, wood, sash windows flanking the wide central carriage doorway, which is fitted with a modern overhead garage door. The fenestration on the second story consists of a central pair of four-over-four sash windows flanked by two single four-over-four sash windows centered over the first floor windows. Fish-scale wooden shingles are used to ornament the pediment of the false gable and the arched tympanum over the central pair of second floor windows. Narrow wooden crown moldings are used to cap all of the window and door heads.

The side elevations on the north and south and the rear elevation on the west are utilitarian in character and feature windows and doors of various sizes placed to respond to functional needs. Double sliding, hayloft doors are positioned on the second floor of the north elevation, which abuts an alley. A side door of diagonal carsiding surmounted by a four light transom and abutted by a six-over-one doublehung window provides access to the first floor from the alley.

The exterior of the stable is almost completely original with a few minor exceptions. The modern overhead garage door on the east elevation is a replacement for the original doors, and the fanlight that was originally over them has been removed and the space covered with wood siding. Two small chimney stacks have also been removed from the roof.

The interior is in nearly original condition. From the main entry on South Eighth Street a wooden ramp slopes up to the first floor level, which is about three feet above grade. The southeast corner of the first floor contains the livery's original 12' x 14' office with beaded wood walls and ceiling, and an original bank-style teller's cage where carriage drivers deposited their daily receipts. Adjacent to the north side of the office are the stairs to the basement and second floor and also a small storage room. The remainder of the first floor is a large timber-framed open space with a ceiling height of about 14'. A small area in the northeast corner of the first floor is partitioned off and was originally used for carriage washing.

The principal feature of the second floor is an 8' x 12', hand operated, wooden elevator with an iron hoisting mechanism that was used to raise carriages to the second floor for storage. It is completely operable and still in use. It has a capacity of several hundred pounds and operates on a gear principle. It still has a small, early twentieth century city elevator license affixed to it.

The second floor is mostly a single, unfinished open space with the exception of a small, plastered room at the top of the stairs in the southeast

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corner that was used as a sleeping room for stable hands. Abutting the room to the west is a metal-lined storage chamber about twelve feet square and six feet in height. It was used to keep the woolen carriage lap robes and drivers' garments safe from bugs and rodents. A small, 10' x 10' storage room with simple wooden partitions is located in the southwest corner of the second floor.

The basement level contained box stalls for horses. The east quarter of the basement is partitioned off from the horse stall area by a concrete block wall that was installed in 1916. The use of this area prior to that time is unclear, but it is presently used as a utility area and contains a hot water tank and wash tubs. The horse stall area of the basement has a dirt floor, brick walls and the ceiling, which is composed of the wooden structural members of the first floor, is whitewashed. The remains of some of the box stalls can be seen, but most of partitions have been removed and the area is mainly a single open space. The names of the horses that once occupied the stalls are clearly stenciled in black letters on the whitewashed beams above the entrance to each box stall. A few of the names are: Kitty, Doc, Irish, and Kate No. 1. The basement could have accommodated more than twenty horses. The brick foundation of the blacksmith's forge that was once located above on the first floor and used for horseshoeing and carriage repair is located near the north wall.

Some changes have been made to the interior over the years. When the livery stopped using horses after World War I, the forge on the first floor was demolished and an interior ramp along the north wall that was used to take horses from the first floor to their basement stalls was also removed and covered with floorboards.

The stable is still part of the Lohman Funeral Home complex and the interior is in very good condition. It is presently used for automobile parking on the first floor and storage on the second floor. The box stall area of the basement has not been used since horses were last housed there in the early twentieth century. The stable functioned as a livery until 1973 when Lohman's Funeral Home sold its limousines and hearses and discontinued its long tradition of furnishing vehicles for other local funeral homes.

