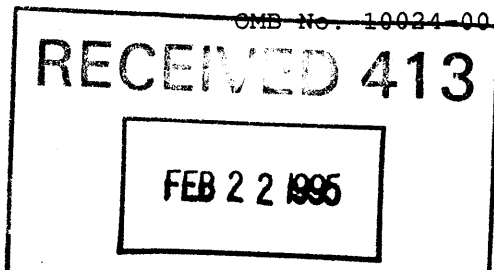


United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form



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

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

1. Name of Property

historic name North Grant Boulevard Historic District
other names/site number N/A

2. Location

street & number 2370 - 2879 North Grant Boulevard N/A not for publication
city or town Milwaukee N/A vicinity
state Wisconsin code WI county Milwaukee code 079 zip code 53210

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] 2/19/95
Signature of certifying official/Title 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 for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

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 the Keeper: Edson H Beall Date of Action: 3/23/95
 Entered in the National Register

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include listed resources within the count)	Contributing/Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>119</u>	<u>1</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structures
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects
	<input type="checkbox"/> object		
Total		<u>119</u>	<u>1</u>

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)
<u>DOMESTIC: single dwelling</u>	<u>DOMESTIC: single dwelling</u>
	<u>DOMESTIC: multiple dwelling</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials
<u>Bungalow/Craftsman</u>	foundation <u>brick</u>
<u>Mission/</u>	walls <u>brick</u>
<u>Spanish Colonial Revival</u>	<u>stucco</u>
<u>Colonial Revival</u>	roof <u>asphalt</u>
<u>Prairie School</u>	other <u>brick</u>
<u>Tudor Revival</u>	<u>limestone</u>
<u>Other: Arts and Crafts</u>	<u>iron</u>

Narrative Description

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

N. Grant Boulevard Historic District

Milwaukee County, WI

Name of Property

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.)

Areas of Significance
(Enter categories from
instructions)

Architecture

Community Planning and
Development

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.

Period of Significance

1913 - 1931¹

Significant Dates

Significant Person
(Complete if Criterion B is
marked above)

N/A

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.

Cultural Affiliation

N/A

Architect/Builder

Multiple

Narrative Statement of Significance

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

See Continuation Sheets

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Significance (continued)

ARCHITECTS AND BUILDERS²

Architects

Baerman, R. H.
Dick, Gustave A.
Dick, Gustave and Alexander H. Bauer
Drolshagen, Frank F.
Dwyer, Ray W.
Eschweiler, Alexander Chadbourne
Eschweiler & Eschweiler
Ferneckes, Max
Haeuser, H. C.
Herbst, William G. and William F. Hufschmidt
Howend, Frank
Keller, Charles J.
Leenhouts, Cornelius and Hugh Wilson Guthrie
Leiser, Julius and Charles J. F. Holst / Leiser & Holst
Lotter, Henry G.
Menge, John
Messmer, R. A. & Brother
Miller, Hugo V.
Neuman, Walt F.
Oberst, Richard E.
Oswald, S. J.
Rosman & Wierdsma
Schier, Joseph G.
Schley, George & Son
Schmitz, Robert H.
Schuette, Henry E.
Topzant, John
Valentine, Charles W.
Van Ryn, Henry J. and Gerrit J. DeGelleke
Webb, Oliver
Zagel, George

Builders

Debbink, John
Donath, Bernhard
Drescher, Wesley
Fischer, John F.
Keller, William C.

9. Major Bibliographic References

Bibliography

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

X See Continuation Sheets

N. Grant Boulevard Historic District
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
 X Local government
 University
 Other
Name of repository:
 Dept. of City Development, Milwaukee

10. Geographical Data

Acreage of Property 19 acres

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

1 1/6 4/2/1/3/3/0 4/7/6/8/9/9/0 3 1/6 4/2/1/3/7/0 4/7/6/7/9/5/0
Zone Easting Northing Zone Easting Northing
2 1/6 4/2/1/3/9/0 4/7/6/8/9/9/0 4 1/6 4/2/1/3/3/0 4/7/6/8/0/0/0
Zone Easting Northing Zone Easting Northing
 See Continuation Sheet

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

X See Continuation Sheet

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

X See Continuation Sheet

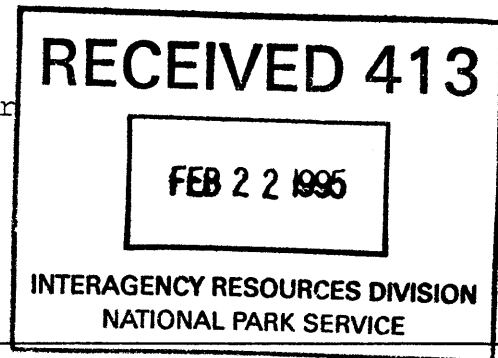
11. Form Prepared By

name/title Carlen Hatala; Les Vollmert, Historic Pres. Officer
organization Department of City Development date Sept., 1993
street & number 809 N. Broadway telephone 414/286-5705
city or town Milwaukee state WI zip code 53202

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1



North Grant Boulevard Historic District
Milwaukee County, WI

GENERAL DESCRIPTION

The Grant Boulevard Historic District is a linear residential area that includes the buildings on both sides of Grant Boulevard between West Meinecke and West Locust Streets and one building in the block between West North Avenue and West Meinecke Street. Stretching a distance of six city blocks, the Grant Boulevard Historic District is a broad, 105-foot-wide, linear, north-to-south-running street which is distinguished by having a single wide roadway flanked by extra wide parkways planted with double rows of deciduous shade trees between the curb and the sidewalk.

Of the 120 buildings on the boulevard, 119 are contributing structures and one is a non-contributing residence built less than 50 years ago. All of the buildings in the district were built as single-family houses. The first houses were built in 1913 with the peak years of construction occurring in the years between 1920 and 1922. The houses are uniformly set back from the street. The buildings themselves are mostly small scale, 1-1/2 to 2 stories in height, compact in form, and low to the ground, which makes the relatively small lots appear more ample in size, and accentuates the estate-like character of the district. Brick and stucco are the primary cladding materials, and the buildings are detailed in stone, wood metal and glass. One house is entirely clad in stone. A few clapboard-sided houses also occur in the district. Most of the houses feature broad, simple roofs with the jerkinhead gable being the most common profile. Asphalt clads most of the roofs although there are examples of tiles, terra cotta, and cement asbestos as well. The majority of the residences on Grant Boulevard are bungalows, but the district also contains a number of houses designed in the Arts and Crafts, Colonial Revival, Mediterranean Revival, Tudor Revival, and Prairie styles.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1a

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

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

DESCRIPTIONS OF INDIVIDUAL HOUSES

2370 N. Grant Boulevard (1913)
Charles Valentine, architect
Contributing building

Walter J. Buckley,
original owner

One of the most distinctive Arts and Crafts style houses, not only in the neighborhood but also in the city, this 2 1/2-story English-influenced residence built was for Walter J. Buckley. The stucco-clad house rests on a base of brick veneer, and the side-gabled roof extends sharply down on the west facing facade to create a covered porch ornamented with half-timbering and supported by truss-like posts set on brick piers. A front-gabled dormer with windows set in a segmental opening is located above the porch. To the south of the porch on the first story is a grouping of three windows with 6-over-1 sash above which is a projecting bay, supported by brackets in which is located four multipaned sash. On the south elevation is a chimney and shallow flat roofed bay.

The first owner, Walter J. Buckley, was the secretary-treasurer of the T. L. Smith Company, manufacturers of concrete mixing and stone crushing and contracting equipment. He lived here through 1917. Walter A. Mockler became the second owner in 1918. Mockler was the vice-president of the A. George Schulz Company, which manufactured paper boxes and containers. Mockler and his wife, Gretchen, lived here through 1922. Erving J. Koester became the house's third owner-occupant in 1923. Koester was a partner in the law

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

reporting firm of Carney-Koester, later Carney, Koester & Le Bow. Koester occupied the house into the 1970s.

2400 N. Grant Boulevard (1913)
Messmer & Son, architect
Contributing building

Hattie Riesen,
original owner

Much of the detail of this bungalow is now hidden by overgrown evergreens which obscure the Grant Boulevard facade. The building is a 1-story, rectangular brick building with an entry sun porch at the south end of the facade. Hip roofs cover both the house and the sun porch. The south elevation, visible from West Meinecke Street, has a small, shed-roofed, shingled dormer and a shallow bay with a large 3-part window.

Hattie Riesen purchased this property from the Boulevard Park Land Company on January 5, 1919. Construction permits seem to indicate that a house was already standing on the lot when she bought it, built between August and November of 1913, although the permits may apply to a different property. Those persons shown living in the house were bricklayer Harley Riesen and Hubert Riesen, president of the Riesen & Wilke Company, mason contractors. Hubert lived in the house through 1918, and on February 10, 1919 Hattie Riesen sold it to Philip Reisweber on land contract and then deeded the property to him and his wife, Anna, on March 17, 1921. Reisweber was the superintendent of the A. H. Weinbrenner Company. He was a widower by the early 1940s, and around 1941 apparently married his neighbor, widow Elizabeth Scholl, and moved to her house at 2424 North Grant Boulevard. Scholl's deceased husband had also been an employee of the Weinbrenner Company.¹

2401 N. Grant Boulevard (1915)
Herbst and Hufschmidt²
Contributing building

Walter H. Diener,
original occupant

This finely proportioned residence is a handsome example of the Arts and Crafts style. The 2 1/2-story, rectangular, brick building has a steeply pitched side-gabled, jerkinhead roof covered with terra cotta tiles. The roof extends forward to cover a projecting, entry sun porch which has rounded Tudor arches framed in stone and glazed with 1-over-1 sash which appear to be replacements for the originals. A small gabled dormer is located above the porch. To the north of the porch is a 2 1/2-story, front-gabled bay window with a stucco gable and spandrels. A chimney is located on the south elevation and terminates in terra cotta chimney pots. The original plans for

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

this house are located at the Wisconsin Architectural Archive.

Although the construction permit and original plans list a W. H. Haynes as the owner, no Haynes lived at this address, and the house's first known occupant was Walter H. Diener, who owned various auto dealerships including the Diener-Nelson Company and then the Hickman-Lawson-Diener Company. The latter was a Ford dealership on North 8th Street. Diener lived here through 1921-1922.

Second owner Harry B. Richards was born in Milwaukee, attended public schools, and joined the A. S. Goodrich Company as a salesman. The company wholesaled cigars, cigarettes, tobacco, and pipes at its location on North Water Street. Richards retired in 1938 after 48 years with the company. Richards and his wife, Euna, lived here through 1928, and then moved to Sherman Boulevard. They later made their home at Lake Mills, Wisconsin and St. Petersburg Florida. Richards was a Mason and belonged to numerous lodges. He was the grandson of Milwaukee pioneer Daniel Richards, whose Greek Revival house still stands between North 2nd and North 3rd Streets on an alley just south of West Locust Street. Richards died in Lake Mills in August of 1958 at the age of 84.³

The third owner, Henry V. Schwalbach, was a real estate broker who lived here with his wife, Laura, from 1929 through 1956.

2410 N. Grant Boulevard (1913)
Charles J. Keller, architect
Contributing building

William E. Goeldner,
original owner

This Craftsman-inspired bungalow is one of the oldest in the historic district. The 1 1/2-story, brick building is dominated by a broad, stucco-clad front gable whose scale is emphasized by the single, small, 1-over-1 sash window positioned at the center of the gable. Below the gable is a shallow stucco-clad bay with three 1-over-1 windows. A large, front-gabled, screened-in porch occupies the north end of the facade and has a stucco-clad gable end and pairs of wooden posts set on brick piers. A terrace with brick balustrades opens off this porch and extends along the remainder of the facade. Dormers are located on the north and south elevations.

First owner William E. Goeldner worked as a barber when he first lived here and subsequently worked as an assembler and foreman at an unnamed company. A relation, Julius Goeldner, also lived at the house for a while and worked as a photographer and photo-finisher. Goeldner died around 1943 or

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

1944, and his widow, Minnie, subsequently moved to 2672 North 41st Street. Second owner Arthur T. Hackl was a patternmaker and lived here from 1944 through 1976.

2411 N. Grant Boulevard (1913)
Walter F. Neumann, architect
Contributing building

Gerhard G. Mockley,
original owner

The Mockley house is one of the older residences on the boulevard and one of a number designed in the Arts and Crafts style. The 2 1/2-story, rectangular house is sheathed in brick and stucco and has a side-gabled roof with a jerkinhead profile. The entry at the north end of the facade is sheltered by a hip-roof-with-deck porch and is now totally obscured by overgrown shrubbery. To the left of the porch an open terrace extends along the front of the building. A grouping of four windows with 9-over-1 sash is located in a shallow box bay window to the south of the porch. Above these windows on the projecting, stuccoed, second story is a grouping of three windows with 6-over-1 sash.

Gerhard Mockley, the original owner, was the treasurer and superintendent of the Wisconsin Foundry Company located at North 32nd and West Locust Streets. Mockley lived here on Grant Boulevard through 1918 and subsequently moved to North 16th Street and West Wisconsin Avenue. Second owner Winfred Zabel was the Milwaukee County District Attorney and lived here through 1947-1948. Another Zabel, William A., was an assistant city attorney, and probably a relative of Winfred Zabel. Although William A. Zabel never lived here, he resided nearby at 2809 North Grant Boulevard.

2416 N. Grant Boulevard (1915)
Frank Drolshagen, architect
Contributing building

George M. Seifert,
original owner

This attractive residence is a fine example of the Arts and Crafts style. The 2-story, rectangular building has a stucco-clad upper story and brick-veneered lower story. While the windows of the facade are arranged symmetrically around the round-headed center entrance, the house is given a picturesque treatment through the placement of its gables, the porch, and a shallow pent roof that extends around the house between the two stories. The upper story windows are framed by jerkinhead gables of different sizes, and the brick-

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

piered porch has a combination flat and gabled roof, the gabled end of which has dramatically upturned and shaped rafter ends.

Not much is known about the original owner, George M. Seifert. He is occasionally listed as a salesman in the city directories, but mostly he appears without an occupation and may have been retired. Seifert lived here until his death around 1936, and his widow, Louise, continued to occupy the house through the mid-1940s. In the late 1950s, St. John's Evangelical Church used this house as a parsonage.

2417 N. Grant Boulevard (1915)
Gustav Dick, architect
Contributing building

George E. Martin,
original owner

This residence built for George E. Martin in 1915 is one of the popular local variations of the Prairie School-influenced American Four-Square style. The style appears to have been a favorite among architect Dick's clientele, and similar examples can be found in other boulevard neighborhoods such as Hi-Mount and Washington Boulevards. The 2-story, hip roof, rectangular brick building features broad overhanging eaves, hip-roofed dormers, and a symmetrically arranged facade with battered walls. A hip roof porch shelters a center entry and has battered piers inset with decorative tiles. Wooden spandrels with keystones and impost blocks are located between these piers and distinguish this house from similar ones on the boulevard. To either side of the porch is a grouping of three windows. Above the porch at the center of the second story is located a pair of small leaded sash. These are flanked by pairs of windows with 6-over-1 sash. A chimney is located on the south elevation and projects through a dormer at the roof. The narrow, modern shutters on the upper story windows are the only obvious alterations to this otherwise intact house.

George E. Martin was the vice-president and later president of the George Martin Leather Company, a tannery on North Commerce Street founded by his father. The tannery closed during the Great Depression, and Martin died in 1934. His widow, Nettie, continued to live here through 1948, after which she lived in Shorewood, Wisconsin.

2424 N. Grant Boulevard (1915)
Herbst & Hufschmidt, architect
Contributing building

Theodore Scholl,
original owner

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 6

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

The Theodore and Elizabeth Scholl residence was built in 1915. The 2-story, hip-roofed house is basically rectangular in shape with a 2-story wing set back from the main facade at the northeast corner of the house. In keeping with its Mediterranean style roots is the hip roof with broad, overhanging eaves and exposed rafter ends and pairs of full-length French doors set below arches whose tympani have a shell and scrolled floral design. The entrance at the north end of the facade is enframed by a stone surround that features an arch with keystone, dentil mouldings, and carved ornament that supports a decorative wrought iron balconet. Upper story windows are 6-over-6 or 8-over-1 sash. The two stories are separated from each other by a stone beltcourse. Permits indicate that the house was originally stucco-clad and that the present brick veneer was applied in 1930. No other alterations are visible on the exterior. The original architectural plans for this residence are located at the Wisconsin Architectural Archive.

Theodore Scholl purchased this property on May 28, 1915, just a day after the permit was taken out to construct the present house. The Elizabeth Justen shown as owner on the original construction permit was most likely Scholl's wife, Elizabeth. Scholl was a buyer for a shoe manufacturing firm, the A. H. Weinbrenner Company, which had its plant on East Juneau Avenue. Scholl lived here until his death at age 58 on March 23, 1938. His widow, Elizabeth, continued to occupy the house, and apparently remarried. Her new husband, widower Philip Reisweber, had lived down the block at 2400 North Grant Boulevard; he also worked for the A. H. Weinbrenner Company as a superintendent. Reisweber died in the mid-1940s, and Elizabeth remained in the house through the late 1960s.

2425 N. Grant Boulevard (1914)
Frank Howend, architect
Contributing building

Frederick O. Eitel,
original owner

One of the earliest and simplest of the Grant Boulevard bungalows is this front-gabled, 1 1/2-story, clapboard and shingled building. The shingled gabled end has a jerkinhead profile with flared rafter tails and two windows with 6-over-6 sash. At the north end of the facade on the first story is a porch with a deck-on-hip roof, which is supported by clapboarded wooden posts resting on brick piers. A terrace is located several steps down from the porch along the facade and is enclosed at its south end by a low brick wall. Overlooking the terrace is a grouping of three windows with 6-over-1 sash sheltered by a small pent roof. On the south elevation is a shallow shed-roofed bay and chimney. The house retains a remarkable degree of integrity.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 7

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

First owner Fred Eitel moved here from North Palmer Street and was partner with his brother, Otto, in Eitel Brothers, a wholesale picture and framing business located at 2144 North 3rd Street. The business had been established by Eitel's father, Frederick, in 1888. Fred Eitel later became company president when the business incorporated. Eitel built this house about the time his father died, and his widowed mother, Elizabeth, lived with the family. Fred and his wife, Helen, moved to 4439 North Farwell Avenue in Shorewood in 1950. The house was subsequently occupied by his nephew, Fred O. Eitel, a salesman and later secretary-treasurer of the family business. Fred O. lived here until his death on July 30, 1958 at the age of 46. His widow, Marion, continued to occupy the house through 1965. Eitel's business is still in operation today as the Bresler Eitel Gallery Ltd. at 525 West Walnut Street.⁴

2430 N. Grant Boulevard (1915)
Gustav A. Dick, architect
Contributing building

William J. Paetow,
original owner

One of the few clapboard-sided residences on Grant Boulevard is this simple bungalow built for William J. Paetow. It is also notable as one of the most modest houses designed by Gustav Dick whose clientele generally commissioned larger and more ornate Prairie and Period Revival style houses along the newly developing boulevards. The Paetow house is a 1 1/2-story, rectangular residence that has a large side-gabled roof with jerkinhead profile whose gable ends are clad in stucco. The roof features a shingled dormer with jerkinhead gable; the roof then extends down over a porch that spans the length of the facade. The porch is supported by brick piers and has a low brick balustrade with stone coping.

William J. Paetow, the original owner, was the vice-president and department manager of the C. W. Fischer Furniture Company, and in 1924 he became the president-treasurer of Paetow Brothers, a rug, draperies and furnishings store that had various locations including 1006-1008 North 3rd Street, 730 North Milwaukee Street, 1020 North Broadway, and 823 North 2nd Street. At the latter address, Paetow leased a portion of the C. W. Fischer/Klode Building. Paetow and his wife, Katherine, lived on Grant Boulevard through 1955.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 8

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

2431 N. Grant Boulevard (1915)
Herbst & Hufschmidt, architect
Contributing building

Joseph B. Goldbach,
original owner

The 2-story building consists of a shallow, L-shaped form, each wing of which has a hip roof. Filling the ell is a 1-story, flat roof bay with a rectangular window opening into which are set four unusual 2-over-1 sash, the outer ones of which have a slight curve. To the left or south of the bay is the entry, framed by a finely detailed segmental pediment supported by console brackets. A grouping of four windows is located to the south of the entry. The wrought iron grilles over the door and sidelights are a later addition to an otherwise intact house. The original architectural plans for this residence are located at the Wisconsin Architectural Archive.

Joseph B. Goldbach was a manufacturer's agent for the Fred Rueping Leather Company, which was headquartered in Fond du Lac, Wisconsin. Goldbach lived here until his death in the late 1940s or early 1950s. His widow, Frieda, remained in the house through about 1954. By the early 1970s, the house was occupied by clergy from the Capitol Drive Lutheran Church.