**8. Statement of Significance**

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

Applicable National Register Criteria   X   A      B   X   C      D

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

**Areas of Significance**

(enter categories from instructions) Period of Significance Significant Dates

<u>  Architecture  </u>	<u>  1893, 1931  </u>	<u>  1890<sup>1</sup>, 1893<sup>2</sup>, 1931<sup>3</sup>  </u>
<u>  Social History  </u>	<u>  1896-1931<sup>4</sup>  </u>	<u>                    </u>

<u>                    </u>	<u>  Cultural Affiliation  </u>
<u>                    </u>	<u>  N/A  </u>

<u>  Significant Person  </u>	<u>  Architect/Builder  </u>
<u>  N/A  </u>	<u>  Schnetzky, Herman Paul<sup>5</sup>  </u>
	<u>  Liebert, Eugene R.<sup>6</sup> Lesser, Charles R.<sup>7</sup>  </u>

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

**Significance**

The Lohman Funeral Home and Livery Stable complex is being nominated to the National Register of Historic Places for its importance in the area of social history under criterion A and for its local architectural significance under criterion C. The period of architectural significance for the livery stable is the date of its construction, 1893. The period of architectural significance for the house is the date of its extensive and elaborate remodeling, 1931. The period of historical significance is 1896 to 1931, the years during which the complex most importantly represents the changing nature of the funeral industry in Milwaukee.

The Lohman Funeral Home and Livery Stable complex uniquely reflects the evolution of the funeral industry in Milwaukee. The massive livery stable is a reminder that providing services for funerals in the nineteenth century was often only a side-line activity of other established businesses, as was the case with the Lohman Brothers Livery that began in the stable in 1896. As American funerary customs changed in the early twentieth century, a full time funeral industry developed. Its development is typified by the history of the Lohman Livery, which narrowed its business scope to provide only transportation for funerals and eventually opened a funeral home in 1918 in the former Louis Bohne House, next door to the barn, to provide a setting for the wakes and ceremonies that had previously been held at homes, churches and cemeteries. The elaborate and costly remodeling and enlargement of the old Bohne House in 1931 is representative of the high level of architectural sophistication achieved by Milwaukee funeral homes during the 1920s and 1930s and the growing scope of services provided by funeral directors.

  X   See Continuation Sheet

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The Wisconsin Cultural Resource Management Plan does not mention the architecture of funeral homes or the development of the Wisconsin funeral industry, but it does state that Mediterranean Revival architecture, of which the remodeled Lohman Funeral Home is an example, is rare in Wisconsin.<sup>8</sup> The Lohman Livery Stable by itself is architecturally significant as the only intact example of a nineteenth century commercial livery stable in the city. The house and stable complex is the only funeral home complex of its kind in the city and is important to the architectural and social history of the near south side neighborhood and to the city of Milwaukee, the context within which it is being evaluated.

Historical Background

Louis Bohne was a prosperous south side businessman whose interests included banking, real estate, insurance and transportation. Before he built his large Queen Anne style home in 1890 on the southwest corner of South Eighth<sup>9</sup> Street and West Greenfield Avenue, he lived at 1569 South Tenth Street.

Bohne was a prominent figure on the south side. He was one of the incorporators of the Henni Club in 1889, which was a German Roman Catholic social club that originally met on the northwest corner of South Eighth and West Scott Streets.<sup>10</sup> In 1888 he was one of the incorporators of the Excelsior Publishing Company in Milwaukee.<sup>11</sup> In 1890 he was an unsuccessful candidate for Milwaukee County Treasurer.<sup>12</sup>

Bohne was a steamship agent in addition to his other business interests and it is possible that he built the large livery stable behind his house in 1893 to provide a carriage and livery service for his travel clients. Bohne's seemingly untimely sale of his fine new home and just finished livery stable in 1894 to Jonathan Lichter might have been prompted by the tight economic conditions that followed the financially disastrous Panic of 1893.<sup>13</sup> Bohne disappeared from the Milwaukee city directory in 1894, but was listed again in 1895 and his residence was located on the southwest corner of South Layton Boulevard and West Greenfield Avenue (razed). In 1898 his home address was 1721 South Twenty-sixth Street and his occupation was listed as "Travel Salesman." He disappeared from the city directory in the early 1900s.

After the house and livery barn was sold in 1894, the complex was apparently rented as an income property and not occupied by any of its owners until Archibald Lohman bought the house and stable in 1918 to house his funeral home. The house and stable remained under the same ownership, but were always rented separately. The stable was first rented in 1895 to Herman Ahrens and Charles Henke who briefly operated it as the Ahrens and Henke

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Charles Henke who briefly operated it as the Ahrens and Henke Livery Stable. They were succeeded in 1896 by Herman and Henry Lohman who rented the stable to house their livery business. The Lohmans and their descendants and successors have occupied the structure ever since. The first known renter of the house was artist Conrad Heyd who lived there with his family from 1895 through 1896. The large, rambling house must have provided ample room for Heyd's studio. Charles W. Milbrath, then the Milwaukee City Treasurer, bought the buildings from Lichter in 1895.<sup>14</sup> In 1897, after Heyd moved, E. Wells Kellogg, a physician, rented the house. By the time Kellogg moved from the house in 1908, his practice had grown to include offices on Mitchell Street and in the city's central business district.<sup>15</sup>

Around the turn of the century, Julia Hafer, a south side resident, bought the property, but she too apparently never lived in the house and used it as a rental property. Hafer sold the house to Henry Warshauer, the president of the Century Realty Company, in 1917, but she remained the owner of the stable.<sup>16</sup> In 1918, both the house and stable were purchased by Archibald Lohman for his funeral business.<sup>17</sup>

The origins of the Lohman Funeral Home date to at least 1896 when brothers Herman and Henry Lohman rented the stable for their livery business. Before 1896 Herman Lohman had worked as a carpenter and lived in the 1300 block of West Greenfield Avenue. His brother Henry had been a partner in the Lohmann (sic) & Voth Livery Stable, which was located at 938 South Fifth Street (demolished). Henry's former partner, Frederick Voth, later founded the Voth Funeral Home, presently known as the Voth and Anderson Funeral Home, located at 2427 West National Avenue on Milwaukee's near south side. In the late nineteenth century most funeral directors entered their trade through some traditionally related occupation such as cabinet or furniture making or through the carriage or livery business.<sup>18</sup> Because providing carriages and hearses was a sideline for many nineteenth century livery owners, they frequently did not advertise themselves as, or particularly consider themselves to be, undertakers or funeral directors. This was probably the case with the Lohman brothers.

In the 1880s the funeral industry as we know it today was just beginning to develop. For every funeral director operating an independent establishment as a full-time business, four or five others carried on their trade in connection with some other business.<sup>19</sup> Funerals at that time often combined the efforts of several tradesmen and commonly began in the home of the deceased. First a coffin would be purchased, often from a cabinet maker. The

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undertaker, or mortician, was hired and usually did most of his work, including any embalming, in the home of the deceased. After a short service in the home, the funeral often proceeded to the church for the main ceremony and then ended with the trip to the cemetery. The elaborate hearses and funeral carriages rented from livery stables were particularly important in nineteenth century funeral services, where the procession to the church and cemetery was a minor public event. The number of carriages and the grandeur of the hearse generally indicated the social status of the deceased. The number of plumes on the hearse were of great symbolic importance. No plumes meant the deceased was poor; two plumes stood for moderate status; three or four plumes meant well-to-do; five or six, well-off; and seven or eight, very rich.<sup>20</sup> Many of the names of Milwaukee's present funeral homes can be traced back to operators of turn-of-the-century livery stables. While many nineteenth century livery stable owners provided hearses, carriages, drivers and attendants for the elaborate funerary processions as a side line, very few sold coffins, arranged memorial services or provided a mortician. Undertaker A. Schroth is considered to be one of the first known full-service funeral directors since he advertised a livery service in connection with his funeral parlor in the 1898 city directory.

The Lohman Brothers continued their commercial livery in the stable until 1913 when Henry Lohman retired from the business and Herman's son Archibald became a partner. The business was renamed H.H. Lohman & Son, Livery. By this time, it is believed that they were providing rental vehicles for funerals as their main business.

Herman Lohman and his son Archibald first advertised themselves as undertakers in the 1918 city directory. In that year they bought both the former Bohne House and the livery stable that they had been renting since 1896. The house was immediately converted into a funeral home and the stable continued to be used to house their funeral livery business.