2436 N. Grant Boulevard (1915)
Herbst & Hufschmidt, architect
Contributing building

Harry Herz,
original owner

Reflecting the influence of Frank Lloyd Wright, this distinctive Prairie style residence was built for Harry Herz. The 2-story rectangular brick building presents its narrow end to the street, like many of the urban Prairie style houses of Chicago, and has a hip roof with broad overhanging eaves. The facade is divided visually into a short upper story and tall lower story by a stone beltcourse. The upper story has two windows with 8-over-1 sash, and at the corners are stone-framed square panels. On the lower story is a large, 3-part window consisting of a large center fixed sash flanked by two narrow windows with Prairie style sash. The window is set in a shallow bay defined by tall, narrow brick piers that extend up to the beltcourse between the stories. The stone sill below the lower story windows forms a beltcourse that extends across the facade. On the south elevation is a hip roof entry porch that is glazed with multi-paned sash. Some time after 1979 the sidelights to the entry were replaced with wood panels. The original architectural drawings for this house are located at the Wisconsin Architectural Archive.

Original owner Harry Herz was a partner with Abraham Herz in A. Herz & Son, a butcher's supply company that was located in the 1200 block of North

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 9

**N. Grant Boulevard Historic District
Milwaukee County, WI**

Description (continued)

5th Street. Also living in the house was Harry Herz's wife, Viola, Abraham Herz and his wife, Adelaide, and David E. Cohen and his wife, Fanchion. The Herzes last lived here in 1931 and then moved to 2424 North 40th Street. A later family, the Barkdolls, were the longest owner-occupants. Jacob A. Barkdoll was a confectioner at 771-A North Water Street, who had started in business around 1914. Barkdoll lived here from around 1944 until his death in 1950, and his widow, Anna, continued to occupy the house through 1971.

2437 N. Grant Boulevard (1915)
Charles Valentine, architect
Contributing building

John A. Kramer,
original owner

This charming cottage-like bungalow is a 1 1/2-story, rectangular building with a side-gabled roof that has broad overhanging eaves and three large truss-like brackets which divide the facade into two bays. A small shed roof dormer with four windows is located facing the front as well. An unusual double stack chimney extends from the north end of the roof, and the smaller of the two stacks has a small gabled roof and round-headed opening. The entry, located at the south end of the facade, is recessed into a small porch behind two of the brackets and is approached from the south side. To the right of the porch is a shallow bay with a grouping of four windows with 4-over-1 sash. A small bay window with shed roof is located on the south elevation. The original clapboarding was covered with aluminum siding in 1982, but due to its narrow lap, it is relatively unobtrusive.

The original owner, John A. Kramer, worked for the Wisconsin Telephone Company as an adjuster, assistant treasurer, and paymaster. He died in the late 1940s, and his wife, Marie, lived on in the house through 1964.

2442 N. Grant Boulevard (1922)
Dick & Bauer, architect
Contributing building

John L. Hahn,
original owner

This little jewelbox of a house was designed in the Classical Revival style for John L. Hahn. The 1 1/2-story, rectangular brick building has a side-gabled roof with terra cotta tiles, and three small copper-clad dormers. The center dormer has an arched roof, while the ones to either side have gabled roofs. The symmetrically arranged facade features a pair of round-headed French windows with leaded sash to either side of the center entrance. The center entrance itself is located in a shallow, gabled pavilion, and the doorway is framed by a segmental pediment supported by two Tuscan columns.

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Costly copper gutters, dentil mouldings, and stone trim for the windows are additional quality features of the house.

Original owner John L. Hahn was a building contractor who later became proprietor of Hahn Plumbing Company. Hahn and his wife, Hattie, moved to 2371 North 56th Street in 1931, and the house was subsequently occupied by a succession of short-term occupants. Neighborhood lore indicates that Hahn lost his property at the beginning of the Great Depression over difficulty getting payment from the City of Milwaukee for contracting work that was done for the City.

2443 N. Grant Boulevard (1916)
R. E. Oberst, architect
Contributing building

Charles F. Puls,
original owner

The large, stucco, 2-story, hip roof dwelling has a relatively simple facade consisting of a grouping of four windows with a window planter box on the second story and French doors set below arches on the first story. The lower story is now almost completely obscured by bushes. The house's main feature is a very large, single story porch at the southeast corner of the building through which one enters the house. This flat-roofed porch has corner piers that extend above the decorative bracketed pent roofs. The large arched openings of the porch are glazed in with multipaned windows on the south elevation and a combination of wooden panels and windows at the front elevation.

The original owner, Charles F. Puls, was an attorney whose offices, over the years, were at various locations downtown. In the 1970s, Puls went into partnership with his son, O. Morse Puls, as Puls & Puls. Puls was one of Grant Boulevard's longest-term residents and lived here through 1972.

2452 N. Grant Boulevard (1919)
Bernhard Donath, builder
Contributing building

George C. Otto,
original owner

The George C. Otto house is a handsome, 1 1/2-story, stucco-clad, Craftsman style bungalow. The main portion of the house is a side-gabled block with a small front dormer below which is a grouping of three windows. Projecting beyond this portion of the house is a large front-gabled porch with brick piers, knee brackets at the eaves, and wood shingling in the gable end. The small attic window in this gable end is glazed with an unusual, Craftsman

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Description (continued)

style sash that is also used in the dormer and lower story windows. The porch is glazed with fixed or casement sash that have transoms.

Original owner George C. Otto was a clerk/department manager for the M. F. Patterson Dental Supply Company. He lived here until his death in the early 1940s, and his widow, Hilda, subsequently moved to 3414 N. 45th Street around 1944.

2453 N. Grant Boulevard (1920)
John Topzant, architect
Contributing building

Samuel Herman,
original owner

This is one of two houses built on adjacent lots on the boulevard by Samuel Herman. The 1 1/2-story, rectangular brick bungalow is a representative example of its type. The side-gabled roof with bracketed eaves has a jerkinhead profile and distinctively shaped rafter tails. The front dormer also has a jerkinhead gable. On the first story is a grouping of four windows with 6-over-1 sash set in a shallow bay. A boldly-scaled porch at the north end of the facade has a jerkinhead gable that is supported by stocky, battered brick piers.

Samuel Herman was the proprietor of the Center Street Fuel Company at 3019 West Center Street. He also built the house next door at No. 2457 where he lived from 1915 to 1918. Herman subsequently moved to 2357 North 39th Street and lived there from 1919 to 1920. Then he moved into this residence at 2453 North Grant Boulevard in 1921. Herman died c. 1934-1935 and his widow, Minnie, stayed on in the house until the mid-1940s. By 1949, clergy from Trinity Evangelical Church were using this building as a residence.

2456 N. Grant Boulevard (1924)
Attributed to
George Zagel & Brother, architect (attributed)
Contributing building

Anna G. and Casper
Stepka,
original owners

One of the most eye-catching residences on Grant Boulevard, this striking Mediterranean Revival style house was built for Anna G. and Casper Stepka. The 1 1/2-story, brick building is dominated by its costly tile hip roof, which is accented with two wall dormers with shaped gable ends that frame round-headed windows with wrought iron balconies. The first story is divided into three bays of almost equal size, and the middle and north bays feature pairs of round-headed casement sash. The south bay has an arched opening in

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Description (continued)

which a door and sidelights are located. An open terrace extends along much of the front and has a brick balustrade with corner piers that have a shaped profile. Stone is used to trim the balustrade and dormers and for sills, keystones and the cartouche over the entry. A chimney and shed roof dormer are located on the north elevation. With the exception of the placement of the entry, this house is nearly identical to a residence at 5101 West Washington Boulevard built in 1922 for Paul F. Berndt and designed by George Zagel. It is likely that Zagel designed the Stepka residence as well.

Anna G. Stepka was in real estate sales with an office on West Vliet Street and then later at 2050 North 12th Street. Her husband, Casper, was a salesman at the firm. They moved to 1542 West Fond du Lac Avenue in 1932 and sold the house to George C. Becker, a manager of farm loans with Northwestern Mutual Life Insurance. Becker lived here through 1947 or 1948.

2457 N. Grant Boulevard (1915)
Hugo V. Miller, architect
Contributing building

Samuel Herman,
original owner

This bungalow is the oldest of two residences built next door to each other by Samuel Herman. The attractive 1 1/2-story, brick and stucco building has a side-gabled roof with dramatically upturned eaves, below which is a porch that runs the length of the facade. A prominent front-gabled dormer has exposed rafter ends and a grouping of three windows with 6-over-1 sash. It is clad in scalloped shingles. Between the brick piers of the porch are delicate leaded sash whose transoms have a diamond shaped pattern.

Samuel Herman was the proprietor of the Center Street Fuel Company located at 3019 West Center Street. He lived here through 1918 before moving briefly to 2357 North 39th Street. He then built and occupied the house next door at 2453 North Grant Boulevard.

The second owner, Louis L. Stein, was the purchasing agent and later vice-president of the A. George Schulz Company, manufacturers of paper boxes, shipping cases, paper cans, and mailing tubes since 1877. Stein and his wife, Louise, lived here through 1940. In the late 1950s, the house served as a residence for the pastor of Bethel Evangelical and Reformed Church.

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Description (continued)

2462 N. Grant Boulevard (1920)
George Zagel & Brother, architect
Contributing building

Oscar F. Miller,
original owner

This bungalow is a 1 1/2-story, stucco-clad building with a side-gabled roof that has a jerkinhead profile. Unusual stylistic touches are evident in the distinctive, segmentally arched roof of the dormer, and the hood of the entry, which is supported by delicate wrought iron brackets. Wrought iron is also used for the flower balconet below the bank of four windows on the first story and as a balustrade and for handrails at the small front stoop. The entry door is set flush into the facade and is framed by slender colonettes and a small segmental arch. A sun room with shed roof, shaped rafter tails, and leaded sash is located on the south elevation around the corner from the entrance.

Oscar F. Miller and his wife, Ella, purchased this property from the Boulevard Park Land Company on June 30, 1919, and the permit was taken out for the house's construction on May 4, 1920.⁵ Miller was the assistant secretary of the Robert Rom Company, a company that handled supplies for brewers, engineers, plumbers, and steamfitters. The Millers lived here through 1931 and subsequently moved to 2743 North 60th Street. The second owner, Albert McNally, was an agent with the United States Internal Revenue Service and had the house from 1932 through 1940. The third owner, Samuel F. Fein, was the proprietor of Fein Brothers Restaurant Supplies and lived here into the 1970s.

2463 N. Grant Boulevard (1916)
John Menge, architect
Contributing building

Edward Bayerlein,
original owner

The Edward Bayerlein house is an attractive and highly detailed example of a Craftsman style residence. The 1 1/2-story, rectangular, brick building has a side-gabled roof with simple wedge-shaped brackets and broad overhanging eaves. The facade is articulated by a 2-story bay at the north end of the house, a dormer, and a sun porch that extends along the front of the house. The 2-story bay has a front gable with paired brackets, and on each story are groupings of three windows set in arched openings. To the south of this bay is a shed roof dormer that contains three small square windows with multipaned sash set behind a planter box. The porch has an articulated south gable end, brick piers, and delicate fixed sash with transoms.

Edward C. Bayerlein was born at Kilbourn, Wisconsin on January 17, 1873, the son of German immigrants. He was the vice-president, treasurer and later

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chairman of the board of the Nordberg Manufacturing Company which manufactured engines at Oklahoma Avenue and Chicago Road. Bayerlein started work with the firm in 1894 doing payroll and general office work and went on to become company treasurer in 1911, and in 1926 became the general manager. Four years later, Bayerlein became company vice-president and was elected to the board of directors. Bayerlein was also a director of the North Avenue State Bank, the Krahn Manufacturing Company of Milwaukee, and the Commonwealth Savings and Loan Association of Madison. His professional memberships included the Milwaukee branch of the Metal Trades Association and the Milwaukee Society of Accountants (which he had organized in 1900), and he served on the board of the Milwaukee Association of Commerce and the councils of National Founders Association and the National Metal Trades Association. Bayerlein's other memberships included the Wisconsin Club, the University Club, the Milwaukee Athletic Club, and the Rotary Club. He also helped to establish the organization that was the forerunner of the United Fund. He also was the president of the Council of the Evangelical Lutheran Church of the Reformation. Bayerlein retired from Nordberg in 1946. Bayerlein and his wife, Ella, lived on Grant Boulevard through 1940 when they moved to 2737 North Avondale Boulevard. He died at this later residence in March of 1963 at 90 years of age.⁶

Later owners of this property included Gary H. Kamper, the executive vice-president and general manager of Badger Mutual Fire Insurance Company (1941-1955) and the well-known local photographer Walter J. Roob (1956-1993).

2470 N. Grant Boulevard (1921)
Bernhard Donath, builder
Contributing building

Frank J. Lichtner,
August J. Langhoff
original owners

The Frank J. Lichtner residence is a 1 1/2-story, brick bungalow which features a side-gabled roof and broad, stucco-clad, triangular dormer at the facade. The dormer has three windows with 4-over-4 leaded sash as well as knee brackets. Similar brackets are located at the side gable ends and exposed rafter ends are visible along the eaves at the facade. Unlike most bungalows which have side sun porches or entrances, this residence has a more centered entrance which is covered by a shallow, flat-roofed, leaded glass-glazed enclosure. A chimney and stuccoed bays are located on the south elevation.

Frank J. Lichtner and his wife, Pauline, purchased this property on May 2, 1921, and ten days later their builder, Bernhard Donath, took out the permit to construct the present residence. Lichtner was the president of Perco Ware Company, a business that manufactured or distributed house

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furnishings and aluminum specialties. Lichtner was also the president-treasurer of the Royal Import Company. On October 25, 1922, the Lichters sold the house and moved to 2652 North 40th Street.⁷

The second owner, August J. Langholff, was the president of Badger Mutual Fire Insurance Company, president-treasurer of North Avenue Fuel Company, and vice-president of North Avenue State Bank. Langholff and his wife, Ida, lived in the house from 1922 through 1943 and then moved to Whitefish Bay, Wisconsin. The house was subsequently used as a parsonage by Parkside Lutheran Church.

2471 N. Grant Boulevard (1918)
John Menge, architect
Contributing building

Oscar A. Ritter,
original owner

One of the largest and most boldly scaled bungalows on Grant Boulevard was built for Oscar A. Ritter in 1918. The 1 1/2-story, rectangular, brick building has a side-gabled roof with a jerkinhead profile. The roof extends forward to shelter a porch that runs the full length of the building's facade. The broad stuccoed front dormer is one of the most unusual on Grant Boulevard. The dormer's center bay features half-timbering and a bracketed gable ornamented with rosettes along with a pair of windows that have 1-over-1 sash. To either side, the dormer steps back below a shed roof and has multipaned casement windows. The porch below is supported by stocky brick piers that are ornamented with stone panels and wood brackets. Beneath the deep overhang of the porch roof is a grouping of four windows with 9-over-1 sash set in a shallow stucco bay.

Oscar Ritter was the secretary of the S. H. Benjamin Fuel & Supply Company, a business that handled coal, wood, and building materials. By the mid-1930s, Ritter had opened his own businesses. They were the Ritter Sales Company (manufacturers' agents) and the O. A. Ritter Coal Company with offices in the Mariner Tower. Ritter and his wife, Emily, and their family lived here through 1952 and then moved to an apartment at 7218 West Burleigh Street in Milwaukee. An Alex Ritter lived nearby at 2530 North Grant Boulevard and may have been a relative.

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Description (continued)

2476 N. Grant Boulevard (1920)
George Zagel, architect
Contributing building

August H. Gerlach,
original owner

The Gerlach residence is a simple, unadorned, 1 1/2-story, stucco-clad bungalow with a side-gabled roof, front wall dormer, and a front-gabled entry porch with battered piers at the south end of the facade. The roofs all have jerkinhead profiles. On the facade is a grouping of windows with multipaned sash located in a shallow bay with a pent roof. The porch is glazed with multipaned casement windows and a modern bay window has been installed in the largest opening.

August Gerlach and his wife, Lizzie (Elizabeth), purchased this property from the Boulevard Park Land Company on August 6, 1920, and their builder, Ambrose H. Peters, took out a permit to construct the present house on September 21 that same year.⁸ The Gerlachs secured the services of local architect George Zagel to design their residence, and the resulting bungalow is one of the simplest and most unassuming of Zagel's known commissions. August Gerlach was the president-treasurer of Purity Manufacturing Company, which produced macaroni in the 2700 block of North 35th Street. Mr. Gerlach later was the secretary-treasurer of the Frank Preuss Company, a phonograph shop located at 1218 West Walnut Street. The Gerlachs moved to a new house at 2646 North 40th Street in 1927.

Samuel D. Berg became the next owner of the house; he had a drug store at 1200 West Walnut Street. Berg lived here along with Dr. Boris I. Bender and his wife, Sarah, (possibly Berg's daughter and son-in-law) until his death on February 15, 1938 at the age of 53.

2477 N. Grant Boulevard (1919)
Designer unknown
Contributing building

Gustav M. Butter,
Isaac J. Rosenberg
original owners

This handsome 1 1/2-story, rectangular, brick bungalow shares many features with the other bungalows on the boulevard. The side-gabled roof has ornamental brackets, and a prominent hip-roofed dormer is located on the facade. Below the dormer, on the first story, is a shallow bay with a grouping of four windows. The projecting entryway at the north end of the facade has a front gable supported by knee brackets. Stucco sheaths the gable ends. The gable of the entry and dormer are half-timbered. The complex gable end fronting on West Wright Street is actually a double gable with the smaller of the two defining a sun room bay that is glazed with five multipaned sash.

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The house's original owner, Gustav M. Butter, was the department manager and later secretary-treasurer of the Gustav A. Butter Company, a hardware firm founded in 1872 that supplied sash, doors, and interior finishes at 1207 West Mitchell Street. Butter and his wife, Mary, moved from this residence to North 46th Street in 1927.

The second owner, Isaac J. Rosenberg, was the president of Liberty State Bank as well as the president-treasurer of the Lavo Company of America, manufacturers of cleaning materials. Rosenberg and his wife, Rose, lived here through 1947 or 1948.

2504 N. Grant Boulevard (1919)
Designer unknown
Contributing building

John Schoen,
original owner

The John Schoen residence is a 1 1/2-story, stucco-clad bungalow with a front-gabled roof, an entry porch at the north end of the facade, and a prominent dormer and brick chimney on the south elevation. Both the front gable and dormer roof have a jerkinhead profile. The entry porch features brick piers and a half-timbered, front-gabled roof and is glazed with multipaned sash and ornamented with carved stone panels of ribbons and flowers. To the south of the porch and set below a pent roof is a shallow bay with a grouping of windows. The application of aluminum trim is the only visible alteration to the building.

John Schoen and his wife, Rose, purchased the property from the Boulevard Park Land Company on May 1, 1919, and their builder, Matt Schmidt, took out a permit to construct the present house on June 13th of that year. Schoen worked as a compositor at the Milwaukee Herold and lived here until his death in 1942. His widow, Rose, continued to occupy the house through the mid-1940s.⁹

2505 N. Grant Boulevard (1920)
Designer unknown
Contributing building

Dr. Max Bornstein,
original owner

One of the few non-masonry houses on the boulevard is this Dutch Colonial Revival house built for Dr. Max Bornstein. The 2-story, rectangular, clapboard-sided building has the traditional side-gabled gambrel roof and symmetrically arranged facade. The upper story consists of a large dormer that extends the full length of the facade. At its center are two small,

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multi-paned sash, and to either side are two windows with 6-over-1 sash. The center entrance features a door with sidelights and fan-shaped transom sheltered by a gabled portico supported by two Tuscan columns. To either side is a grouping of four windows with 4-over-1 sash set below a pent roof. An open wooden deck with latticework skirting extends along the facade to either side of the entrance. The spindled balusters and handrails are not original and replace iron railings, which were also later alterations to the building.

Max Bornstein was born in New York City and graduated from Jefferson Medical College in Philadelphia, Pennsylvania. He received his license to practice medicine in Wisconsin in 1908 and served his residency at Milwaukee's Mount Sinai Hospital from 1910 to 1912. After service in the medical corps during World War I, Bornstein took postgraduate classes in plastic surgery and brain surgery at Washington University in St. Louis. He was named a fellow of the American College of Surgeons in 1923 and was Mount Sinai Hospital's chief of staff between 1934 and 1937. Bornstein was also a staff member of St. Joseph's Hospital and County Emergency Hospital and was an instructor at Marquette University School of Medicine. Bornstein's memberships included the A.M.A. (American Medical Association), the Wisconsin and Milwaukee Medical Societies, the Milwaukee Lodge No. 261 F. and A. M., B'nai B'rith, the Wisconsin Club, and Congregation Sinai. Bornstein had offices in the Iron Block building downtown. He and his wife, Mary, lived at this residence through 1929 and then moved to Fox Point, Wisconsin. Bornstein later moved to Shorewood, Wisconsin where he died on August 21, 1965 at the age of 77.¹⁰

2508 N. Grant Boulevard (1921)
Designer unknown
Contributing building

Jack (Jacob) G.
Petrie,
original
owner-occupant

One of the simplest bungalows on Grant Boulevard, this plain, 1 1/2-story, brick veneered building was built by Mrs. Mary A. Luther. The house has a front gable with jerkinhead profile, dormers at the north and south elevations, and a shallow bay with flat roof that has a grouping of five windows with 6-over-1 sash on the first story. A flat-roofed, glazed entry porch is located on the south elevation.

Mrs. Mary A. Luther was the widow of Alfred A. Luther, and she purchased this property on January 14, 1921. On May 2nd of that year, she took out a permit to build this building. Luther never lived in this house. Following a circuit court ruling that resolved the ownership in her favor, Luther sold the property to Clara M. Petrie on August 16, 1923. Petrie's husband, Jack (also

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known as Jacob), was the treasurer and then president of Petrie's Inc., a furniture store at 764 North Jackson Street. In 1935, the Petries moved from this house to 2202 North Sherman Boulevard. Fred W. and Elizabeth Dobrinski and their family subsequently occupied the house from 1935 through 1977.¹¹

2516 N. Grant Boulevard (1921)
William Hoffman, builder
Contributing building

Wilhelm (William) F.
Wittstock,
original owner

This handsome bungalow was erected by carpenter-contractor William Hoffman and may have been based on one of his stock plans. It closely resembles 5131 West Washington Boulevard (1922), 5043 West Washington Boulevard (1921), and 5512 West Washington Boulevard (1920), the latter two of which are known to have been built by Hoffman. The permit for the construction of this house was taken out on April 12, 1921, just 19 days after Wilhelm F. and Martha Wittstock purchased the property.¹² The 1 1/2-story, brick-veneered residence shares many features with other Grant Boulevard bungalows. These include a side-gabled roof and front-gabled dormer, both with jerkinhead profiles, shallow bays with groupings of windows on the first story, and an entry sun porch with front gable and battered piers. The only obvious alteration to the house is the application of cement asbestos shingles on the dormer.

Wilhelm F. Wittstock was the president of Wilhelm F. Wittstock Inc. and was a furrier at 2631 West North Avenue. Wittstock lived in this house through 1957. Starting in 1958, the house was occupied by Rev. Ewald M. Plass, an associate professor at Concordia College.

2517 N. Grant Boulevard (1915)
Van Ryn & De Gelleke, architect
Contributing building

Philip Koehring,
original owner

The 2-story, rectangular, brick building has a hip roof with broad overhanging eaves and a stone beltcourse below the second story windows which emphasizes the house's horizontal character. The facade has an asymmetrical arrangement of windows, and its chief design feature is the large porch whose corner piers extend above the flat roof and anchor the ornamental iron balustrade of the upper deck. The porch is glazed with 1-over-1 sash, and it is not known if this was an original feature or if the windows were installed at a later date. Planterbox shelf projections are located below the porch windows. Three-sided wooden bay windows with decorative spandrels are located

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on the front and south elevations. A small dormer is located at the front of the roof. The original architectural drawings for this residence are located at the Wisconsin Architectural Archive.

Philip Koehring was a Kiel, Wisconsin native born on January 18, 1876. He originated and designed the concrete paving mixer with "boom and bucket" distribution, used in road construction, and organized what came to be the Koehring Company in 1906. The company manufactures specialized machinery for construction that includes excavators and cranes as well as farm equipment, hydraulic systems and components, water well drills, and compaction equipment. Philip Koehring helped organize a consortium of construction machine manufacturers in the late 1920s called the National Equipment Corporation (N.E.C.) of which he became president. In 1930 Koehring left Grant Boulevard to live in a grand Tudor Revival mansion he built at 2773 North Lake Drive. When the N.E.C. dissolved due to the Great Depression, a despondent Koehring committed suicide in 1931. Members of the Joseph J. O'Day family subsequently lived in the house at 2517 North Grant Boulevard into the 1970s.¹³

2524 N. Grant Boulevard (1920)
Rosman and Wierdsma, architect
Contributing building

J. William V. Hatch,
original owner

The bold and simple silhouette of the stucco-clad bungalow shows that it was influenced by the Craftsman style. The side gable roof with jerkinhead profile is the main feature of the house. Into its roof is set a broad shed roof dormer with groupings of multipaned casement windows. A porch is recessed under the front slope of the roof and extends almost the length of the facade. The porch is defined by simple wooden piers and a balustrade. The three wooden trellises that are secured to the porch deck are not original to the house. The south end bay of the porch in which the entry is located is enclosed and has an arched top window. Shallow stucco bays are located on the north and south elevations.

The original owner, J. William Hatch, was the district manager and salesman for a number of furnace and heating companies including the Holland Furnace Company, the Round Oak Heating Company, and the Heil Company. He and his wife, Harriet, lived here through 1956.

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2525 N. Grant Boulevard (1922)
Max Ferneckes, architect
Contributing building

George C. Wepfer,
original owner

The George C. Wepfer house is another example of a popular local variation on the Prairie style. The 2-story, rectangular, brick building with battered walls has a slate-covered hip roof, flaring eaves and hip roof dormers on each of its major elevations. The symmetrically arranged facade features a center entrance with sidelights and transom, sheltered by a brick-piered porch with a slate-covered hip roof with deck. To either side of the porch is an open terrace with a brick balustrade. Groupings of three windows with 6-over-1 sash flank the entry on the first story, and the brick lintel above these windows extends to form a beltcourse across the facade. The upper story features two small windows with 6-over-1 sash above the porch, and these are flanked by pairs of larger matching sash. Stone sills, copings, and decorative triangular shapes accent the facade.

George C. Wepfer, the first owner of this house, worked his way up from buyer to vice-president of the John Hoffman & Sons Company, a wholesale grocery and coffee roasting company on North Water Street in the Historic Third Ward. Wepfer lived on Grant Boulevard through 1950, and then moved to an apartment on East Kane Place. Also living on the premises for many years was a widow, Mrs. Anna McCausland, probably Wepfer's sister or an aunt.

2530 N. Grant Boulevard (1921)
John Topzant, architect
Contributing building

Alex Ritter,
original owner

One of the more eye-catching cottage-like residences on Grant Boulevard is the Alex Ritter residence, designed in the Arts and Crafts style. Like Nos. 2564 and 2536, this 2 1/2-story, brick residence has a main, side-gabled roof with a large front gable dormer that frames an attic window and a grouping of six multipaned leaded casement windows. A sun porch is located at the south end of the facade and wraps around the corner of the building with an arched hood over the entry and a jerkinhead gable at the south elevation. This jerkinhead profile is also found on the front and the side gables. To the north of the porch are two pairs of 6-over-6 leaded sash enframed in stone arches. Six-over-six leaded sash with inset medallions are located in the sun porch.

Deeds show that George and Alvina Schaefer purchased this property from the Boulevard Park Land Company on December 1, 1919 and then sold it to Ernest

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Description (continued)

J. and Bertha Simons on March 31, 1921. Simons took out the permit to construct the building on May 26th of that year. Simons had a ladies' furnishings store at 3407 North Green Bay Avenue and never lived here. Simons sold the property to Alex and Elizabeth Ritter on October 20, 1922.¹⁴

Alex Ritter was born in Milwaukee on April 9, 1873 and attended public, parochial and business schools here. He first worked in the abstract office of Samuel Howard's Milwaukee Abstract Association beginning in 1889 and then worked for the realty firm of Ewens & Son from 1902 to 1907. Ritter subsequently went into business for himself and organized a number of financial and realty firms of which he remained an officer: Northwestern Mutual Building and Loan Association (1911), Park Savings Bank (1915), Park Building Corporation, Ritter Jackson Park Realty Company, and B & T Realty Company. Ritter was a member of the Milwaukee Real Estate Board, the National Real Estate Board, and the Knights of Columbus. He specialized in home building, financing, and subdivisions, and his offices were at 3333 West Lisbon Avenue. Alex and Elizabeth Ritter lived on Grant Boulevard through 1932 and then moved to Okauchee, Wisconsin.¹⁵ An Oscar Ritter lived nearby at 2471 North Grant Boulevard and may have been a relative.

The second owner, Roswell N. Stearns, was the secretary of the Magnetic Manufacturing Company and later the president-treasurer of Abel & Bach Inc., leather goods manufacturers. Stearns and his wife, Leona, lived here from 1933 through 1944-1945.

2531 N. Grant Boulevard (1917)
Designer unknown
Contributing building

Joseph Guschl,
original owner

This bungalow is a 1 1/2-story, rectangular, brick building with a side-gabled roof. At the north end of the facade is a shed-roofed porch with brick piers and multipaned fixed and casement sash. An open terrace extends south of the porch along the facade and terminates in steps. The most striking feature of the facade is the dramatic, front-gabled, bracketed wall dormer in which is set a grouping of four windows set in an arched opening. Much of this gable is now obscured by ivy. Below the dormer on the first story is a shallow bay in which are set four windows with 1-over-1 sash. A chimney and a small stucco bay with shed roof are located on the south elevation.

The house's first occupant, Joseph Guschl, was a carpenter/contractor whose name appeared on the original construction permit for this house. It is

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Description (continued)

possible that he built this house for investment purposes since he only lived here one year and moved to North 45th Street in 1919. The house's first long-term owner beginning in 1919 was Peter J. Koehler, the treasurer of the Miller-Genz Company, a wholesale millinery firm on Broadway Street. Koehler died in the late 1930s, and his widow, Amanda, lived here into the early 1940s.

2536 N. Grant Boulevard (1921)
Alexander C. Eschweiler, architect
Contributing building

Edward W. Haymaker,
original owner

The Edward W. Haymaker house is one of the most modest residences ever designed by the prestigious local architect Alexander C. Eschweiler. The front-gabled, rectangular, 1 1/2-story, brick bungalow uses the English cottage as its inspiration. A shallow shed roof with exposed rafter ends extends from the front gable to shelter the first story. A roundheaded entrance is located at the center of the facade and is flanked to the south by three triple hung windows with 6-over-6-over-6 sash. To the north of the entrance is a shallow recessed porch marked by a tapered wooden pier and a simple wooden balustrade. In the broad front gable is a grouping of three windows with 6-over-1 sash set in a segmentally arched frame. Large dormers are located on the north and south elevations and are sheathed in cement asbestos shingles as is the front gable and much of the facade. Although at the present time the microfiche records of the original building permits have been misfiled or lost, the architectural drawings for this house can still be found at the Wisconsin Architectural Archive, housed at Milwaukee's Central Library.¹⁶

Edward W. Haymaker, the original owner, was the vice-president of the Wetzels Brothers Printing Company, a business that handled printing, engraving, lithography, and direct advertising at their offices at 440 North Broadway. An advertisement in the 1921 City Directory indicated "We Print Everything."¹⁷ Haymaker retired by 1950 and continued to occupy the residence through 1956. A Katherine Kreutz, thought to be his daughter, also lived on the premises from the early 1950s to 1968.

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Description (continued)

2537 N. Grant Boulevard (1919)
Designer unknown
Contributing building

Adolph L. Vanderjagt
original owner

The Adolph Vanderjagt house is a hip roof, 2-story, rectangular, brick residence designed in the Colonial Revival style. The symmetrical facade features a finely detailed entryway with sidelights and a fan-shaped transom over which is an arched wooden portico supported by Tuscan columns and pilasters. Paired 9-over-1 sash are located to either side of the entrance, and these are set off by a brick relieving arch. The upper story likewise has pairs of 9-over-1 sash which flank a pair of small center sash that have a flower box at the window sill.

The first owner, Adolph Vanderjagt, was the superintendent of the printing department of Cramer-Krasselt advertising agency, and he and his wife, Della, occupied the house through 1956.

2542 N. Grant Boulevard (1921)
George Schley & Son, architect
Contributing building

Fred E. Schueler,
original owner

This simple, 2-story, hip-roofed house defies stylistic classification. It has a brick-veneered lower story and a stucco-clad upper story. The house is L-plan in configuration with an entry porch located at the junction of the two wings. Hip roofs cover both the house and the porch. The porch has stucco-clad piers and is glazed in with simple 1-over-1 sash while the remainder of the house has 6-over-1 sash. The wooden shutters on the upper story windows appear to be original to the house. A shallow stucco bay with hip roof is located on the south elevation.

Carpenter-contractor Ben Graf apparently began construction of this house while it was still under the ownership of realtor Oscar Truettner (brother of builder Walter Truettner). Truettner transferred the property to Graf's wife, Anna, on February 27, 1922, and Anna Graf sold the completed house to Mary Rose Schueler on July 7, 1922. Schueler's husband, Fred, was in the real estate business. In 1927 the Schuelers moved to 3128 West Wisconsin Avenue, and Alvin W. Holt became the first long-term owner of the property. Holt was the vice-president, treasurer and manager of the Pine Lumber Company, a lumber and building materials business located at 2100 North 30th Street. Holt died c. 1936, and his widow, Josephine, continued to live in the house through 1941, after which time she moved to 1504 North Prospect Avenue. The

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Description (continued)

house was subsequently used as a parsonage by the Washington Park Presbyterian Church.¹⁸

2543 N. Grant Boulevard (1919)
Gustav A. Dick, architect
Contributing building

Charles F.
Hackbarth,
original owner

To its contemporaries, this residence would have been known as an English bungalow. The side-gabled, 1 1/2-story building has a small hip-roofed dormer, exposed rafter ends, and leaded sash. Instead of being on the front facing Grant Boulevard like the other houses on the street, the entrance is located on the south elevation and is sheltered by a small, glazed, flat-roofed porch with brick piers. The building's main architectural feature is the prominent front gable at the north end of the facade with its half-timbering and paneled soffits. Below the half-timbering is a shallow, battered bay that has a grouping of five leaded sash.

The first owner, Charles F. Hackbarth, was the vice-president and manager of the Van Dyke Knitting Company, a manufacturing concern dating to 1885, which produced fine grade men's and women's ribbed underwear at 2100 West Pierce Street. Another member of the family and company manager, Herbert J. Hackbarth, lived nearby at 2830 North Grant Boulevard. A third Hackbarth, Otto, was an attorney living at No. 2702. Charles F. Hackbarth died in the early 1940s, and his wife maintained the residence through the mid-1940s. The house was later used as a parsonage by the Sherman Park Lutheran Church.

2549 N. Grant Boulevard (1928)
Designer unknown
Contributing building

Henry Bergs,
original owner

This solid-looking, 1 1/2-story, rectangular, brick house with side-gabled roof is a fine example of a Milwaukee bungalow. Like the main roof, the broad, front, stuccoed dormer has a jerkinhead gable and brackets. Below the dormer is a shallow bay in which is set a grouping of four windows with Prairie style leaded sash. The entry sun porch at the south end of the facade has a front-facing gable end, battered walls, ornamental brackets, and a segmental door opening into which is set a door and side lights. A few randomly placed chunks of limestone accent the exterior surface. This bungalow closely resembles Nos. 2749 (1920), 2737 (1920), and 2722 (1919) on the boulevard and may have been erected by contractor Henry R. Mayer, who is known to have built at least one of these residences.

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The first owner, Henry Bergs, sold physicians' and hospital supplies. Bergs died in the late 1930s, and his widow, Margaret, lived on in the house through 1942-1943.

2550 N. Grant Boulevard (1921)
Leenhouts & Guthrie, architect
Contributing building

Franklin G. Herbst,
original owner

The Franklin G. Herbst residence is a representative example of the Colonial Revival style. The 2-story, side-gabled, rectangular, brick building has a symmetrically arranged facade. The center entrance with its arched door is sheltered by a portico with a segmentally arched roof supported by paired Tuscan columns. Above the portico is a grouping of small, multipaned casement windows on the second story. To either side, on both stories, are pairs of shuttered windows with 6-over-1 sash. The lower story windows are accented by keystones.

Franklin G. Herbst, the original owner, was the secretary-treasurer and later board chairman of the Herbst Shoe Company, a business later known as the Herbst Shoe Manufacturing Company, which operated at 2367 North 29th Street and then at 2775 North 32nd Street. Another Herbst family member, Wallace J., was the company president and lived a few blocks north at No. 2850 North Grant Boulevard. Franklin G. Herbst lived in this house through 1977.

2556 N. Grant Boulevard (1920)
Hugo C. Haeuser, architect
Contributing building

Arthur W. Haeuser,
original owner

This shingled and stuccoed version of the Arts and Crafts style is the residence of Arthur W. Haeuser and Thomas J. Mannix. Like its neighbor at No. 2564, this house has a side-gabled roof and a broad front gable framing a grouping of three windows with 6-over-6 sash. The gable ends are half-timbered, and the shingled second story projects slightly beyond the first story. The first story of the facade is stucco-clad and features a brick chimney flanked by two floor-to-ceiling leaded glass windows with 9-over-15 sash. At the south end of the facade is the entry porch with shed roof, battered stucco piers, and round-arched openings that are glazed with multipaned sash. On the south elevation is a 1-story gabled wing.

Arthur W. Haeuser was the building's first owner and was the secretary of the Lewis-Leidersdorf Company, wholesale jobbers of cigars, tobacco,

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Description (continued)

smokers' articles, and candies. Haeuser was probably a relation of the designing architect, Hugo Haeuser. Arthur Haeuser moved to 2769 North 39th Street in 1922.

The second owner, Thomas J. Mannix, was the district manager of Buehler Brothers, a meat business with shops at 955 North 3rd and 2429 North 3rd Street. Mannix died on July 17, 1935 at the age of 65. His widow, Helen, continued to live in the house through 1940 and then moved to 1805 East Elmdale Court.

2557 N. Grant Boulevard (1929)
R. H. Baerman, architect
Contributing building

Grover E. Hanisch,
original owner

The Grover Hanisch residence is a fine example of the Georgian Revival style. The 2-story, hip-roofed, rectangular, brick building has a symmetrically arranged facade with a pedimented projecting center bay. The center entrance with sidelights is framed by stone quoins and a round-headed stone panel to create a Palladian motif. Above this, on the second story, is a delicate 3-sided oriel window. Eight-over-12 rectangular sash flank the oriel and round-headed French windows framed in stone flank the first story entrance. The stone quoins at the corners are now mostly obscured by ivy. A nicely detailed, denticulated cornice crowns the entire facade.

The first owner, Grover Hanisch, was a native of Red Wing, Minnesota who came to Milwaukee as a young man and originally worked for Weyenberg Shoe Manufacturing Company. He organized his own firm, the Ideal Shoe Company, in 1919 at 539 West Wright Street and served as the company's treasurer and production manager until his retirement in 1954. Hanisch was a member of the Evangelical Lutheran Church of the Epiphany and belonged to a number of Masonic lodges including the Henry Palmer Lodge, the Henry Palmer Chapter F. and A.M., and the Golden Rule Chapter O.E.S. Hanisch and his wife, Esther, lived at this house through 1934 when they moved to 2934 North 38th Street. They later returned to Grant Boulevard to live at No. 2639. Hanisch died at this last residence in October, 1958 at the age of 66. He was buried at Wisconsin Memorial Park.¹⁹

The second owner, Robert P. Dieckelman, was the president of the Pyramid Building and Loan Association and the vice-president of the Pressed Steel Tank Company. Dieckelman died in the late 1960s, and his wife, Florence, and their daughter, Patricia, continued to occupy the house through 1972.

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Description (continued)

2564 N. Grant Boulevard (1922)
Designer unknown
Contributing building

John V. Lauer,
original owner

The John V. Lauer residence is a 2 1/2-story, rectangular, brick building. The main portion of the roof is side-gabled, but a broad, bracketed gable is located at the facade and frames a tiny attic window and the two upper story windows, which have 10-over-1 sash. This broad gable is repeated in the porch roof at the north end of the facade. The porch is supported by brick piers, and the gable end is half-timbered. This gable, like the front gable and the roof, has the rolled edged, asphalt shingled roof that was designed to imitate a cottage thatch roof. The lower story windows to the south of the porch are sheltered by a pent roof with exposed rafter tails.

The first owner, John V. Lauer, was the owner of J. V. Lauer & Company, a grain brokerage firm located in the Chamber of Commerce building. Lauer and his wife moved here from 2141 North 28th Street. Lauer died in 1969, and his widow subsequently moved out of the house. John V. Lauer may have been related to other Grant Boulevard Lauers: Joseph and Abbie Lauer at No. 2636 (Milwaukee Glove Company) and Edward T. Lauer at No. 2658 (employee of carpenter-contractor Peter Lauer).