The establishment of the Lohman Funeral Home reflected the rapid social and economic changes taking place in America in the early twentieth century. Around the turn of the century, increasing urbanization and greater affluence brought about significant changes in funeral customs. As more people lived in small houses and apartments and as death-related ceremonies became more elaborate and drawn out, the need arose for a specialized facility outside the deceased's home to serve as the focus of funeral events.<sup>21</sup> At the same time, improvements in embalming techniques and cosmetology made the open casket funeral more socially acceptable and lengthened the pre-burial visitation and

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memorial service functions. Lingering Victorian sentimentality about death mandated a dignified and rather grand setting for these events. To accommodate the crowds often associated with visitations or wakes, as well as to provide a chapel for services, a laboratory for embalming and cosmetic work, a display room for caskets, a conference room and office for the funeral director and usually the proprietor's living quarters as well, many funeral homes initially became established in large older homes. The capacious, somber, richly-finished interiors of the better type of Victorian house suited these purposes admirably. About the time of World War I, the exodus of the wealthy to new economically segregated suburbs and changing tastes in interior decoration and domestic living arrangements resulted in an abundance of fine Victorian mansions coming on the real estate market.

Although not as grand as many funeral home mansions, the former Bohne House accommodated itself very well to the Lohman's new funeral home business, particularly since it offered the added bonus of being adjacent to their large livery stable, which continued as a separate business renting vehicles to other funeral establishments. The lavish horse drawn funeral carriages that were used for the slow procession to the cemetery were apparently discontinued by Lohman's about 1919 in favor of automobiles. A few changes were made to the stable to better accommodate the latter, and, thereafter until 1973, Lohman's furnished area funeral homes with funeral cars. Since the mid-1970s the stable has been used for storage.

Beginning in 1918, Archibald Lohman and his family began living on the second floor of the funeral home. After his father, Herman, died, Archibald Lohman continued to operate the Lohman Funeral Home by himself. In 1931 he remodeled the old Bohne House to bring it more up-to-date. When Archibald Lohman died in the 1950s, two of his former apprentices took over his business. One of those men, Joseph Koch, presently owns and operates Lohman's Funeral Home. He lives in the large second floor apartment with his family.

### Architecture

The architectural significance of the Lohman Funeral Home derives from the elaborate Mediterranean style remodeling in 1931 that completely transformed the Victorian style dwelling to its present appearance. This remodeling was motivated by a growing desire for "a setting for funerals that was beautiful to see and feel."<sup>22</sup> This was in strong contrast to the mood of gloom and somberness which had previously set the tone for funerals.

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This new attitude, coupled with a surge in demand for more elaborate funerals by a growing middle class, prompted the construction of increasingly elaborate funeral homes. Although some were remodelings of older homes, as in the case of Lohman's, others were entirely new buildings built specifically as funeral homes. Milwaukee was particularly caught up in the competitive fervor to construct bigger and more luxurious funeral homes. By the early 1930s, funeral homes in Milwaukee, architecturally and as social institutions, reached their zenith and, in a way, were rivaled in opulence only by the city's great movie palaces. The Mediterranean style was the overwhelming favorite for Milwaukee funeral homes, although other styles were used as well. Some excellent examples are: The Ritter and Sons Funeral Home, 5310 West North Avenue, built in 1931 and designed by Dick and Bauer; The Williams' Funeral Home (now Weiss Funeral Home), 1901 North Farwell Avenue, built in 1926 and designed by Leenhouts and Guthrie; and the Wendler and Sons Funeral Home (now the Pitts Funeral Home), 2301 West Capitol Drive, constructed in 1931 and designed by Dick and Bauer. All of these buildings are architecturally elaborate, and as settings for funerals they rivaled the stateliness and elegance of many of the city's churches. Although in a sense these large funeral homes were a new type of church or temple that became synonymous with the observance of death rituals, they all sought to affect in their architectural design the appearance of a large, rambling villa or mansion.