2565 N. Grant Boulevard (1918)
Designer unknown
Contributing building

Frank J. Schmidt,
original owner

This 2-story, hip-roofed building combines a shingled upper story with a brick lower story and is a fine example of a Craftsman-influenced American Four-Square style residence. Details include exposed rafter ends, prominent hip roof dormers, and a front-gabled porch supported by clusters of posts atop brick piers. Four windows with Craftsman style sash are grouped in a shallow bay to the south of the porch and are set below a shallow pent roof. An open terrace with a brick balustrade extends along the facade to the south of the porch. A 2-story, brick and shingled wing is located at the rear southwest corner of the building.

The original owner, Frank J. Schmidt, was the president and general manager of the F. C. Kropp Company, the famous postcard and printing company. Schmidt died in the late 1940s or early 1950s, and his widow remained here through 1968.

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Description (continued)

2568 N. Grant Boulevard (1921)
Designer unknown
Contributing building

William C. Meyer,
original owner

The William C. Meyer residence is one of the many fine brick bungalows on Grant Boulevard having a side-gabled roof, front dormer, exposed rafter ends, and multipaned sash windows. The front porch at the south end of the facade dominates the building with its solid looking brick piers and a large gabled roof which, like the main roof of the house and the dormer, has a jerkinhead profile. The gable ends and dormer are stucco-clad.

The original owner, William C. Meyer, was the manager or superintendent of a number of businesses that were run by William Knoerschild including the Gem Hammock and Fly Net Company, the Milwaukee Tanning and Clothing Company, and the National Rug and Hammock Mills. When Knoerschild went into the fur business, Meyer became the secretary-treasurer of the Eagle River Fur Company whose president was Morris Holzman. Meyer later had his own business as a furrier with a shop at 4326 West Center Street. Meyer last lived on Grant Boulevard in 1939, and in 1940 the house became a residence for ministers associated with the Whitefish Bay Community Methodist Church.

2571 N. Grant Boulevard (1925)
Designer unknown
Contributing building

Charles D.
Ortgiesen,
original owner

The Ortgiesen house is a 2-story, brick, hip-roofed building of eclectic design. The symmetrically arranged facade has a central entrance framed by an arched opening with a shallow stone hood. To either side is a grouping of three windows with Prairie style upper sash. The window openings are accented by stone keystones and corner blocks. Pairs of windows are located on the upper story and at the center is a small casement window with diamond-shaped leading. A small ornamental iron balconet is located below this casement window. The corners of the facade recess slightly at the second story. A canvas canopy now extends above the entrance.

Charles D. Ortgiesen, the first owner, was the president of the Ideal Shoe Manufacturing Company on West Wright Street, a company later known as the Mid-States Shoe Company. Ortgiesen later became vice-president of the Manufacturers Box Company located at 800 East Keefe Street. Ortgiesen and his wife, Anna, lived here through 1955, and then moved to 2790 North Menomonee River Parkway. The Ortgiesen house was subsequently used as a parsonage for Emmanuel Lutheran Church for the Deaf.

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Description (continued)

2576 N. Grant Boulevard (1926)
John Topzant, architect
Contributing building

Edward Kupper,
original owner

This vaguely Colonial Revival-influenced residence was built for Edward Kupper. The 2-story, hip-roofed, rectangular, brick building has a symmetrically-arranged facade of which the enclosed entry porch is the most prominent feature. The entry into the porch is a Palladian-like arrangement of a door with double sidelights and a fan-shaped transom set under a gabled roof supported by brick piers. Arched window openings to either side of the porch enframe two windows with 8-over-1 leaded sash. The upper story has pairs of 8-over-1 sash. A small flat roof dormer can be seen on the south elevation.

The original owner, Edward Kupper, was a member of a noted local family of jewelers who started in business at 1230 West Lincoln Avenue at the turn-of-the-century. Edward worked as a jeweler in shops on Teutonia and Green Bay Avenues, and then is listed as a salesman during the early years of the Great Depression. In 1937 he and his wife, Rose, moved to 2859 North Sherman Boulevard and operated a jewelry business at that address.

2577 N. Grant Boulevard (1967)
Designer unknown
Non-contributing building

Walter H. Callies,
original occupant

This modern, side-gabled, 2-story building features a lower story of brick and an upper story sheathed in aluminum siding. The unarticulated entrance is located slightly off center, and to either side, on the first story, are large picture windows. Above these windows on the second story are pairs of 1-over-1 sash, each with small, fixed shutters.

The site of this house was previously a vacant lot, the only one on the boulevard not to have been developed. A proposal in 1955 to build a church for the Emmanuel Lutheran Church for the Deaf on this lot sparked neighborhood controversy. The Grant Boulevard Neighborhood Protective Association was formed, and their attorney fought to uphold the original protective covenant in the deeds that precluded anything but single family residences. Although the church initially pursued its building plans in the face of neighborhood opposition, it eventually abandoned the project and moved to North Avenue instead. The present residence was subsequently erected on the site, and the second known occupant, Rev. Gervas W. Meinzer, was the pastor of St. John's United Church of Christ.²⁰

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**N. Grant Boulevard Historic District
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Description (continued)

2602 N. Grant Boulevard (1920)
George Schley & Son, architect
Contributing building

Dr. Walter Dramburg,
Stephen Gengler
original owners

The Dramburg/Gengler house is a nice example of a side-gabled, brick bungalow with the gables having jerkinhead profiles. The roof extends forward to cover a porch that extends across most of the facade. The arched openings of the porch are glazed with leaded sash. A small flat-roofed dormer is located over the porch, and to its north is a hip-roofed wall dormer. Both dormers have multipaned casement sash and are now aluminum sided. The south elevation has a shallow bay with hip roof.

The original owner, Dr. Walter Dramburg, was an exodontist with offices in the Gross Building on West Wisconsin Avenue. By 1923 Dramburg had established a partnership with F. V. Mossey and moved to a home on North 45th Street.

The second owner, Stephen Gengler, was the vice-president and later president of the T. C. Esser Company, a business that specialized in paints, wallpaper, leaded glass, and painting supplies. The company today is the Oakbrook-Esser Studios in Oconomowoc, Wisconsin; it produces leaded glass. Gengler was born in Aurora, Illinois on July 25, 1875, came to Milwaukee in 1892, and began work as a house painter for T. C. Esser. He stayed with the company when it went into the manufacture of paints, oils, and glass, and became vice-president in 1909 and was active as sales manager and was a salesman in southeast Wisconsin until he was forced to retire due to illness in 1934. Gengler remained a director of the company after his retirement. He was a member of St. Thomas Aquinas Church, its Holy Name Society, and of St. Ann's Catholic Order of Foresters. Gengler died at his home at this address at the age of 83 in February of 1959. His widow, Emma, lived on in the house through 1969.²¹

2607 N. Grant Boulevard (1920)
Designer unknown
Contributing building

William F. Schmitz,
August M. Gawin
original owners

This handsome bungalow is a 1 1/2-story, brick building with a side-gabled roof that has a jerkinhead profile. The roof extends forward to cover a full length front porch supported by battered brick piers. A broad stuccoed dormer with jerkinhead gable is located above the porch. Finely crafted details distinguish this bungalow from its neighbors and include exposed rafter ends and stone banding on the porch piers. A portion of the porch is

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glazed with leaded casement sash, and in the transoms are delicate medallions. These windows are among the most ornate in the neighborhood. The sun room bay on the south elevation was added in 1924 and also has ornate leaded transoms.

The first owner, William F. Schmitz, was the secretary-treasurer of Shafrin-Schmitz & Company Inc., junk dealers located on West Cherry Street. Schmitz and his wife, Bertha, lived here through 1923.

The second owner, August M. Gawin, owned the Gavin Mirror & Art Glass Works located at 1014 North Water Street. Gawin added the sun room bay in 1924 and probably installed the leaded glass in the porch at the same time. Gawin and his wife, Agnes, lived here from 1924 through the late 1940s, and other family members continued to reside in the house through 1961.

2608 N. Grant Boulevard (1925)
Designer unknown
Contributing building

Albert R. Schultz,
original owner

The Albert R. Schultz house is a 2-story, brick, hip-roofed building influenced by the Mediterranean Revival style. The roof has terra cotta tiles as does the hip roof of the porch. Small flat roof dormers project from the main and the south elevations. The asymmetrical facade features a large random ashlar veneered porch with a large opening in which are set round-headed, leaded glass windows and the entry door. The stoop in front of the porch has an ornamental wrought iron railing with the letter "S" incorporated into it. To the north of the porch on the first story are three tall leaded windows with 15-over-15 sash set below keystone arches. The center arch is ornamented with a heraldic shield. On the upper story are paired windows with Prairie style leaded sash. A large bay with leaded glass is located on the north elevation.

Albert R. Schultz was the president of the Goelzer & Schultz Company, established in 1899. The firm's specialty was a complete building service that included home construction, architectural services, storefronts, modernization, millwork, sash, and storm windows, and was located at 2350 North 31st Street. Designers at the company may have designed this house for Schultz. Schultz and his wife, Emelia, lived on Grant Boulevard through 1941.²²

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Description (continued)

2611 N. Grant Boulevard (1921)
Joseph G. Schier, architect
Contributing building

Felix N. Birr,
original owner

This substantial home, similar to many on the boulevard, is a hip-roofed, 2-story, rectangular, brick building with a symmetrically arranged facade. A small, flat roof dormer projects from the front face of the roof. The center entrance is sheltered by a porch with brick piers. This porch has a hip roof with deck. Groupings of three windows flank the entrance on the first story, and the upper story features pairs of sash flanking a center grouping of three small windows above the porch. A planter box is located below these three central windows. Stone sills dress up the window openings, and stone accents the chimney on the south elevation. The battered walls, brick stringcourse below the upper story windows, and Prairie style leaded sash lend this plain house a Prairie style flavor.

Felix Birr was the proprietor of F. Birr & Company, a business located in the Manufacturers Home Building that did engraving and embossing of letterheads and business cards. Felix Birr died in the early 1950s, and his widow, Caroline, lived here through 1958 when she moved to Shorewood, Wisconsin. Clergy from St. James Episcopal Church subsequently lived in the house into the early 1960s.

2616 N. Grant Boulevard (1919)
Designer unknown
Contributing building

John Koelblen,
original owner

This simple, straightforward building is yet another variation on bungalow design. The 1 1/2-story, rectangular, brick residence has a broad front gable with jerkinhead profile, brackets, and a grouping of three windows set in a distinctive frame. A stout porch with front-gabled roof is located at the south end of the facade and is supported by heavy, battered brick piers. The first story windows appear to be modern replacements. Dormers with jerkinhead gables are located on the north and south elevations. Aluminum siding was applied to the gable ends in 1970.

The original owner, John B. Koelblen, worked as a machinist and die sinker. He died at the age of 67 on January 12, 1942, and his widow, Mary, continued to occupy the house through about 1951, when she moved to 3167A North 53rd Street.

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Description (continued)

2617 N. Grant Boulevard (1921)
Leiser & Holst, architects
Contributing building

Leo J. Voell,
Israel Barnett,
first known occupants

This simple building is a 2-story, side-gabled, rectangular, brick building with a symmetrical facade. The center entrance is sheltered by a front-gabled porch with brick piers that are ornamented with stone plaques in geometric shapes and floral patterns. To either side of the entrance is a broad, 10-over-1 sash window with stone sill, keystone, and corner blocks. Similar windows are located on the second story but lack the stone trim. A small stuccoed bay is located on the north elevation, and a chimney is located on the south. The massing of the house and the keystones lend a slight Colonial Revival character to an otherwise styleless building.

The original permit indicates that the house was built for a Carl Grosz, but he is not listed in the city directories. The first known occupant was contractor Leo J. Voell, who was on the premises from 1921 to 1923. The second occupant, Israel Barnett, was the secretary-treasurer of the Isaac Barnett Woolen Mills and lived here through the late 1930s. Another member of the Barnett family and corporate officer, Isaac Barnett, lived nearby at 2671 North Grant Boulevard.

2623 N. Grant Boulevard (1920)
Charles Valentine, architect
Contributing building

Henry L. Breithaupt,
original owner

Charles Valentine designed this charming 1 1/2-story, stucco residence for Henry L. Breithaupt. The residence is basically rectangular in shape with a steeply pitched hip roof and has a large front-gabled wing that extends from the front of the house toward the boulevard. Like most of the windows on the house, the windows on this front wing are grouped together in two's and three's and feature 6-over-6 leaded sash. An arch with four inset tiles above the front windows and the arched entry to the south lend a Mediterranean character to the building. Roll-up metal awnings have been installed above some of the windows, but the house is otherwise essentially intact.

Henry L. Breithaupt was the president of the Breithaupt Company, and later became secretary-treasurer when the company name changed to Breithaupt Inc. This women's apparel business was located at Espenhain's Department Store and later at 2373 North 3rd Street. Still later it was located at 228-230 West Wisconsin Avenue. The business apparently closed in 1928, and Henry became a supervisor at Gimbels Department Store. Henry and his wife,

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Description (continued)

Rose, lived here through 1929. Another family member, Erwin H. Breithaupt, lived next door at No. 2633 from 1918 to 1925.

2624 N. Grant Boulevard (1920)
Hugo V. Miller, architect
Contributing building

Dr. Rudolph B.
Hoermann,
original owner

This beautifully proportioned bungalow is a 1 1/2-story rectangular brick building with a side-gabled roof and two front-gabled dormers. The gable ends and dormers are stucco-clad. A flat roof porch extends across the entire facade and is glazed with fixed or casement sash with delicate leading and leaded transoms. The brick porch piers are ornamented with brackets, stone banding, and diamond-shaped stone tiles. The south elevation features a stone trimmed brick chimney and a bay window with a shed roof with exposed rafter ends.

The original owner, Dr. Rudolph Hoermann, was born in St. Louis and graduated from the University of Michigan Medical School. He practiced medicine with his father in Watertown, Wisconsin before coming to Milwaukee. Hoermann specialized in dermatology and practiced for 43 years before retiring in 1953. When first moving to this house from 2531 North 41st Street, Hoermann had his office at North 16th and West Vliet Streets. Hoermann and his wife, Renata, lived here through 1936 and then moved next door to No. 2630. They later lived at 2802 North 45th Street where Hoermann died at the age of 85 in August of 1958.²³

2630 N. Grant Boulevard (1920)
Hugo V. Miller, architect
Contributing building

Milton O. Kaiser,
original owner

This charming English bungalow is a rectangular building with a multi-gable roof that has a brick veneered lower story and stucco-clad gable ends. The broad front gable has an oriel window with diamond shaped panes of leaded glass. Similar delicate glass is found in the hip roofed, brick-piered entry porch, located at the north end of the facade. To the south of the porch, on the first story, is a grouping of four windows with 6-over-1 leaded sash. The south elevation has a stone-trimmed chimney and a shallow bay window with a shed roof.

The first owner, Milton Kaiser, was a salesman and then vice-president and secretary-treasurer of the First Wisconsin Company. He died at the early

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Description (continued)

age of 38 on September 15, 1932, and his widow, Irma, continued to live here through 1936 when the house was bought by her neighbor to the south, Dr. Rudolph Hoermann.

2633 N. Grant Boulevard (1917)
Charles Valentine, architect
Contributing building

Erwin H. Breithaupt,
original owner

Another variation on the bungalow can be seen in the Erwin H. Breithaupt residence, a 1 1/2-story, rectangular brick building with a side-gabled roof. A large, front-gabled, stuccoed dormer is located at the north end of the facade and features thin wooden strips to suggest half-timbering. The entrance is located below this dormer and is sheltered by a flat-roofed porch with battered brick piers. An iron balustrade is located atop the porch roof. A grouping of five windows beneath stone voussoirs is located to the south of the porch. Permit records show that the entire house was originally stuccoed, but that brick veneering was applied in 1932 at a cost of \$650.

Erwin H. Breithaupt was the secretary of the Breithaupt Company, a women's and children's apparel shop originally located in the Espenhain's Department Store and later at 228-230 West Wisconsin Avenue. Erwin and his wife, Irma, lived here through 1925, and then moved to North 47th Street. Another Breithaupt family member, Henry L. Breithaupt, lived next door at 2623 North Grant Boulevard.

2636 N. Grant Boulevard (1922)
Henry G. Lotter, architect
Contributing building

Joseph and Abbie
Lauer,
original owners

The 2-story house consists of two rectangular blocks, each with a side-gabled roof, broad overhanging eaves, and exposed rafter ends. The largest of the two wings also has a front gable. The smaller block is set back slightly from the larger one, and at the junction of the two is located a stucco-clad, shed-roofed, enclosed porch with modern-looking leaded glass windows. The larger block features groupings of three windows with 9-over-1 sash on each story, as well as a narrow attic window. Two rectangular windows with 4-over-4 sash are located on the facade of the smaller wing. A shallow stucco bay window with a shed roof is located on the south elevation.

Joseph Lauer was the vice-president of the Milwaukee Glove Company and died around 1922. His widow, Abbie, and her children lived here through 1926

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and then moved to 2815 North 45th Street. The second owner, Curt Hoerig, was a salesman at the wholesale dry goods, notions, and gentlemen's furnishings company of H. Stern & Brother Company on Broadway. Later he went into insurance sales. Hoerig died around 1945 or 1946, and his widow, Erna, lived here through 1975.

2639 N. Grant Boulevard (1920)
Designer unknown
Contributing building

Charles H.
Hardessen,
original owner

Plumbing permits and city directories indicate that this handsome bungalow was built in 1920 and that Charles Hardessen was the first owner. This rectangular brick building has a side-gabled roof, a portion of which extends forward to cover the front porch located at the south end of the facade. The roof is interrupted by the broad front-gabled wall dormer that features an interestingly-framed grouping of three windows with leaded upper sash. This gable, as well as the side gables, are now sheathed in cement asbestos shingles. The porch, which has battered brick piers, was enclosed with multipaned casement windows in 1945. With the exception of this and the cement asbestos shingles, the house retains its original character.

The original owner, Charles H. Hardessen, was a salesman for the M. F. Patterson Dental Supply Company. He and his wife, Mary, occupied this house through 1939, when they moved to 1708 North 40th Street.

2644 N. Grant Boulevard (1921)
Designer unknown
Contributing building

Oscar S. Lewis,
original owner

Prairie style influence can be detected in this hip roof, 2-story, rectangular, brick building. A hip roof dormer is located at the front of the roof and the broad eaves have stucco soffits. The facade is symmetrically arranged with a center entrance sheltered by a porch with battered brick piers and a hip roof with deck. Pairs of windows are located to either side of the porch on both stories.

Oscar S. Lewis purchased this property on May 12, 1921. He was the proprietor of Lewis Brothers Wholesale Furniture Company located at 2538 North 50th Street and later became president-treasurer when the company reorganized as Lewis Brothers Company Inc. Oscar's wife, Evangeline Price Lewis, was a charter member of Pilgrim Congregational Church and belonged to its women's

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Description (continued)

guild. She also was a member of the Beaucients, the Ladies of Ivanhoe, and the Order of the Eastern Star. The Lewisses had three sons: Norman, Gordon, and Randall. The family moved out of this house in 1936, and the house sat vacant for a couple of years. Evangeline died in August of 1964, and her husband passed away in 1966. In the 1960s the house on Grant Boulevard was used as a parsonage for the German Bethel Baptist Church.²⁴

2645 N. Grant Boulevard (1922)
Dick & Bauer, architect
Contributing building

Emil A. Schueppert,
original owner

The Emil A. Schueppert house is a 1 1/2-story, side-gabled, brick bungalow whose gables have jerkinhead profiles. An otherwise ordinary little house is here distinguished by a 2-story, tower-like, stuccoed front bay window that projects through the eaves and is crowned by a hip roof. To the south of this bay window is a small, flat-roofed, stuccoed dormer below which is the entrance. The flat roof above the entrance is supported by modern wrought iron posts, which probably replaced the original wooden piers. A 5-sided bay window with leaded sash articulates the south elevation. Roll-up metal awnings have been installed over many of the windows.

The house's original owner, Emil A. Schueppert, was born in Milwaukee on September 28, 1877. He attended public schools and completed a business course with Milwaukee Business University before entering the printing trade as a bookkeeper with the South Side Printing Company in 1896. Schueppert became the manager of the company two years later and took over the firm in 1904. The business remained on South 2nd Street throughout his tenure there. The company name was changed to Schueppert Printing Company, and Schueppert later became the president of the Wisconsin Waste and Wipe Company, which made shop towels and also laundered, sterilized, and sanitized them on Windlake Avenue. Schueppert was also the director of the Wisconsin Lannon Stone Company. His memberships included the the Shriners, the Elks, the Dokeys, the Knights of Pythias, the Izaak Walton League, the Steuben Society, the Tripoli Motor Club, the Zoological Society, and the Association of Commerce. He and his wife, Selma, lived here at 2645 North Grant Boulevard through 1942.²⁵

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2651 N. Grant Boulevard (1921)
Designer unknown
Contributing building

Charles J. Glienke,
original owner

Plumbing permits and city directories show that this house was built in 1921 for Charles J. Glienke. This rather formal treatment of the bungalow form is a 1 1/2-story, rectangular, brick building with a side-gabled roof that has broad overhanging eaves. The symmetrical facade features two dormers with broad hipped roofs and a center entrance sheltered by a hip-roofed porch that is supported by brick piers. To either side of the porch is a grouping of four windows with stone sills and lintels.

Charles J. Glienke, the first owner, was secretary-treasurer of Mueller-Glienke Dry Goods, and later became president after the business' name changed to Glienke Dry Goods Company. The store had locations on West Vliet Street and North Green Bay Avenue. Another family member and company officer, Waldemar Glienke, lived nearby at 2745 North Grant Boulevard. Charles Glienke and his wife, Clara, lived here through 1926, and then moved in with Waldemar Glienke at his house.

The second owner, Eugene F. Wengert, was an assistant district attorney in 1921 and district attorney from 1924 to 1928. He is known for his aggressive campaign against loan sharks and worked for legislation to make it easier for small firms to make loans. He was a strong advocate for the separation of church and state, was against Prohibition, and believed in the rehabilitation of convicted criminals. Wengert was a director of the Blue Mound State Bank, secretary of the old Armory Realty Company, and active in the Steuben Society and the Missouri Synod Lutheran Church. He was also known as a conservationist. Wengert lived at 2651 North Grant Boulevard from 1927 to 1934.²⁶ The third owner, Oliver O. Barth, occupied the house from 1935 through 1973, and was the assistant secretary of the First Wisconsin Trust Company.

2652 N. Grant Boulevard (1920)
Designer unknown
Contributing building

George W. Orth,
original owner

The George W. Orth residence is a rather unassuming, stucco-clad bungalow whose side gables and front dormer both have a jerkinhead profile. The entry, on the north end of the facade, is recessed behind a small porch glazed with multipaned casement windows that are now obscured by 1-over-1 storm windows.

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The original owner, George W. Orth, was the secretary of the Tibbits-Cameron Lumber Company whose offices were in the Wells Building on East Wisconsin Avenue. Orth and his family lived here through 1953-1954.

2655 N. Grant Boulevard (1923)
Designer unknown
Contributing building

Walter Soerens,
original owner

Walter Soerens commissioned this 2-story, brick, hip-roofed residence in 1923. The symmetrical facade features a central entrance with a porch that is supported by brick piers and has a hip roof with a deck. To either side of this porch extends an open terrace with a brick balustrade. On the first story, groupings of three windows with 6-over-1 leaded sash are located to either side of the porch. Each is accented with stone keystones. The upper story features 6-over-1 leaded sash. Brick quoins and the keystones lend a Colonial Revival character to an otherwise simple facade. A 2-story wing extends to the rear from the southwest corner of the building. The facade appears to retain its original features.

The original owner, Walter Soerens, was the president-treasurer of Kilbourn Motor Car Company located on Teutonia Avenue. Walter and his wife, Mary, moved from this house to Sherman Boulevard in 1930. The second owners, David Siegel and his family, occupied the house from 1930 to 1950 when they, too, moved to Sherman Boulevard. Siegel was the vice-president of the Standard Light Company.

2658 N. Grant Boulevard (1921)
Designer unknown
Contributing building

Edward T. Lauer,
original owner

This simple, 1 1/2-story, brick bungalow has many of the standard features found on other Grant Boulevard bungalows. The building has a side-gabled roof and a prominent hip-roofed wall dormer at the front facade, below which is a pent roof that shelters a shallow bay window grouping of four windows that have 6-over-1 sash. The enclosed entry porch at the north end of the facade has brick piers, a hip roof, and 6-over-1 leaded sash. Paint now covers over the original color of the brick, but the house otherwise appears original.

The first owner, Edward T. Lauer, worked as a clerk for carpenter-contractor Peter Lauer whose business was located at North 39th and West Vliet

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streets. Other Lauers, Joseph and Abbie, lived at No. 2636 and were possibly relatives. Edward T. Lauer lived here only briefly, and in 1925 Andrew J. Weber and his wife, Eliza, moved into the house. Weber was a physician-surgeon with offices in the Security Building at 213 West Wisconsin Avenue. Weber died around 1961, and his widow lived here through 1965.

2662 N. Grant Boulevard (1919)
Attributed to
Bernhard Donath, designer/builder
Contributing building

William C. & Agnes
Karzke,
Rudolph J. Thurner,
original owners

This fine Craftsman-inspired bungalow is a 1 1/2-story, stucco-clad, side-gabled building whose gable ends have a jerkinhead profile. The shingled front-gabled dormer has a recessed round-headed window. The main feature of the house is a front-gabled entry sun porch with unusual 4-over-2 sash, brackets, and exposed rafter ends. A small room extends from the rear southeast corner of the building.

No original construction permit exists for this house, although a plumbing permit dates the house to 1919. It is almost a twin of a bungalow at 2038 North Hi-Mount Boulevard, also built in 1919 by contractor Bernhard Donath, and it is likely that Donath built this house as well. William A. and Agnes Karzke purchased this property on June 30, 1919. Karzke was a physician with offices on Green Bay Avenue. The Karzkes sold this residence to Rudolph J. Thurner and his wife, Emily, on September 30, 1920. Thurner was the president-treasurer of Thurner Heat Treating located at 1831 West National Avenue. Thurner died around 1953, and his widow lived here through 1956.²⁷

2665 N. Grant Boulevard (1919)
Oliver Webb, architect
Contributing building

Dr. Robert C.
Buelow,
Dr. Frederick J.
Korthals
original owners

The influence of the Colonial Revival can be seen in this elegant, 2-story, red brick residence. The symmetrically arranged facade features a center entrance framed by a pediment that is supported by Ionic columns. The entrance has sidelights and a door with round-headed glazing. To either side of the entrance are segmentally arched openings, with stone sills, keystones and corner blocks, that contain three grouped windows with 6-over-1 sash. The paired rectangular upper story windows have 6-over-1 sash. An open terrace

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with low brick walls and stone coping extends along the front. A small, shingled, hip-roofed dormer with a modillioned cornice projects from the front of the house's hip roof.

The house's first owner, Dr. Robert C. Buelow, had offices on Fond du Lac Avenue. He and his wife, Lydia, lived here through 1926, and then moved to Sherman Boulevard. The second owner, Frederick J. Korthals, was also a physician on Fond du Lac Avenue, and he lived here until his death in the mid-1930s. His widow, Charlotte, lived on in this house through 1952.

2670 N. Grant Boulevard (1921)
Designer unknown
Contributing building

Samuel S. Hersh,
original owner

This 1 1/2-story, rectangular, brick bungalow has a side gable roof with a jerkinhead profile. The front slope of the roof extends to shelter a porch that runs the full length of the building and is supported by brick piers that are ornamented with diamond-shaped stone tiles. A large shingled dormer with jerkinhead gable is located above the porch and has shaped rafter ends and a grouping of four windows set in an arched frame. A small hip roof bay is located on the south elevation.

The original owner, Samuel S. Hersh, had a variety of occupations: real estate, vice-president of Hersh Electric Specialty Company, then president of Hersh Construction Company. Samuel died at the age of 66 on January 31, 1939, and his widow sold the house by 1940.

2671 N. Grant Boulevard (1920)
Designer unknown
Contributing building

Frank H. Paeske,
Isaac Barnett,
original owners

This handsome brick bungalow with its multi-gabled roof was built for Frank H. Paeske. The main gables have jerkinhead profiles, brackets, and have shingling that continues around the corners below the eaves. A grouping of three windows with 8-paned casements are located on the upper story in the gable while a grouping of four windows with 6-over-1 sash are located on the first story below a pent roof. A front-gabled entry porch is located at the north end of the facade and is glazed with casement sash. The porch is accessed by way of a narrow terrace with brick wall that extends across the facade.

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Frank H. Paeske was the secretary-treasurer of Milwaukee Wrecking Company. He and his wife, Mary, lived here only through 1923 and then moved to Lisbon Avenue. The property's second owner was Isaac Barnett, president of the Isaac Barnett Woolen Mills. Barnett lived here until his death at the age of 74 on September 18, 1930. His widow continued to live here through about 1932. Another family member and company officer, Israel Barnett, lived nearby at 2817 North Grant Boulevard. In 1949 Rabbi Maurice Cornfield lived here, one of many clergy from various denominations to live on the boulevard during the 1950s, 1960s and 1970s

2676 N. Grant Boulevard (1921)
George Zagel & Brother, architect²⁸
Contributing building

Louis H. Rotter,
original owner

The Rotter house is an interesting example of a Craftsman style-influenced American Four-Square. The 2-story, brick, hip roofed building has broad overhanging eaves with large brackets, prominent hip-roofed dormers, and an asymmetrically arranged facade. The house's main feature is a hip roofed porch with battered piers that shelters the entry at the south end of the facade. To the north of the porch an open terrace enclosed by a brick balustrade with stone coping extends along the front. Overlooking the terrace is a grouping of four windows with 4-over-1 sash and Prairie style leading, set in a shallow bay window that has a bracketed pent roof. A similar bay window is located on the north and south elevations, and, although now covered by permastone, the bay windows were probably originally clad in stucco.

The first owner, Louis H. Rotter, was the president of Rotter Baking Company and a brief partner in the Rotter-Schwantes Company, a wholesale baking company. Rotter and his family lived here through the mid-1940s and then moved to 2877 North 40th Street.

2677 N. Grant Boulevard (1921)
George Zagel & Brother, architect²⁹
Contributing building

David Rothman,
original owner

This solid-looking, 2-story, rectangular house in the Craftsman style was built for real estate broker David Rothman. A dormer with a segmentally shaped roof dominates the building's hip roof. Pairs of brackets are located at the corners of the shingled second story below the broad eaves. The first story is sheathed in brick and features a shallow pent roof below which is a

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grouping of four windows with 9-over-1 sash. A prominent hip-roofed porch with brick piers and ornamental brackets shelters the entry.

Real estate developer David Rothman is known to have built at least eight other buildings on the West Side that ranged from apartment buildings to offices to stores. A number of these projects were designed by architect George Zagel who also designed this house. Rothman and his wife, Anna, lived here through the 1960s. In recent decades the house has been used as a rooming house.

2702 N. Grant Boulevard (1922)
Leiser & Holst, architect
Contributing building

Otto G. Hackbarth,
original owner

The Otto Hackbarth house is a 1 1/2-story brick bungalow with a side-gabled roof that has a jerkinhead profile. Below the dormer, on the first story, is a shallow bay window with a grouping of four windows that have Prairie style upper sash. The entry sun porch located at the south end of the facade has a front-gabled roof, battered walls, and shaped rafter ends. The door with sidelights is recessed behind an arch that is accented with stone voussoirs.

Otto G. Hackbarth, the first owner, was an attorney with the firm of Friedrich & Hackbarth in the Germania Building, 135 West Wells Street. Otto died in the mid-1940s, and his widow, Ella, lived here through 1968. Otto may have been related to other Hackbarths on Grant Boulevard, Herbert J. Hackbarth at No. 2830, foreman of Van Dyke Knitting, and Charles J. Hackbarth at No. 2543, vice-president of Van Dyke Knitting.

2705 N. Grant Boulevard (1921)
Designer unknown
Contributing building

Ferdinand E.
Schmidt,
original owner

One of the simpler houses on Grant Boulevard is this rectangular, brick, 1 1/2-story, side-gabled bungalow. The roof has a jerkinhead profile and extends forward to shelter a full-length front porch that is supported by brick piers. Above the porch is a shingled dormer with a jerkinhead profile. A chimney and small bay window are located on the south elevation. Exposed rafter ends and stone sills are the building's only decorative features. The porch is glazed with 1-over-1 sash.

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Ferdinand E. Schmidt was the superintendent of the W. W. Oeflein Company, a building firm. Schmidt and his wife, Bertha, lived here through 1929 and then moved to North 38th Street.

2710 N. Grant Boulevard (1916)
Robert H. Schmitz, architect
Contributing building

Andrew J. Hoelzl,
original owner

Andrew J. Hoelzl and his wife, Alma, purchased this property on August 18, 1916 and took out a permit for the construction of the present residence on August 22, 1916.³⁰ The hip roofed, 2-story, rectangular residence has a hip roofed dormer on the south elevation and a small eyebrow dormer at the front. The symmetrically arranged facade has a center entrance with a hood supported on ornamental brackets. Paired upper story windows consist of 6-over-1 sash below which are ornamental wrought iron balconets. To either side of the entrance on the first story are large window openings that now contain modern replacement sash. A terrace extends along the facade and is enclosed by a low brick balustrade. A small, flat-roofed bay window extends at the rear southeast corner of the building. Permits indicate that the upper story and north side of the lower story were originally clad in stucco, but that this was replaced with aluminum siding in 1965. The original architectural drawings for this residence can be found at the Wisconsin Architectural Archive.

The original owner, Andrew Hoelzl, was the superintendent and then vice-president of Hoelzl & Company, a printing firm at 845 West Winnebago Street headed by John Hoelzl. Andrew Hoelzl lived here through 1935 and then moved to 2365 North Grant Boulevard.

2711 N. Grant Boulevard (1921)
Joseph G. Schier, architect
Contributing building

John Geisinger,
original owner

The John Geisinger residence is a rather visually complex bungalow style house. The rectangular brick building has a steep side-gabled roof which extends forward to form the roof over the sun room at the south end of the facade. Two small dormers with slightly arched roofs are located above the window-filled sun room. A small gabled porch with battered piers of Lannon stone shelters the recessed entrance at the center of the facade. At the north end of the facade is a large, front-gabled wall dormer that extends slightly beyond the body of the house and is supported by brackets. This

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dormer's vertical sheathing appears to be aluminum siding. The lower portions of the sun porch and facade and the north elevation are sheathed in Lannon stone.

John Geisinger was the proprietor of Rosecky & Geisinger, a shoe store located at 2369 North 3rd Street. Geisinger was in the shoe business for 45 years and was a member of the Upper 3rd Street Advancement Society and the Shore Retail Association. Geisinger and his wife, Mary, lived at this address through 1947-1948 and then moved to 2971 North Sherman Boulevard. Geisinger retired in 1950 and died at his home in November of 1960 at the age of 78.³¹

2716 N. Grant Boulevard (1920)
Designer unknown
Contributing building

John B. Matt,
original owner

John B. Matt built this handsome English style bungalow in 1920. The 1 1/2-story building has a side-gabled roof with jerkinhead profile and a front dormer with a steeply-pitched gable. A grouping of four windows with 6-over-1 sash is set in a shallow bay below the dormer. At the south end of the facade is a front-gabled entry sun porch veneered in Lannon stone with a door and sidelights set into an arched opening. Permits indicate that the house was originally "frame," probably stucco clad, and that brick veneer was installed in 1932. No major alterations to the facade have occurred since that time.

The original owner, John B. Matt, may have been related to the contractor, Fred Matt, who lived at 2851 North Grant Boulevard. John Matt was shown without an occupation in most of the city directories, but in 1895 and 1903 there was a John B. Matt listed as a confectioner at 1601 West Juneau Avenue. Matt lived in the house through 1955.

2717 N. Grant Boulevard (1916)
Henry E. Schuette, architect
Contributing building

John H.
Rauschenberg,
original owner

The large, 4-columned, 2-story portico of this stately residence identifies it as an example of Classical Revival style. The main facade with its modillioned cornice is set back from the monumental colonnade and is symmetrically arranged. A large, rectangular, French door is located at the center, and it is flanked by round-headed French doors, the northernmost one being the actual entry into the house. On the second story are pairs of

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rectangular sash that flank a central door which has a small ornamental balconet with a wrought iron railing supported by consoles. The stucco residence has a small, 2-story wing on the south elevation with a side entrance sheltered by a small porch with a single Ionic column. The four columns on the facade probably had Ionic capitals as well, but they have all been removed. Other than the missing capitals, the house appears to have retained most of its original features.

The first owner, John H. Rauschenberg, was the vice-president of John Rauschenberg Company, which manufactured rope, twine and cordage. Rauschenberg lived here until his death around 1930 or 1931, and his widow, Martha, continued to live there through the late 1940s.

2722 N. Grant Boulevard (1919)
Henry R. Mayer, builder
Contributing building

Henry B. Morman,
original owner

Henry B. Morman and his wife, Bertha, purchased this property on May 22, 1919, and the permit was taken out for construction of the present residence the following July. This fine bungalow is almost identical to another Mayer-built bungalow at No. 2749 built with a reverse plan for Herman C. Elwing. Interestingly, the owners of these two properties were both officers in the same company, North End Furniture Company.³²

This side-gabled, brick and shingle, 1 1/2-story building features such details as stone lintels and sills, 6-over-1 sash, and flared rafter tails supported by knee brackets. The broad dormer, 4-unit bay window and entry sun porch are the main elements of the facade. The entrance has battered piers framing a doorway that is set in an arched opening and flanked by multipaned sidelights.

The first owner, Henry B. Morman, was the secretary of the North End Furniture Company at North 27th and West Center Streets, and later established the Morman Belting & Supply Company, which distributed products for such manufacturers as the Lincoln Engineering Company, Grafton & Knight Company, Medar & Company, Morse Chain Company, Fafnir Bearing Company, Gates Rubber Company, and Oil Rite Corporation. Morman lived in this house until his death at the age of 72 on June 11, 1942.

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2723 N. Grant Boulevard (1928)
Designer unknown
Contributing building

Charles Degen,
original owner

The Mediterranean Revival style inspired the design of this house built in 1928 for Charles Degen. The 2-story, rectangular residence has an asymmetrical facade with 9-over-1 rectangular windows and a shallow projecting bay on the upper story and a porch and round-headed windows on the first story. Glazed terra cotta tiles sheath the house's hip roof, the porch's hip roof, and the pent roof that extends above the bank of arched first story windows. An ornamental iron balconet is located below these windows. The louvered windows set into the arches of the porch indicate that the porch glazing was a later alteration.

The first owner, Charles Degen, was the proprietor of the Charles Degen Company, a leather goods firm with offices in the Metropolitan Block downtown. Degen moved to Whitefish Bay, Wisconsin in 1932.

2728 N. Grant Boulevard (1920)
R. W. Dwyer, architect
Contributing building

Peter W. Sprecher,
original owner

This fine Craftsman style bungalow is a 1 1/2-story, stucco-clad building with side-gabled roof that has a jerkinhead profile and exposed rafter ends. A very large eyebrow dormer crowns the roof, and an entry sun porch extends most of the length of the facade. The arched openings of the sun porch are glazed with multipaned sash. A small bay window with a shed roof is located on the south elevation. A metal roll-up awning has been installed over the front window to the north of the sun porch.

Peter W. Sprecher, the first owner, was president of the P. W. Sprecher Manufacturing Company, a lighting company. Sprecher moved to 2617 North 15th Street in 1938. A later owner, Emil F. Stern, was an engineer at the Falk Corporation and lived here from around 1944 to 1972. His widow, Betty A., continued to reside in the house through 1973.

2731 N. Grant Boulevard (1916)
Designer unknown
Contributing building

Walter L. Beattie,
George Kuemmerlein,
original owners

The Beattie/Kuemmerlein house is a 2-story, hip roof, rectangular house

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Description (continued)

with symmetrical facade that shows the influence of the Colonial Revival style. The center entrance is framed by a simple entablature with balustrade, supported by Tuscan columns. The groupings of three windows with 6-over-1 sash to either side of the entrance have stone lintels and keystones. The upper windows feature small iron balconets and shutters. A chimney extends up the south elevation, and at the southwest corner of the house is a sun room addition built in 1922. The facade is set back behind a broad terrace that is enclosed by short, curved stone walls.

A combination of plumbing permits and city directories indicate that the house was built in 1916 for Walter L. Beattie, a commercial traveler, who lived here through 1924. The house's primary owner was George Kuemmerlein, who lived here from 1925 through 1958. Kuemmerlein began his career as a conductor with the old Milwaukee Street Railway Company in 1893. He became the company's superintendent of transportation in 1907. He continued in that capacity with the Transport Company until his retirement in 1952. Kuemmerlein was a member of the Milwaukee Athletic Club, an honorary member of the Milwaukee Press Club, and a member of the Milwaukee Safety Commission from 1939 to 1953, after which time he was made an honorary life member. Kummerlein died at his home of a heart ailment at the age of 81 in December of 1958, and his widow, Erna, continued to live on the premises through 1973.³³

2737 N. Grant Boulevard (1920)
Designer unknown
Contributing building

Reinhold G.
Marquardt,
original owner

This handsome, side-gabled, 1 1/2-story, brick and shingle bungalow was built for Reinhold G. Marquardt. It may have been built by contractor Henry R. Mayer, and it closely resembles No. 2749. It features a projecting bay window on the first story above which is a broad jerkinhead dormer that has windows arranged to form a Palladian motif. Like many of the more expensive bungalows of the 1920s, the house's entrance was set off to the side in a sun porch that projects out slightly from the main rectangular body of the house. The gabled roof above the porch is supported by brackets, and the arched entry is framed with stone.