Although the 1931 remodeling of the Lohman Funeral Home attempted to imitate the fashionable Mediterranean style of the new funeral homes, the Queen Anne massing of the old house defied attempts to make it a rambling villa, with the result that it is a particularly unusual variation of the Mediterranean style. The massive, two-story entry pavilion bears a resemblance to an Italian Renaissance church campanile or bell tower and reinforces the chapel imagery of the funeral homes. The elaborate shaped gables trimmed with cast stone, and the use of Spanish tile roofs, sienna brown tapestry brick, iron work and Baroque-style twisted columns sought to create a cheerful romantic architecture that would satisfy the emerging public and industry-wide desire for beauty and optimism to be incorporated into the funeral ritual. The construction of the chapel reflected the need to provide a space for the memorial services that were increasingly being held in funeral homes rather than churches.

Milwaukee, more so than many American cities, developed an architectural tradition of large elaborate funeral homes, a tradition which still continues to some extent today. The remodeling of the Lohman Funeral Home coincided with the heyday of palatial funeral home building in the city and reflected

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the efforts of its owner to keep his business up-to-date with the emerging trends in the funeral industry at the time.

Architecturally, the Lohman Livery Stable is the largest and best preserved former livery stable remaining in the city. A few other former livery stable buildings are known to exist in the city, but they have all been so significantly altered that they retain little or none of their historic character. In contrast, the Lohman Livery has been little altered and represents the apex of livery stable design in Milwaukee before the advent of the automobile made it obsolete as a building type.

The massive Lohman Livery 36' x 100' in plan and two-stories tall, must have been an impressive structure when it was built, as it still is today. Many livery stables in the city were small structures located in alleys and in other areas of low visibility. The Lohman Livery, in contrast, fronts directly on South Eighth Street making it an architecturally prominent feature on an otherwise typical south side residential street.

In its interior layout and fittings the Lohman Livery preserves a record of the technological and functional aspects of a large urban livery stable in the nineteenth century. The basement was devoted to housing the horses that were the backbone of the industry. The first floor contained the dispatcher's office, the vehicle wash area, the work area where the horses were hitched-up to the carriages and the carriages were repaired, and the parking area for the most frequently used vehicles. The second floor was used for storing carriages and contains a metal-lined chamber specially designed to keep the drivers' woolen livery uniforms and the lap robes safe from moths and rodents. The second floor also contained the sleeping room for the stable hands. The mechanical platform lift made it possible to transport vehicles from the first to the second floor. Although the horse ramp from the basement to the first story has been removed and most of the horse stall partitions are gone, the Lohman Livery is still the most intact building of its kind known to exist in Milwaukee.

As a large, architect-designed structure built to the highest construction standards of the day, the Lohman Livery represents the high point of livery stable design before the advent of the automobile. It has survived in an excellent state of preservation largely because, unlike most livery stables which were cheaply built with little or no foundations, the Lohman Livery was built to last with substantial foundations, a massive timber frame and careful weather tight construction. While many livery stables were little more than flimsy barns and tended to decay rapidly, the Lohman Livery was professionally planned and constructed as a specialized building type to house

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a well developed and essential commercial service enterprise of its period. Its exterior was architecturally designed to fit into a middleclass residential environment and was deliberately conceived not to resemble a domestic barn, but rather to look as much as possible like a commercial building.

Three Milwaukee architects contributed to the design of the Lohman Funeral Home and Livery Stable. The original Queen Anne style house was designed by Herman Paul Schnetzky in 1890. The stable was designed in 1893 by Schnetzky and his partner Eugene R. Liebert. In 1931 Charles L. Lesser became the third and final architect to make a major contribution to the design of the complex when he planned an extensive remodeling that transformed the house into an elaborate Mediterranean style funeral home.

Schnetzky was born in 1850 in Wriezen, Germany and came to Milwaukee in 1868.<sup>23</sup> The extent of his education in Germany is not known. The 1869 Milwaukee city directory listed him as a draftsman for Mygatt and Koch, architects. Mygatt was one of Milwaukee's first architects, but his direct influence on Schnetzky was probably minimal because the firm dissolved in 1870 when Mygatt became semi-retired. Koch, who had been an apprentice to Mygatt before becoming a partner, entered into a partnership with Julius Hess in 1870 and they probably hired Schnetzky as a draftsman.