The first owner, Reinhold G. Marquardt, was the president-treasurer of the Milwaukee Woven Wire Works at North 35th and West Clarke Streets; the company was later known as the Marquardt Company. Reinhold and his wife, Emma, lived here through 1940.

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Description (continued)

2738 N. Grant Boulevard (1922)
Joseph G. Schier, designer
Contributing building

Fred H. Oberwetter,
original owner

The Oberwetter house is a 2-story, hip roof, rectangular building whose overhanging eaves and horizontal lines give it a Prairie style character. The entrance is located at the north end of the facade, sheltered by a single story, brick-piered porch with a hip roof. A portion of the upper story above the porch is treated as a shallow bay that projects out from the main body of the house. It has a small hip roof and a grouping of three windows with a window planter box. To the south of the porch on the first story is a shallow bay window with a grouping of four windows with 6-over-1 sash below a pent roof. A small hip roof dormer is located on the roof. The house's two stories are separated by a brick stringcourse with dentils.

The original owner, Fred H. Oberwetter, was president of the Federal Printing Company, book and job printers located at 1606 West Clybourn Street. The company's secretary-treasurer, Fred Vogt, lived a block away at No. 2818. The company, which had been established in 1918, dissolved around 1951. Oberwetter died around 1956, and his widow, Margaret, lived here through 1957. The house was subsequently used as a parsonage by Cross Evangelical Lutheran Church.

2744 N. Grant Boulevard (1918)
Designer unknown
Contributing building

Fred C. Roesling,
original owner

This 1 1/2-story bungalow features a multi-gable roof with a jerkinhead profile. The main feature of the house is the enclosed porch that runs the length of the facade and has a combination gable-hip roof. This porch is glazed with Prairie style leaded sash. Above the porch is a shallow bay with pent roof that has a grouping of four windows with 6-over-1 sash. The permastone veneer is a later alteration whose installation is not documented in the building permit records. Also undocumented is the house's conversion to a duplex around 1949 which violated the original deed restrictions.

The original owner, Fred C. Roesling, was a building contractor who lived here through 1940.

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Description (continued)

2745 N. Grant Boulevard (1919)
Leiser & Holst, architect
Contributing building

Waldemar C. Glienke,
original owner

The Waldemar C. Glienke house is a 1 1/2-story, stucco sheathed, Craftsman style bungalow. The side-gabled main portion of the house features a small bay window on the south elevation and a small shed-roofed dormer on its Grant Boulevard front. A large, projecting stucco porch with a front gable and brackets is the chief architectural element of the house, and it has a band of small casement windows in its gable end. A beveled glass door and sidelights are the house's only decorative touch.

Waldemar C. Glienke was manager of Mueller & Glienke Dry Goods located at 1521 West Vliet Street. He later became the proprietor of Glienke Dry Goods Company at 3390 North Green Bay Road. Waldemar and his wife, Eleanor, lived in this house through 1949, and then moved to North 42nd Place. By the early 1950s, the house was used as a parsonage for the Sherman Park Evangelical Lutheran Church.

2749 N. Grant Boulevard (1920)
Henry R. Mayer, builder
Contributing building

Herman C. Elwing,
original owner

Builder-contractor Henry R. Mayer specialized in the construction of such finely appointed bungalows as this one, built for Herman C. Elwing. This side-gabled, brick and shingle, 1 1/2-story building features such details as stone lintels and sills, 6-over-1 sash, and flared rafter ends supported by knee brackets. Gables have a jerkinhead profile and are sheathed in wood shingles. The broad front dormer, 4-window bay, and entry sun porch are the main elements of the facade. The entrance has battered piers framing a doorway that is set in an arched opening and flanked by multipaned sidelights.

Herman C. Elwing was the president of the North End Furniture Company, which was located at North 27th and West Center Streets. Elwing and his wife, Ida, lived here through 1938. Another officer of the corporation, Henry B. Morman, who was possibly a relative, lived at 2722 North Grant Boulevard in a virtually identical house, also built by Henry R. Mayer.

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Description (continued)

2750 N. Grant Boulevard (1916)
Paul J. Wick, designer/builder
Contributing building

Joseph B. McMullin,
James M. Allman,
original owners

Builder/designer Paul J. Wick purchased this property from the Residence Realty Company on July 24, 1916, and plumbing permits indicate that the house was under construction by August. It also appears that the building inspector's notes filed under 2738 North Grant Boulevard actually pertain to the construction of this house. Wick subsequently sold the house to Joseph B. McMullin and his wife, Elsie, on May 24, 1918.³⁴

This Craftsman influenced bungalow is T-plan in shape with stucco cladding set on a brick-veneered base. The main portion of the house has a side-gabled roof and an asymmetrical placement of windows in simple frames. The house's chief architectural feature is the large wing with front gable and a chimney that extends toward Grant Boulevard. This wing has a diamond-shaped window on the gable end, below which is a three-part window consisting of a large center picture window flanked by two narrow windows. These latter windows have an unusual 4-over-2 upper sash arrangement, and there are windows with distinctive Prairie style sash on the south elevation. The entrance to the house is located north of the projecting wing, and is set back into the main block of the house.

Joseph B. McMullin only appears in the Milwaukee city directories in 1917 and 1918 and is listed with the occupation of "president," but no company name is listed. For these two years, McMullin is shown living at this address, so he must have been renting the new house because he did not purchase the premises from Paul J. Wick until May 24, 1918. McMullin sold the house to James M. Allman on October 9, 1918. Allman was the president of Allman-Christiansen Paper Company. The company's vice-president, Hans J. A. Christiansen, lived one block north at 2818 North Grant Boulevard. Allman died on June 30, 1939 at the age of 61, and his widow, Ann, subsequently moved out of the house.³⁵

2756 N. Grant Boulevard (1918)
Walter G. Truettner, designer/builder
Contributing building

Nicholas S. Thelen,
original owner

Builder/designer Walter G. Truettner purchased this lot from the Residence Realty Company in December of 1917 and took out a permit to construct this house in July of 1918. He subsequently sold the house to Nicholas S. Thelen and his wife, Ida, on September 26, 1919.³⁶

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Description (continued)

This 1 1/2-story, side-gabled bungalow features an entry sun porch at the south end of the building and a large flat-roofed dormer on the roof. The sun porch has a bracketed gable and battered walls. The bracketed dormer is half-timbered and glazed with two windows with 6-over-6 sash. Below the dormer is a grouping of four windows with 6-over-1 sash. A stucco bay window with half-timbering and a chimney are located on the north elevation. Building permits indicate that the house was originally "frame," probably clad in stucco, and that the present brick veneering was applied in 1929.

The first owner, Nicholas Thelen, was the proprietor of a butcher shop that moved to various locations on North Teutonia Avenue, West North Avenue, and West Lisbon Avenue. Thelen and his wife, Ida, sold the house to Arthur J. and Elsie Kant on July 9, 1923.³⁷ Kant was the divisional treasurer of the Patton-Pitcairn Division of Pittsburgh Plate Glass Company. The Kants owned the property through 1933.

2757 N. Grant Boulevard (1919)
Designer unknown
Contributing building

Bernhard (Benjamin)
Greenwaldt,
original owner

The Bernhard Greenwaldt house is a sturdy, simple example of a hip-roofed, rectangular, brick building displaying Prairie style influence. The facade has battered walls, and the porch piers are similarly battered. The symmetrical placement of windows on the upper story, with 8-over-1 sash flanking a pair of smaller 1-over-1 sash, contrasts with the asymmetrical lower story which features a shallow bay window with 3-part "picture" window on the left and a large, covered, hip-roofed porch on the right.

The first owner, Bernhard (sometimes listed as Benjamin) Greenwaldt, was a carpenter-contractor. He and his wife, Rose, occupied the house through 1936 and subsequently moved to North 46th Street.

2762 N. Grant Boulevard (1918)
Walter G. Truettner, designer/builder
Contributing building

Robert P. Trapp,
original owner

Builder/designer Walter G. Truettner purchased this lot from the Residence Realty Company in 1917, and plumbing permits show that the house was under construction by August of 1918. Truettner subsequently sold this house built on speculation to Robert P. and Ida Trapp on February 24, 1919.³⁸

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Description (continued)

This very attractive bungalow has a twin, built by Truettner in 1917, at 1501 North 51st Street. The 1 1/2-story, rectangular residence has a multi-gabled roof, clapboard clad first story and shingled upper story. The entry sun porch has dramatically battered walls with mitered corners, a front gable, brackets, and a multipaned door with sidelights that are almost as wide as the door. To the north of this sun porch is a grouping of four windows with 6-over-1 sash on the first story and a grouping of three windows on the upper story; both groupings have window boxes.

The original owner, Robert P. Trapp, was the president of the family business, the Trapp Brothers Dairy, which wholesaled and retailed pasteurized milk and cream at a plant on Burleigh Street. The business merged with Luick Dairy, and Robert Trapp became a Luick vice-president in 1929. By 1936 Trapp was involved in a new family venture, Trapp Brothers Company, which manufactured noodles at North 18th and West Brown Streets. By the early 1940s, Trapp was working as a salesman for the Clover Lane Dairy Co-op. The Trapps lived on Grant Boulevard through 1956.

2765 N. Grant Boulevard (1924)
Eschweiler & Eschweiler, architect
Contributing building

George F. Dewein,
original owner

One of Milwaukee's most prestigious architectural firms designed this fine, brick, T-plan, cross-gabled, Tudor Revival cottage for George F. Dewein. The building's chief architectural feature is the projecting wing with steeply-pitched gable roof that is slightly flared at the eaves. Aluminum siding sheathes this gable end, and below it is a tall, manorial window divided by heavy muntins into six square and three rectangular leaded sash ornamented with randomly placed medallions. The main block of the house runs parallel to the street with the north and south gable ends having jerkinhead profiles. The south gable also has half-timbering. To the north or right of the projecting wing is located a small timbered porch sheltering the entrance. To the south or left of the projecting wing is located another tall manorial window, divided into 4-over-8 sash by thick wooden muntins. With the exception of the aluminum siding in the front gable, the house appears to be in original condition. The original plans for the house are located at the Wisconsin Architectural Archive.

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George F. Dewein was a patent attorney for Allis Chalmers and lived here with his wife, Mary, through 1955.

2770 N. Grant Boulevard (1917)
Paul J. Wick, builder/designer
Contributing building

Elmer D. Van Roo,
original owner

Builder/designer Paul J. Wick purchased this lot from Residence Realty Company in 1915, built this house on speculation in 1917, and sold it to Elmer D. Van Roo and his wife, Esther, on July 18, 1919.³⁹ The L-plan, 2-story building has a hip roof, a projecting, 1-story bay with its own hip roof, and a flat roof entry located at the junction of the "L." The broad overhanging eaves and low front bay and Prairie style leaded sash in the windows give the house a Prairie style quality. Stonework trims the roundheaded entry and spandrel below the front bay. Permits indicate that the house was originally clad with stucco and that this was replaced by brick veneer in 1931.

Elmer Van Roo originally worked in sales for the Wadhams Oil Company and also for the McMillan Company and then operated the Penn Oil Products Company here for 30 years. He and his wife, Esther, lived on Grant Boulevard through the mid-1950s and subsequently moved to 3109 North Menomonee River Parkway. Van Roo died in July, 1960 at the age of 68.⁴⁰

2771 N. Grant Boulevard (1924)
Designer unknown
Contributing building

Hugo Rohr,
original owner

This eclectic design, rectangular, hip-roofed house was built for Hugo Rohr. The stucco-sheathed upper story of the facade has two pairs of rectangular 6-over-1 sash flanking smaller, central casement windows. The asymmetrically arranged brick veneered lower story features a projecting flat-roofed sun room capped with an ornamental iron balustrade. Windows on this level are roundheaded with 6-over-1 sash, and two are paired together under a stucco arch. The entry, to the right of the sun room, is punctuated by a shallow, arched hood that is supported by simple, freestanding columns. A small gable projects from the center of the roof and may once have been glazed.

Hugo Rohr may have already been retired when he owned this house since directories list him without an occupation. A few earlier listings indicate he was in the real estate business. Rohr last lived here in 1936. By the

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late 1950s, the house was owned by the Home for Aged Lutherans and housed clergy.

2774 N. Grant Boulevard (1931)
William C. Keller, designer/builder
Contributing building

Edward Schildknecht,
original owner

The last residence built during Grant Boulevard's period of significance is this attractive Norman style house built for Edward Schildknecht. The picturesque L-plan house is built with expensive materials including Lannon stone for the walls, terra cotta tiles for the roof, leaded sash, and copper gutters and trim. The house takes advantage of its corner site and has a main wing running perpendicular to Grant Boulevard, while a shorter east wing parallels the boulevard and features an oriel window. At the intersection of these two wings is a 2-story tower with conical roof. The upper story of the tower is half-timbered. Dressed stone frames the entry at the first story, and the Tudor arched door has leaded glass in a diamond-shaped pattern. The larger wing has a jerkinhead gable, gabled dormer, and arched windows fronting on Grant Boulevard that are now obscured by overgrown foundation plantings and ivy.

The first owner, Edward Schildknecht, was born in Milwaukee on September 25, 1884 and was educated in the public schools. He received professional training at the McDonald Business College and night school at Milwaukee University. Schildknecht began work with West Side Manufacturing Company around 1911 and worked his way up from office boy to company vice-president. When company founder Jesse Cappon died, Schildknecht assumed the presidency. Schildknecht was also the president of Badger Sash & Door Company, was a director of the Park Savings Bank and the L. M. Nahin Company. West Side Manufacturing did a general millworking business and produced sash and doors and did general woodworking. Schildknecht was a member of the Builders Exchange, the Elks, and Kiwanis. He died on July 11, 1936 at the age of 51. His widow, Elsie, lived in the house through the early 1940s, when it is believed she married Paul A. Heierman. Heierman lived here through 1963, and the house was subsequently used as a residence for ministers of the Wisconsin Evangelical Lutheran Church.⁴¹

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2779 N. Grant Boulevard (1922)
Leenhouts & Guthrie, architect
Contributing building

Dr. Henry J. Kuhn,
original owner

In contrast to its neighbor across the street at 2803 North Grant Boulevard, the Henry J. Kuhn residence represents a stripped down and simplified version of the Tudor Revival style. The brick, 2 1/2-story, multi-gable house has an L-plan to take advantage of its corner lot, but is virtually devoid of any ornamental architectural details. The short or north wing has its gabled end facing West Hadley Street and has a smaller side gable facing Grant Boulevard. Below a small window in the gable is a flat-roofed brick porch which shelters the entry. The larger wing runs east and west and has its gable end fronting on Grant Boulevard. Below a narrow lancet-like window in the attic is a grouping of three sash on the second story and a grouping of four windows with 6-over-9 leaded sash on the first story. Rising out of the north slope of its roof is a tall brick chimney with terra cotta chimney pots. The complete absence of any framing for the window openings creates a rather austere facade, but the Tudor quality is achieved primarily through massing and the multiple, steeply pitched roofs that flare slightly at the eaves.

Henry J. Kuhn was a physician with offices on West North Avenue. Kuhn lived here through 1957, and his widow, Florence, occupied the house through 1958.

2803 N. Grant Boulevard (1923)
Sylvester J. Oswald, architect
Contributing building

Ernest Stauff,
Walter A. Moore,
original owners

One of the most charming Tudor Revival style houses in the district is this 1 1/2-story, brick residence with multi-gable roof. The L-shaped plan takes advantage of the corner lot, and the entry is located in a small, flat-roofed bay with stone coping at the junction of the two wings. The doorway is set back slightly within a simple, arched opening above which is located an iron lamp. Architectural details are concentrated on the gable ends at the north, east and south elevations. The main gable, fronting Grant Boulevard has half-timbering below which is a grouping of three windows ornamented by a wrought iron balconet. Below these windows on the first story is a projecting bay window with baluster-like muntins that separate each of the 9-over-9 leaded sash. The south wing features half-timbering, shaped rafter ends, and rosettes at the ends of the gutters and, with its banks of 6-over-6

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Description (continued)

leaded sash, probably served as a sun room. The house appears to have had no major alterations.

The construction permit for this house was taken out while realtor Oscar R. Truettner owned the property. Truettner subsequently sold the house to Elsa Stauff on August 25, 1924. Elsa and her husband, Ernest, lived here until March of 1926. A Dr. Charles H. Bachman, also listed at this address, was either a relative or a tenant. Walter A. Moore and his wife, Kathryn, were the principal owners of the property beginning in 1926. Moore founded the Milwaukee Waukesha Delivery Company around 1912 and also headed up Boulevard Fireproof Storage. The two later became Boulevard Storage and Moving Company Inc., and its offices are still at 2620 West Wisconsin Avenue today. Moore occupied his Grant Boulevard house through 1970 when he moved to suburban Glendale and the Colonial Manor Nursing Home. He died at the age of 91 on January 17, 1977.⁴²

2804 N. Grant Boulevard (1920)
Walter G. Truettner, designer/builder
Contributing building

Albert E. Reichardt,
original owner

Builder/designer Walter G. Truettner built this charmingly detailed Colonial Revival style bungalow on speculation in 1920 and sold it to Albert E. Reichardt on August 23, 1923.⁴³ This small scale, 1 1/2-story, side-gabled house is one of the few entirely wood sided residences in the district. The building's chief architectural feature is a pedimented front portico with fluted Doric columns, a lunette in the pediment, and denticulated cornice. Latticework panels fill in the interstices between the columns, and behind this is screening. To the south of the portico on the facade is a pair of 6-over-1 sash above which is a small shed dormer on the roof. The south elevation has a chimney and small pedimented bay.

During his early years in this house, Albert E. Reichardt was the president of Reichardt Automotive Supply Company. By the 1940s, he was a commissioner for the Wisconsin Banking Department. His memberships included the Old Times Club of South Division High School and the Ozaukee Country Club of which he was president. Reichardt died in October of 1959 at the age of 73, and his widow, Alma, lived on in the house through 1967.⁴⁴

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2809 N. Grant Boulevard (1923)
Designer unknown
Contributing building

William A. Zabel,
original owner

The design of this 2-story, brick, hip-roofed residence is an eclectic mix of the Colonial Revival and Mediterranean Revival styles. The building's simple rectangular form with its low hip roof with wide overhanging eaves is dressed up by such details as the quoins, stone sills and keystones enframing the windows, wrought iron balconets and porch railings, and a stuccoed bay window on the south elevation. Most of the windows have either 6-over-1 or 8-over-1 sash. At the south end of the facade is the house's chief design feature, a gabled portico, supported by Tuscan columns, which shelters the entry. The entrance features sidelights and a sunburst pattern fanlight. Permit records indicate that the house was originally sheathed in stucco, a surface treatment that probably gave the building a more Mediterranean character. The stucco was replaced by brick veneering in 1930. The porch entrance treatment and other Colonial features probably date from the 1930 remodeling.

Assistant city attorney William A. Zabel lived in this house from 1923 until his death on November 3, 1936 at the age of 61. A Winfred Zabel lived at 2411 North Grant Boulevard from 1919 through 1947 or 1948 and was probably a relative.

2810 N. Grant Boulevard (1921)
Charles W. Valentine, architect
Contributing building

Theodore B. Hoffman,
George W. Neilson,
original owners

This 1 1/2-story, brick residence shows the influence of English cottage design. The L-plan brick house has a main wing with a side-gabled roof, two shed-roofed wall dormers, and a grouping of five windows with 4-over-4 leaded sash. A short wing runs perpendicular to the main portion of the house with its gable end facing Grant Boulevard with a 3-sided oriel window on the upper level and an open, screened porch below whose arched openings are framed with stone.

Theodore B. Hoffman, the house's original owner, purchased his property on June 13, 1921 and lived here through early 1923. He worked as a designer at the Premier Engraving Company. The second owner, George W. Neilson, purchased the house from Hoffman on April 5, 1923 and moved here from North Palmer Street. Neilson was a physician with offices on Garfield Street. Neilson died around 1943, and his widow, Audrey, moved to West Spencer Place.⁴⁵

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2817 N. Grant Boulevard (1924)
Designer unknown
Contributing building

Hans N. Brue,
original owner

This simple, rectangular brick house with hip roof was built by carpenter-contractor Wesley Drescher and was first owned by Hans N. Brue. Windows on the facade are symmetrically grouped around a central entrance that features sidelights and a delicate fan-shaped transom. The entry is sheltered by a shallow segmental roof that is supported by ornamental wooden brackets that rest on brick pilasters. Low brick plinths define the outside corners of the small concrete stoop. A shallow stucco bay with a segmental hood is located on the north elevation and a chimney is located on the south side. The first story windows contain Prairie style leaded upper sash. No alterations appear to have been made to the building.

Hans N. Brue was the manager of Builders Mutual Casualty Company and later the branch manager of Contractors and Truckowners Insurance Agency. He last lived at 2817 North Grant Boulevard in 1945-1946.

2818 N. Grant Boulevard (1918)
Designer unknown
Contributing building

Hans J. A.
Christiansen,
original owner

The original construction permit on file for this address refers to a "plaster veneered residence" and appears to apply to another property. The permit filed under an adjacent address, No. 2822, appears to be the correct permit for this property. Carpenter-contractor John F. Fischer purchased this lot from the Residence Realty Company on August 28, 1918 and sold it to Hans J. A. Christiansen the same day, but subject to a \$5,000 mortgage, indicating that a house was to be constructed or was already under construction.⁴⁶ The resulting Craftsman style house is a 2-story rectangular building with a side-gabled roof, broad overhanging eaves, and exposed rafter tails. The upper story is shingled, and the lower story is clapboard. Pairs of windows with 1-over-1 sash are located on the upper story, while a grouping of four windows is set in a shallow bay with a shed roof on the first story. A porch with a front gable and timberwork posts set on brick piers is located at the north end of the facade.

The house's first known occupant, Hans J. A. Christiansen, was the secretary-treasurer of the Allman-Christiansen Paper Company. Hans and his wife, Fannie, lived here through 1923 and then moved to 2857 North 45th Street.

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Second owner Fred Vogt was the secretary-treasurer of Federal Printing Company, book and job printers. Vogt began his career as a Milwaukee Journal carrier around 1900 and in 1918 helped organized the Federal Printing Company in the old Sentinel Building. Vogt remained part-owner of the company with Fred Oberwetter until retiring in 1951, at which time the company dissolved. Vogt held an appointed post on the State Vocational Board in 1943 and held memberships in the Graphic Arts of Milwaukee, the Calumet Club, and the Elks Club. He and his wife, Ella, lived on Grant Boulevard through 1956 and then moved to North 59th Street. He died in January of 1965 at the age of 80.⁴⁷

2822 N. Grant Boulevard (1921)
Designer unknown
Contributing building

Louis E. Meidinger,
original owner

The Louis E. Meidinger house is one of three adjacent houses that bear a resemblance to one another, Nos. 2822, 2830 and 2836. This hip roofed, 2-story, rectangular, brick building has an asymmetrical facade. Windows with 6-over-1 sash are grouped by two's and three's on the upper story. On the first story is an enclosed porch that has a hip roof with a deck and windows of 6-over-1 sash. To the south of the porch is a shallow bay with a pent roof with a grouping of four windows with 6-over-1 sash. A small eyebrow dormer is located on the front slope of the roof. Permits show that this house was originally stucco and that the brick veneering was applied in 1929. Irregularly-shaped chunks of stone are randomly placed across the facade as a contrast to the brick.

The first owner, Louis E. Meidinger, was the president-treasurer of the Meidinger-Weaver Company, later known as the L. E. Meidinger Company. Located in the First National Bank Building, the company acted as a local representative of steel castings companies from East Chicago, Illinois. Meidinger and his wife, Lorna, lived here through 1926, and then moved to Sherman Boulevard.

Norman L. Kuehn, the second owner, was head of the N. L. Kuehn Company, an industrial rubber goods and belting firm located at 3747 North Booth Street, which was founded in 1922. Kuehn was an active Mason and belonged to Independence Lodge No. 80, the Ivanhoe Commandery No. 24, the Knights Templar, the Tripoli Shrine, and the Wisconsin Consistory. His other memberships included the Milwaukee Athletic Club, the Blue Mound Country Club, and the Kiwanis Club. Kuehn belonged to First Church of Christ, Scientist in

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Description (continued)

Brookfield. Kuehn lived on Grant Boulevard through 1947-1948. He died in Fort Lauderdale, Florida in April of 1963 at the age of 70.⁴⁸

2823 N. Grant Boulevard (1921)
Walter G. Truettner, designer/builder
Contributing building

Charles H. Schefft,
original owner

One of the neighborhood's more substantial bungalows, showing Prairie style influence, is this house built for Charles H. Schefft at 2823 North Grant Boulevard. The 1 1/2-story, rectangular, brick house is capped by a monumental side-gabled roof whose large expanse is broken by a long stucco dormer topped by two small hip roofs. The first floor is recessed behind massive brick piers to create a porch that extends along the entire front of the house. A center entrance with sidelights is flanked by two windows set in stucco box bays. A stuccoed bay is located on the north elevation, and a chimney is located on the south elevation. Dressed limestone blocks are used for sills and lintels, and they cap the low brick balustrade of the porch. Alterations to the house consists of the sliding metal windows in the dormers and the large plate glass picture windows installed on the first story.

Charles H. Schefft was the president of Charles H. Schefft & Sons, a victrola and record store at 2365 North 3rd Street (now Dr. Martin Luther King, Jr. Drive). Schefft and his wife, Alma, occupied the house through 1929.

2830 N. Grant Boulevard (1923)
Designer unknown
Contributing building

Herbert J.
Hackbarth,
original owner

The Herbert J. Hackbarth residence is a 2-story, hip-roofed, rectangular, brick building with battered walls and an asymmetrically arranged facade. A hip roofed dormer is located on the front of the house. On the upper story are two pairs of 1-over-1 sash with Prairie style leading. Most of the first story is taken up with a projecting square porch that has a hip roof with deck. It is glazed with large and small fixed windows that have leaded sash. A small, decorative, wrought iron railing below two of the smaller windows lends a slight Mediterranean quality to the building. To the south of the porch, the original multiple sash have been replaced by a large plate glass windows.

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The first owner, Herbert J. Hackbarth, was the foreman of Van Dyke Knitting Company, a manufacturer of fine grade men's and women's ribbed underwear at 2100 West Pierce Street. Another family member and officer of the company, Charles F. Hackbarth, lived at 2543 North Grant Boulevard, and an Otto G. Hackbarth lived at No. 2702. Herbert J. Hackbarth and his wife, Lydia, lived here through 1934 and then moved in with Charles Hackbarth at 2543 North Grant Boulevard.

2831 N. Grant Boulevard (1925)
Designer unknown
Contributing building

Adolph Kesselhut,
original owner

One of the many variations on the bungalow style, the Adolph Kesselhut house is a substantial brick building that features a hip roof with prominent stucco-sheathed dormers. It is generally rectangular in shape with a projecting wing at the southwest rear corner of the building. This simple house is dressed up with battered walls on the facade and a bank of five windows with Prairie style upper sash accented by a limestone keystone and cornerblocks. The entry bay, at the north end of the facade, projects slightly from the main body of the house and has a shallow hip roof supported by ornamental wooden brackets. The recessed entryway is framed by rough-faced ashlar blocks. The house appears to be in original condition.

Adolph Kesselhut was the president of Western Novelty Company, which produced leather goods, advertising novelties, and specialties and were also bookbinders. Kesselhut lived here until his death at the age of 82 on July 20, 1942. His widow, Louise, remained in the house through the late 1940s. Another officer of Western Novelty Company, Gallus Schober, lived nearby at 2862.

2836 N. Grant Boulevard (1922)
Designer unknown
Contributing building

William J. Oswald,
original owner

This 2-story, hip-roofed, brick building is primarily rectangular in shape and exhibits both American Four-Square and Prairie influences. The asymmetrical facade features pairs of 1-over-1 sash with Prairie style leading in the upper story. The house has a large, projecting, hip roofed wing on the first story. In this wing are three pairs of leaded casement windows and an entry that is recessed behind an arched opening.

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Description (continued)

William J. Oswald, the house's original owner, was the president of State Finance Loan & Securities Company which was located on West North Avenue. Advertisements in the city directory indicated that the company handled loans on real estate, property abstracts, and specialized in "homes, flats, cottages and bungalows, built to suit." Oswald died around 1932 or 1933, and his widow, Laura, moved to an apartment at 2425 West North Avenue, adjacent to the business. In the late 1950s, the property was owned by the Immanuel Reformed Church.⁴⁹

2837 N. Grant Boulevard (1919)
Designer unknown
Contributing building

Nicholas F. Streff,
original owner

Unusual for Grant Boulevard is this flat-roofed, 1-story, irregularly-shaped, Prairie style house whose pronounced horizontal emphasis distinguishes it from its neighbors. A large, 3-part window dominates the facade and consists of a central picture window flanked by two narrow windows with Prairie style sash. The entry is located to the south of this window and is recessed slightly. The broad overhanging box cornice is topped by a clerestory that also has a cornice and a series of small rectangular windows. This may indicate the presence of a story-and-a-half living room on the interior. A chimney extends up the north side of the house. The wrought iron post and railings appear to be later alterations to the house as is the wall surface material which is scored to look like permastone or else is actually permastone that has been painted.

Nicholas and Tessie Streff purchased this property from the Residence Realty Company on October 11, 1919 and subsequently took out a mortgage on November 21st and had this residence built. This deed and mortgage information seem to indicate that the construction permit on file for this address actually applies to a different property.⁵⁰ In 1919 Streff was the vice-president of the Eastern Manufacturing Company which produced dye stuffs and dressings. Interestingly, the company's president was architect Mark F. Pfaller. It is likely that Streff had Pfaller designed this residence, as the house does bear a close resemblance to a Prairie style residence Pfaller designed at 1510 South Layton Boulevard. Streff went on to form the investment company of Kleeman & Streff in 1920, and he later worked as a representative of various insurance companies. Streff and his wife lived here through 1931, and the house was subsequently owned by Herman T. Lefco, proprietor of the Milwaukee Cloak & Suit Company.

Lefco was a native of Galszecs, Hungary and was born on March 22, 1884.

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Lefco's father, Samuel, was in merchandising, but Lefco became a tutor before emigrating to the United States in 1903. He worked at a variety of jobs in New York, Philadelphia, and Chicago and came to Milwaukee in 1912. Lefco formed a brief partnership with Edward J. Lennartz, and the two purchased the Milwaukee Cloak & Suit Company. The partnership dissolved in 1915. By 1931 Lefco's shop employed 12 people. Lefco and his wife, Lillian, lived in their Grant Boulevard home into the late 1980s and were members of Congregation Beth Israel. The Milwaukee Cloak & Suit Company is still in business at 753 North Water Street.⁵¹

2842 N. Grant Boulevard (1924)
George Zagel & Brother, architect
Contributing building

Robert F. Jacobi,
Clement (Clemence)
P. Host,
original owners

Although it has the appearance of a duplex, this exceptionally large, hip-roofed house is actually a single-family residence. The 2-story, rectangular, brick building has as its chief architectural feature a projecting 2-story bay on the front. The first story of the projection has arched windows with leaded sash and stone trim and has short butress-like piers topped with stone brackets. The stuccoed upper story above the projecting bay is set back slightly from the lower story and has twin gables with rectangular sash and an ornamental wrought iron railing. The house's arched entry is located to the south of the bay and is framed in stone. A 2-story wing extends from the house at the southeast corner of the building.

The house's first occupant, Robert F. Jacobi, owned the property for only four years. Jacobi and his brother-in-law, Eric Erdman, established the Badger Paint Company in 1918 at North 3rd Street and West Highland Avenue. They eventually expanded the company into the manufacturing of paint products. Later, the company became a chain known as Badger Paints & Hardware, and had some 25 stores in Milwaukee by 1928 and expanded throughout Wisconsin and the Midwest into a network of 133 stores by the 1950s. Jacobi and Erdman were also associated with the Badger Brick Company of Barton, Wisconsin and opened an investment realty company called Jacobi-Erdman Inc. Jacobi moved out of this house in 1929 and died at the age of 67 in November of 1958.⁵²

The second owner, Clement (also known as Clemence) P. Host, was a native of Lyons, Wisconsin and conducted his own insurance agency until retiring in 1958. He was a charter member of the Milwaukee Board of Realtors, president of the Wisconsin Savings, Loan & Building Association in 1931, and was State Fire Marshall. Host was also active in the campaigns for President Theodore

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Description (continued)

Roosevelt and Governor Robert La Follette. He also was campaign manager for Francis E. McGovern in 1912. Host and his wife, Cecelia, lived on Grant Boulevard through 1939 and moved to Eagle Springs Lake in 1940. He died in Wauwatosa, Wisconsin in January of 1963 at the age of 80.⁵³

2843 N. Grant Boulevard (1921)
Walter G. Truettner, designer/builder
Contributing building

Herbert C. Schultz,
original occupant

This distinctive story-and-a-half bungalow has a multi-gable roof, a brick veneered lower story, and gable ends and sun porch entry sheathed in roughcast stucco. The side gables have jerkinhead profiles while the broad front gable is repeated in the front gable of the entry sun porch. The entry opening, the corners of the sun porch, and the grouping of windows in the gable are framed by rustic brickwork. A grouping of four windows with 6-over-1 sash is located on the first story and accented at the center by a large keystone. The entry sun porch, at the south end of the facade, is glazed with multipaned sash and has brick buttresses at the front corners.

Builder-designer Walter G. Truettner probably built this house on speculation. Herbert C. Schultz is the building's first known occupant and was the president of the brokerage firm of Beverly-Schultz. He was later listed as a salesman in the city directories. Schultz lived here through 1926 and was followed by a succession of short-term owners or occupants.

2850 N. Grant Boulevard (1921)
Leiser & Holst, architect
Contributing building

Wallace J. Herbst,
original owner

The design of this well-proportioned, 1 1/2-story, rectangular house was influenced by the Craftsman style. The side-gabled roof has a shingle-clad gable end and exposed rafter tails. The symmetrically arranged facade has a center entrance recessed slightly below a shallow, segmental hood supported by brackets, and is framed by battered brick piers. A grouping of four windows with 6-over-1 sash is located to either side of the entrance. Above is a broad, stuccoed dormer with hip roof and an iron balcony. A small bay window with its own gabled roof is located at the southeast corner of the building.

Wallace J. Herbst, the house's first owner, was the president of the Herbst Shoe Company, a business that moved around to various locations. Herbst died around 1948, and his widow, Margaret, continued to live in the

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house through 1968. Another Herbst family member and officer of the company, Frank G., lived at 2550 North Grant Boulevard.

2851 N. Grant Boulevard (1918)
Designer unknown
Contributing building

Fred Matt,
original owner

This fine Colonial Revival house was built for carpenter-contractor Fred Matt. The rectangular brick building features a steeply pitched gable roof, sheathed in cement tile, from which project three gabled dormers with roundheaded Gothic sash that have prominent keystones. The symmetrically-arranged facade is punctuated by a central entrance that is sheltered by a flat-roofed portico supported by clusters of three columns at the outer corners. A brick beltcourse with keystones forms the lintel above the first story 8-over-1 sash and extends to the side elevations. A brick chimney is located on the south elevation. The building appears to be in original condition. Contractor Fred Matt lived in the house through 1959.

2856 N. Grant Boulevard (1922)
Designer unknown, possibly
Walter G. Truettner
Contributing building

Edward J. Leiser,
original owner

Unfortunately the original construction permits do not exist for this delightful English cottage style house. First owner Edward J. Leiser purchased this property on September 22, 1921, and on February 23, 1922 transferred the property to Walter Truettner, probably as a means to finance the construction of this house. Truettner, known for his distinctive residences, probably designed and built the building.⁵⁴ Plumbing permits do indicate that construction was underway in 1922. The 1 1/2-story, rectangular, brick building has a side-gabled roof and a facade that features a gabled, open porch on the north and a 1 1/2-story bay with a jerkinhead gable on the south. The gable end of this bay is stuccoed and contains two small windows. Below them on the first story is a large bay window with delicate leaded glass. Between the porch and the bay is a grouping of windows with diamond pattern leaded sash, and above, at the roof, are two shed-roofed, stuccoed dormers. The gabled porch is accented by timberwork framing. Aluminum siding has been applied to the north gable end.

First owner Julius Leiser was secretary of the Industrial Supply Company which sold foundry supplies at 1802 West National Avenue. Leiser later became

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a superintendent at the International Harvester Company. Leiser died in the early 1940s, and his widow, Alma, continued to live here through 1955. In the 1960s and early 1970s, the house was occupied by ministers from German Zion Baptist Church.

2857 N. Grant Boulevard (1920)
Sears Catalogue House,
"The Alhambra"
Contributing building

John B. Lenartz,
original owner

The book on Sears catalogue houses, Houses by Mail, by Katherine Cole Stephenson and H. Ward Jandl reveals the source for this unusual looking house on Grant Boulevard. The 2-story, hip-roofed house features oddly stepped, gable-like dormers with various shallow 1- and 2-story bays on each major elevation. A porch at the south end of the facade has a hip roof with deck that is surmounted by an ornamental wrought iron balustrade. A 1928 remodeling, when brick veneering was applied to the house, obscures the building's original Mission Revival appearance as the Sears catalogue house called the "Alhambra." This model appeared in the 1918 and 1919 catalogues as well as in later editions and was originally sheathed in stucco. The catalogue described it as "an effective Mission style of architecture," and the dormers as well as the flat-roofed porch originally had scalloped or curvilinear tops. The Alhambra also had a terrace extending along the remainder of the facade, and it is not known if the Lenartz house had this feature as well since there is no terrace now. The 1928 remodeling included a 9 by 15-foot rear addition. It appears that the porch was enclosed later. Other than the reshaping of the dormers and the brick veneering, the Lenartz house retains the windows and bays as seen in the Alhambra. Permit records on this and other known Sears houses do not indicate that the building was a catalogue or kit house.⁵⁵

John B. Lenartz was born in Saukville, Wisconsin and came to Milwaukee about 1908. He worked for 25 years as a sales representative for the Robert A. Johnson Company, a confectioner and wholesale producer of supplies for commercial bakeries. From 1951 to 1959, Lenartz ran his own real estate firm. Lenartz lived in this house with his wife, Adele, through 1936 and then moved to North 45th Street and then later to Elm Grove, Wisconsin. He died in October of 1961 at the age of 71.⁵⁶

2862 N. Grant Boulevard (923)
William C. Keller, builder

Gallus Schober,
original owner

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Description (continued)

Contributing building

The Gallus Schober residence is an interesting example of an irregular plan bungalow. The main center block of this 1-story, stucco building has a steeply pitched hip roof with a small eyebrow dormer at the front and a larger shed-roofed dormer on the south slope of the roof. A pair of windows in a shallow bay is located on the facade. Brick veneering sheaths the lower third of the wall surface. Extending from this center block is a brick-piered sun porch with a front-gabled roof that matches the pitch and massing of the main roof. The sun porch is glazed-in and has metal roll-up awnings. A long hip-roofed wing extends from the rear, southeast corner of the building.

Permits show that William C. Keller was the builder of this bungalow. A Milwaukee native born in 1892 to grain dealer Charles A. Keller, William C. Keller started in business for himself around 1916. One biography indicated that he was "building and selling distinctive homes of his own design." Keller lived nearby in the Washington Heights neighborhood on North 51st Street. It is likely that he authored the design for this building, given the information in his biographical sketch.⁵⁷

Gallus Schober, the original owner of this house, was the vice-president and later president of the Western Novelty Company, which produced leather goods. Another officer of the company, Adolph O. Kesselhut, lived at 2831 North Grant Boulevard. Schober died in the mid-1950s, and his widow, Norma, lived here through 1970.

2863 N. Grant Boulevard (1924)
Walter F. Neumann, architect
Contributing building

Joseph Miller,
original owner

The Joseph Miller house is a 2-story, rectangular, brick building with a simple hip roof. The center entrance features a small wooden portico supported by Tuscan columns and is flanked by symmetrically placed, 6-over-1, leaded sash on each story. A decorative iron balustrade atop this portico and patterned brickwork forming arches above the first story windows are details that lend a decorative touch to this otherwise unornamented building. The well-maintained building appears to be in original condition.

Joseph Miller was the proprietor of the Cream City Boiled Ham Company and the vice-president of Kilbourn State Bank. John H. Lambrecht of the Lambrecht Creamery became the second owner in 1929. By the early 1950s, the house had become a parsonage for clergy of the Church of the Reformation.

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2870 N. Grant Boulevard (1922)
Designer unknown
Contributing building

Carl W. Senn,
original owner

This rather unpretentious American Four-Square house was erected by Bernhard Donath, a builder whose interesting bungalows can be found throughout the nearby Washington Heights neighborhood. The Senn house is a departure from Donath's bungalows and is a plain, 2-story, rectangular, brick building with a hip roof. The entrance is located at the north end of the facade and is sheltered by a small porch whose brick piers extend above the hip roof. To the south of the porch is a grouping of four windows sheltered by a shallow pent roof. On the second story are two pairs of windows with metal, roll-up awnings. A soldier course of brick below the sills of these windows gives a slight horizontal quality to the facade.