Schnetzky's name disappeared from city directories during the period from 1871 to 1873. He might have left the city for architectural training or work elsewhere, but, in 1874, he again appeared in the city directories with a promotion in job title, as an assistant architect for H.C. Koch. Julius Hess had severed his partnership with H.C. Koch and Co., which had become one of Milwaukee's most prestigious architectural firms. H.C. Koch and Co. was one of the three largest Milwaukee architectural firms in the late nineteenth century. H.C. Koch and Co. designed many of the city's public schools during the 1870s and early 1880s (mostly demolished) and Schnetzky was undoubtedly involved in their design.

In 1884, Koch and Co. hired Eugene R. Liebert, an 18-year-old draftsman who had arrived in Milwaukee a year earlier from Germany.<sup>24</sup> Liebert worked and trained in the Koch and Co. office until 1887 when Schnetzky started his own architectural firm and hired Liebert as his draftsman. It was during this

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period that the Louis Bohne House was designed. Some of Schnetzky's other work during the late 1880s includes St. Martini Lutheran Church (1887), 1500 South Sixteenth Street, St. John's Lutheran Church (1889), 804 West Vliet Street; and the Blatz Brewing Company office building (1890), 1120 North Broadway.

Schnetzky formed a partnership with Liebert in 1892, shortly after which the Lohman Livery Stable was designed by the firm. Some of their other design work includes St. Michael's Roman Catholic Church (1892), 1453 North Twenty-fourth Street; the Arthur Vogel Residence (1892), 939 North Fourteenth Street; St. Stephen's School (1892), 1136 South Fifth Street; and the Germania Building (1896), 135 West Wells Street.

The partnership dissolved in 1897<sup>25</sup> and Schnetzky and Liebert each continued their own separate practices. Schnetzky later formed another partnership with his son and together they designed several commercial buildings in the city's central business district including the large Manufacturer's Home Building (1909) at 104 East Mason Street. Schnetzky died in 1916.

Liebert developed a thriving architectural practice and his clients included many Milwaukeeans. He designed two elaborate residences for industrialist Henry Harnischfeger, one built in 1905 at 3424 West Wisconsin Avenue and the other built in 1927 at 2635 North Terrace Avenue. Some of his other design work includes the Otto Streissguth residence (1906), 2724 North Prospect Avenue, and the Baumbach Building (1899), 310 East Buffalo Street. Liebert retired in the early 1930s.

Charles L. Lesser, who planned the 1931 remodeling of the old Bohne House into the Lohman Funeral Home, was born in Milwaukee in 1864.<sup>26</sup> He started his career in architecture in 1881 as a draftsman for Howland Russell, a prominent Milwaukee architect.<sup>27</sup> In 1887, after working for other architects in Omaha, Nebraska and St. Louis, Missouri, Lesser opened his own architectural office in Milwaukee.<sup>28</sup> One of his earliest known works is the house he and Gustav Leipold, one of several architects Lesser was associated with during his career, designed in 1888 for Herman Lang at 1016 South Eighth Street. Most of Lesser's early work remains unidentified. In the 1890s Lesser was in partnership with Henry J. Van Ryn. An example of their work is a small commercial building at 1015 West National Avenue built in 1894. After the turn of the century Lesser worked alone. Some examples of his work from this period include the Schlitz Brewing Co., Saloon (1906), 2201 West National Avenue; the Herman Lindenmann residence (1910), 2143 South Layton Boulevard and the Riviera Theater (1919), 1005 West Lincoln Avenue. In the early 1920s

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Lesser became a partner in the firm of Lindl, Lesser and Schutte. They designed many commercial buildings including several public schools in the city of West Allis.<sup>29</sup> The firm dissolved in the late 1920s and Lesser again practiced alone. Lesser retired in 1933, two years after he planned the remodeling of the Lohman Funeral Home at 804 West Greenfield Avenue. Lesser died in 1941 and his funeral was held at Lohman's Funeral Home.<sup>30</sup>

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FOOTNOTES

<sup>1</sup>City of Milwaukee Building Permit #407, dated May 29, 1890 and filed under the building address, 804 West Greenfield Avenue, at the Department of Building Inspection, 841 North Broadway.

<sup>2</sup>Ibid., Permit #5342 for 1325 South Eighth Street, dated February 1, 1893.

<sup>3</sup>Ibid., Permit #8801 West Greenfield Avenue, dated June 4, 1931.

<sup>4</sup>The period of historical significance corresponds to the date the stable was first used as a funeral livery in 1896 until the date the house was remodelled into an elaborate Mediterranean style funeral home in 1931.

<sup>5</sup>Building Permit #407 and #5342.

<sup>6</sup>Building Permit #5342.

<sup>7</sup>Building Permit #8801.

<sup>8</sup>Beth Godfrey, "Architecture," in Wisconsin Cultural Resource Management Plan, (Madison: State Historical Society, 1986), 2:32.

<sup>9</sup>Milwaukee City Directory, 1888.

<sup>10</sup>Milwaukee Sentinel, 1 December 1889, p. 3.

<sup>11</sup>Milwaukee Sentinel, 3 March 1886, p. 3.

<sup>12</sup>Milwaukee Sentinel, 7 September 1890, p. 3.

<sup>13</sup>City of Milwaukee Tax Roll, 1894. Located at the Central Milwaukee Public Library.

<sup>14</sup>Ibid., 1895.

<sup>15</sup>Milwaukee City Directory, 1908.

<sup>16</sup>City of Milwaukee Tax Roll, 1917.

<sup>17</sup>Ibid., 1918.

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<sup>18</sup>Robert W. Haberstein & William M. Lamers, History of American Funeral Directing (Milwaukee: Bulfin Printers, Inc., 1962), p. 474.

<sup>19</sup>Ibid., p. 407.

<sup>20</sup>Ibid., p. 410.

<sup>21</sup>Ibid., p. 436-439.

<sup>22</sup>Ibid., p. 393.

<sup>23</sup>Wisconsin Necrology (Madison: State Historical Society, n.d.), 15:135.

<sup>24</sup>John G. Gregory, History of Milwaukee (Milwaukee: S.J. Clarke Publishing Co., 1931), 2:709.

<sup>25</sup>Ibid.

<sup>26</sup>Wisconsin Necrology 45:104.

<sup>27</sup>Julius H. Burbach, West Allis: A City of Marvelous Growth (West Allis, [1912]), p. 141. Copy available at University of Wisconsin - Milwaukee Library.

<sup>28</sup>Ibid.

<sup>29</sup>Wisconsin Necrology, 45:104.

<sup>30</sup>Ibid.

9. Major Bibliographical Reference

Previous documentation on file (NPS):  
 preliminary determination of individual listing (36 CFR 67) been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_

See continuation sheet

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:  
 State Historic preservation office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

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

10. Geographical Data

Acreage of property Less than one acre

UTM References

A	<u>1/6</u>	<u>4/2/4/9/4/0</u>	<u>4/7/6/2/9/2/0</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>

See continuation sheet

Verbal Boundary Description

Walker's Point Addition in SW 1/4 Sec 32-7-22 Block 5 Lots 9 and 11

See continuation sheet

Boundary Justification

The nominated property includes only the land upon which the Louis Bohne House and Livery Stable stands.

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11. Form Prepared By

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

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Milwaukee City Directory, 1868-1935.

Milwaukee Sentinel, 18 July 1888, p. 3; 1 December, 1889, p. 3; 7 September, 1890, p. 3.

MISCELLANEOUS SOURCES

Building Permits. City of Milwaukee, Department of Building Inspection, 841 North Broadway. Permit #407, dated May 29, 1890 and Permit #8801, dated June 4, 1931, both filed under building address 804 West Greenfield Avenue. Permit #5342, dated February 1, 1893, filed under building address 1325 South Eighth Street.

City of Milwaukee Tax Rolls, 1889-1918. Located at the Central Milwaukee Public Library.

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Historic Photographs. Ca. 1910 photographs of Louis Bohne House and Livery Stable provided by current owner, Mr. Joseph Koch.

ORAL SOURCE

Mr. Joseph Koch, owner of the Lohman Funeral Home. Conversations during July and August, 1987.