Carl W. Senn, the original owner, was the assistant works foreman for the Falk Corporation. He was active in Masonic organizations and a charter member of several including McKinley Lodge No. 307, F. and A.M., McKinley Lodge No. 102, R.A.M. and Nettie Y. Kenney Chapter No. 268 O.E.S. Senn lived here until his death in December of 1965 at the age of 84. His widow, Louise, continued to live here through 1970.⁵⁸

2871 N. Grant Boulevard (1928)
Designer unknown
Contributing building

Arthur Schumann,
Samuel Kamesar,
original owners

A variation on the English cottage style, this multi-gabled, 1 1/2-story, rectangular, brick house was designed for Arthur A. Schumann. The house's chief design element is the large central gable which frames a grouping of three windows on the second story and a 3-sided projecting bay window on the first story. The house's entrance, to the right of the bay, is recessed within a round-arched opening. The corners of the facade, as well as the chimney, are accented by randomly placed, irregularly-sized pieces of light-colored stone. The exterior has not been altered and is in good condition.

Schumann, a real estate and insurance agent, and his wife, Erna, lived in the house for only two years. The building's principal occupant, from 1930 through the mid-1950s, was the wholesale meat dealer Samuel Kamesar.

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2876 N. Grant Boulevard (1927)
Designer unknown
Contributing building

Harry Hankin,
original owner

The Harry Hankin residence is a representative example of the Mediterranean Revival style. The hip-roofed, 2-story, rectangular, brick house has a symmetrically arranged facade whose primary feature is the pedimented portico supported by doubled Ionic columns. To either side of this portico are pairs of round-headed casement windows with leaded sash. At the center of the second story is a pair of small windows with 4-over-4 sash which are flanked by pairs of windows with 6-over-1 sash. The shutters at the center window appear original. Brick quoins accent the corners.

First owner Harry Hankin was the proprietor and later president of Hankin's Department Store located at 2702 West Center Street. Hankin and his wife, Mae, owned this house through 1949, and then moved to Glendale Avenue. In the late 1950s, the house served as the parsonage for Memorial Lutheran Church.

2879 N. Grant Boulevard (1921)
Designer unknown
Contributing building

Louis Wilke,
original owner

The Louis Wilke house is a 2 1/2-story, rectangular, Arts and Crafts style building with a brick veneered lower story and a stucco-sheathed second story. The chief features of the facade include a gabled, projecting, second story supported by brackets and a projecting porch that has a gabled roof supported by brick piers. A chimney extends up the south elevation. Groupings of 6-over-1 sash and exposed rafter ends contribute to the Arts and Crafts character of this house. The building is in nearly original condition except for the large picture window in the front. Louis Wilke ran his mason contracting business out of his home and lived here through 1938. In the 1960s, the house was occupied by the president of the Wisconsin-Upper Michigan Synod Lutheran Church in America.

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Endnotes

¹Milwaukee County Register of Deeds, Milwaukee County Courthouse, Deeds 333:354, 818:430, 888:61.

²Wisconsin Architectural Archive, plans of Herbst and Hufschmidt, Plan No. WAA 162-11.

³Harry B. Richards, Obituary, Milwaukee Sentinel, August 29, 1958, Milwaukee Public Library Obituary Scrapbooks.

⁴Frederick O. Eitel, Obituary, Milwaukee Sentinel July 31, 1958, Milwaukee Public Library Obituary Scrapbooks.

⁵Deeds 747:114; Milwaukee City Building Permits.

⁶"E. C. Bayerlein Funeral Set for Friday," Obituary of E. C. Bayerlein, Milwaukee Sentinel, March 14, 1963, Milwaukee Public Library Obituary Scrapbooks; John B. Gregory, History of Milwaukee, Wisconsin (Milwaukee: S. J. Clarke Publishing Company, 1931), Vol. 4, pp. 554-555.

⁷Deeds 891:227, 965:260.

⁸Deeds 845:510; Milwaukee City Building Permits.

⁹Deeds 747:85.

¹⁰"Tuesday Rites Set for Dr. Bornstein," Obituary of Dr. Max Bornstein, Milwaukee Sentinel, Monday, August 23, 1965, part 2, p. 9.

¹¹Deeds 747:176, 868:367, 957:502, 991:291.

¹²Deeds 897:394.

¹³Gregory, Vol. 4, pp. 451-453; Shirley du Fresne McArthur, North Point Historic District Milwaukee (Milwaukee: North Point Historical Society, 1981), p. 151.

¹⁴Deeds 899:162, 887:123, 965:155.

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¹⁵Associated Compilers, Men of Milwaukee (Milwaukee: Aetna Press Inc., 1929-1930), p. 208.

¹⁶Wisconsin Architectural Archive, Plans for the Mrs. E. Haymaker House, A. C. Eschweiler, WAA 01-1005.

¹⁷Wright Directory Company, Milwaukee City Directory, 1921, advertisement, p. 208.

¹⁸Deeds 902:46, 889:379, 927:49, 928:518.

¹⁹Grover E. Hanisch, Obituary, Milwaukee Sentinel, October 16, 1958, Milwaukee Public Library Obituary Scrapbooks.

²⁰Correspondence and other documents relating to the proposed construction of the church can be found under 2577 N. Grant Boulevard, City Building Permits, Department of Building Inspection.

²¹Gregory, Vol. 4, pp. 527-528; "S. Gengler, 83, Dies; Director of T. C. Esser," Obituary of Stephen Gengler, Milwaukee Sentinel, Monday, February 2, 1959, Milwaukee Public Library Obituary Scrapbooks.

²²Wright's Milwaukee City Directory, 1941, advertisement, p. 1907.

²³Dr. Rudolph B. Hoermann, Obituary, Milwaukee Sentinel, August 6, 1958, Milwaukee Public Library Obituary Scrapbooks.

²⁴Deeds 859:183; Mrs. Oscar Lewis, Obituary, Milwaukee Sentinel, August 6, 1964, Milwaukee Public Library Obituary Scrapbooks.

²⁵Associated Compilers, Men of Milwaukee, p. 233.

²⁶"Eugene Wengert Dies; Once Served as D.A.," Obituary of Eugene Wengert, Milwaukee Sentinel, February 10, 1963, Milwaukee Public Library Obituary Scrapbooks.

²⁷Deeds 747:145, 875:413.

²⁸Information about George Zagel supplied by Susan Wirth.

²⁹Ibid.

³⁰Deeds 747:268.

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³¹John Geisinger Obituary, Milwaukee Sentinel, November 2, 1960, Milwaukee Public Library Obituary Scrapbooks.

³²Deeds 816:66; Wright's Milwaukee City Directory.

³³"Kuemmerlein Rites Set for Saturday," Obituary of George Kuemmerlein, Milwaukee Sentinel, December 12, 1958, Milwaukee Public Library Obituary Scrapbooks.

³⁴Deeds 747:300, 775:38, 778:439.

³⁵Deeds 778:439.

³⁶Deeds 747:458, 814:507.

³⁷Deeds 991:156.

³⁸Deeds 747:458, 839:68, 823:271.

³⁹Deeds 729:502, 747:410, 809:155, 818:107.

⁴⁰Elmer Van Roo, Obituary, Milwaukee Sentinel, July 20, 1960, Milwaukee Public Library Obituary Scrapbooks.

⁴¹Associated Compilers, Men of Milwaukee, p. 226.

⁴²Deeds 329:580, 811:394, 830:356, 998:100, 1019:394, 1123:552, 1125:49; Obituary of Walter A. Moore, Milwaukee Journal, Friday, January 21, 1977, part 2, p. 2.

⁴³Deeds 822:431, 1005:206.

⁴⁴Albert E. Reichardt, Obituary, Milwaukee Sentinel, October 15, 1959, Milwaukee Public Library Obituary Scrapbooks.

⁴⁵Deeds 902:159, 859:185, 979:135.

⁴⁶Deeds 747:528, 777:558, 1027:263.

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Description (continued)

⁴⁷"Vogt, Former Print Firm Officer, Dies," Obituary of Fred Vogt, Milwaukee Sentinel, January 5, 1965, Milwaukee Public Library Obituary Scrapbooks.

⁴⁸Norman L. Kuehn, Obituary, Milwaukee Sentinel, April 18, 1963, Milwaukee Public Library Obituary Scrapbooks.

⁴⁹Wright's Milwaukee City Directory, advertisement, 1921, p. 217.

⁵⁰Deeds 808:188; Milwaukee County Register of Deeds, Mortgages 934:89.

⁵¹Gregory, Vol. 4, pp. 604-605; Information supplied by Hugh Swofford on Herman Lefco.

⁵²"R. Jacobi, Paint Firm Head, Dies," Obituary of Robert F. Jacobi, Milwaukee Sentinel, November 8, 1958, Milwaukee Public Library Obituary Scrapbooks.

⁵³Clement P. Host, Obituary, Milwaukee Sentinel, January 22, 1963, Milwaukee Public Library Obituary Scrapbooks.

⁵⁴Deeds 806:600, 879:457, 897:157, 887:496, 909:184, 927:38, 1064:529.

⁵⁵Catherine Cole Stevenson and H. Ward Jandl, Houses by Mail, A Guide to Houses from Sears, Roebuck and Company (Baltimore, Maryland: The Preservation Press, 1986), pp. 42 and 286.

⁵⁶John B. Lenartz, Obituary, Milwaukee Sentinel, October 15, 1961, Milwaukee Public Library Obituary Scrapbooks.

⁵⁷Associated Compilers, Men of Milwaukee, p. 128.

⁵⁸"Carl W. Senn Dies; Active in Masonry," Obituary of Carl W. Senn, Milwaukee Sentinel, December 3, 1965, Milwaukee Public Library Obituary Scrapbooks.

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Significance (continued)

Mayer, Henry R.
Rothman, David
Truettner, Walter G.
Wick, Paul J.

HISTORICAL BACKGROUND

Six-block-long Grant Boulevard lies in the west half of Section 13, Town 7 North, Range 21 East. The four blocks between West North Avenue and West Center Street are in the southwest quarter and the two blocks between West Center Street and West Locust Street are in the northwest quarter of that section. Milwaukee pioneer Charles James received his patent on the 160 acres of the southwest quarter on August 5, 1839, while on the same date a patent was granted to Samuel Brown for the northwest quarter. Both quartersections remained essentially rural through the nineteenth century. Brown sold off his acreage within a few years after acquiring it, and not much information could be found about the subsequent land holders. James' property remained almost intact until it was platted for development.³

A native of St. Malvern, Cornwall, England, Charles James (March 31, 1812 - January 31, 1900) was a well-known figure in early Milwaukee, having been the builder of the city's first frame store, of city founder Solomon Juneau's first frame dwelling, and of Juneau's warehouse on the Milwaukee River. James was best remembered, however, for his beautiful and productive farm located between today's North 35th Street, North Sherman Boulevard, West North Avenue, and West Center Street in what was then the Town of Wauwatosa. In the 1850s, the Milwaukee Sentinel praised the farm's produce which included apples, potatoes, and wild plums and especially James' flower garden, which the paper called one of the best in the state.⁴

James built an elegant hip-roofed house on his farm in 1848, and the five acres surrounding the house and farm complex were landscaped with a double row of trees in the shape of a horseshoe with the open end facing east. The trees consisted of red and white cedars, white pine, balsam, Norway spruce, and hemlocks and resulted in the farm being named "The Cedars." James' celebrated flower gardens were located within this windbreak and contained 200 varieties of roses and hundreds of varieties of tulips and peonies. James' prosperous farm was shown in a full-page illustration in the 1876 Illustrated Historical Atlas of Milwaukee County.⁵

The city limits had not yet extended to the west half of Section 13 when the Milwaukee Park Commission was created in 1889. The Commission's wide-

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Significance (continued)

ranging quest for park sites led to a flurry of real estate speculation in lands adjacent to the city as developers tried to buy up tracts to sell to the city for parkland or to develop as high class residential subdivisions that could command high prices due to their proximity to a city park. The Park Commission acquired a 24-acre tract in the northwest quarter of Section 13 in the fall of 1891. The Perrigo Tract, as it was called, is today known as Sherman Park and covers the area between North Sherman Boulevard, North 41st Street, West Locust and West Burleigh Streets. Between 1890 and 1896, Julius and Ludwig Wechselberg purchased over 100 acres in the southwest quarter of Section 13 from Charles James. The Wechselberg brothers were successful real estate brokers who were described as having "had phenomenal success, having purchased and sold hundreds of thousands of dollars worth of acreage, subdivisions and lots."⁶ When he sold his farm, Charles James, by this time an elderly man, reserved the 120-foot by 90-foot section of land on which his homestead stood. Set back from West North Avenue, the parcel sat roughly where today's 2327-2329 North Grant Boulevard is located. James also reserved a right-of-way to his house from West North Avenue along what would be the west half of today's Grant Boulevard. The Wechselbergs agreed to pay the taxes on the property as well as to keep up the buildings, while James agreed to remove the house whenever the Wechselbergs desired to plat the land.⁷

The James house was described in 1896 as being as firm and free of shrinkage as the day it was completed, and that the plaster walls of the hall and parlor were "as perfect as on the day the mason's trowel polished their surfaces, with not a break nor a blot to mar their beauty."⁸

By the late 1890s, Charles James was no longer spending much time at "The Cedars." A married niece cared for the homestead, since James had never married. He divided his time between his farmhouse, the Hotel Aberdeen in downtown Milwaukee, and a married niece's home in Mineral Point, Wisconsin, and he wintered each year in the South. James died at the age of 87 while wintering in Thomasville, Georgia on January 31, 1900. His obituaries indicate that a nephew occupied the old house at "The Cedars" at that time.⁹

Although Ludwig Wechselberg joined with Henry C. Paine and Benjamin M. Weil to incorporate the Boulevard Park Land Company on July 22, 1896, they did not plat the 80 acres around the old James farmstead for over a decade. Distance from the city seemed to be one reason that development was delayed, especially since the area was not served by public transportation, a factor said to contribute to the relatively low use of nearby Sherman Park.¹⁰

Evidently the investors determined that the time was right to develop the land in 1909, and the James heirs deeded over the final portion of the old

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Significance (continued)

homestead to the company in July of that year. It is not known whether or not the James house still stood at that time, whether it was razed or moved to a new location or left in place and extensively remodeled to blend with the new subdivision. The Boulevard Park Land Company platted their holdings in four separate increments, moving from south to north. Each portion was annexed to the city separately just before the plat was recorded by the county. Prior to these annexations, the western city limits were irregular but generally ended at North 39th Street. The Boulevard Park Subdivision extended from North 39th Street to North Sherman Boulevard and from North Avenue to West Meinecke Street; it was annexed on December 8, 1909, and the plat was recorded on February 25, 1910.¹¹ The First Continuation of Boulevard Park encompassed land from North 39th Street to Sherman Boulevard and from West Meinecke to West Wright Streets; it was annexed on December 8, 1911 and the plat recorded on March 5, 1912.¹² The Second Continuation of Boulevard Park extended from North 39th Street to Sherman Boulevard between West Wright and West Clarke Streets, while the Third Continuation of Boulevard Park extended the subdivision north from West Clarke to West Center Streets. The city annexed these two parcels together on January 20, 1914. The Second Continuation plat was recorded on March 10, 1914, while the Third Continuation was platted on December 30, 1914.¹³

Within the Boulevard Park Subdivision, North 39th, North 40th, and North 41st Streets were laid out to be 60 feet wide, while the lots fronting those streets were generally 40 feet wide by 118 or 119.5 feet deep. Grant Boulevard, the centerpiece of the subdivision, was laid out with a 105-foot roadway with generous lots 50 feet wide by 120 feet deep along the east side of the thoroughfare and 50 feet wide by 150 feet deep on the west side of the street. The lots fronting on Sherman Boulevard were even more spacious at 50 feet wide by 165 feet deep.

As stated earlier, the northernmost two blocks of Grant Boulevard, between Center and Locust Streets, located in the northwest quarter of Section 13, have a slightly different history. The property had passed from S. Brown to B. Brazee in 1841 with a smaller 42-acre parcel passing to J. Cramer and later to E. Pavenstedt and to H. Deetjen in 1857. In 1868 and 1869, A. Zillmer acquired this land and held it until he sold it to the Residence Realty Company on September 14, 1912. It encompassed the area between North 39th Street, North Sherman Boulevard, West Center and Locust Streets. The Residence Realty Company was incorporated on September 10, 1912 with John G. Reuteman, August Richter, Jr., and G. P. Plischke as officers. The Residence Realty Company platted the land as Residence Park, and the plat was recorded on August 11, 1914. The area was annexed by the City of Milwaukee on

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Significance (continued)

September 1, 1914.¹⁴ The width of the roadways and sizes of lots conformed to those of Boulevard Park.

Although nominally identified as a boulevard on the various plats described above, official boulevard designation from the City of Milwaukee was something that the developers began to petition for right after the First Continuation of Boulevard Park was platted in 1912. Boulevard status conveyed more than just prestige. The concept of a series of 100-foot-wide boulevards that would ring the city at the city limits was proposed as early as 1877, but it took the creation of the Park Commission in 1889 for serious boulevard planning to begin. The park commissioners lobbied for the creation of boulevards and pleasure ways to link the various public parks scattered throughout the city and its environs. Chapter 167 of the State of Wisconsin Laws of 1895 created the official boulevard designation and gave Milwaukee's Common Council the power to designate thoroughfares as boulevards upon the recommendation of the Park Commission. Official designation prohibited heavy vehicles such as drays, wagons, trucks and sleighs from "carrying goods, merchandise, timber, stone, building material, wood, manure, dirt or other articles" along boulevards except to deliver necessary items to residences fronting on the boulevard. By 1914 the ordinance was expanded to give the Park Commission control over the planting and care of the parked plots along boulevards as well.¹⁵

Grant Boulevard's proximity to Sherman Boulevard, located just one block to the west, may have been the reason that its designation as a city boulevard was a long and drawn-out affair. Sherman Boulevard was created to link two city parks: Washington Park on the south and Sherman Park on the north. Sherman Park was named after Civil War general William Tecumseh Sherman, and the boulevard was named accordingly. Like traditional boulevards, Sherman Boulevard's 120-foot width is divided into two roadways by a landscaped median strip.

Grant Boulevard did not link two parks like its neighbor, although its northern terminus is Sherman Park. Grant Boulevard was originally planned as a traditional boulevard with a 25-foot center plot flanked by two broad roadways. The property owners and the Boulevard Park Land Company conferred with the park board in 1910, however, before construction of the street had commenced and indicated their preference for a wide center roadway with side parked lots that "would be of greater practical value and also give the street a better appearance."¹⁶ The Board of Park Commissioners agreed with the request, but Common Council approval was postponed for a number of years. The request for designation as an official boulevard was reintroduced on November 29, 1913, and again in 1917, when it was finally approved in a vote of the

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Common Council on November 19, 1917. By the time it was designated, some thirteen thoroughfares, or portions thereof, had been designated as boulevards by the Common Council.¹⁷

Both Boulevard Park and Residence Park reflect the trend of the pre-zoning era to create first class residential neighborhoods free of commercial and industrial encroachments by using deed restrictions that would ensure that a certain type and quality of building was constructed in a subdivision. Both Boulevard Park and Residence Park established restrictions against the manufacture, sale or other dispersal of alcoholic beverages and prohibited saloons and other establishments that would serve such substances such as hotels and restaurants. Deed restrictions also prohibited livery, boarding or sale stables, and any business that would be detrimental to the interests of a first class residential neighborhood. Residence Park did allow professional persons to conduct some of their business in their homes. The developers also established a uniform setback from the center line of Grant Boulevard in order to preserve the estate-like quality of the lots. In Boulevard Park and its continuations, the setback was established at 77 1/2 feet; in Residence Park the setback was 82 1/2 feet, and buyers were responsible for grading the land to an elevation not to exceed 21 inches above the established grade of the street. Both developments restricted construction on Grant Boulevard to single family residences. Each subdivision spelled out minimum valuations for the houses to be constructed. In Boulevard Park the amount began at \$3,500 but it was increased to \$5,000 and even \$6,000 by 1919. Residence Park maintained a standard figure of \$3,500, although most of the houses built there far exceeded that figure in cost. Violations of this covenant would result in the forfeiture of the property and its reversion back to the developers or their successors. In Residence Park the original covenant had an expiration date of January 1, 1985, but there were no time limits set in Boulevard Park.¹⁸

Building permit information indicates that house construction began around 1913, and by 1918 approximately 34 of the extant structures had been built. Between 1919 and 1922 some 69 houses were erected, the largest number of these, 25, were built in 1921 alone. As available lots were built up, construction tapered off, and the last house built during the boulevard's period of significance was erected in 1931 at 2774 North Grant Boulevard. The Boulevard Park Land Company dissolved as a corporation on March 12, 1926, as had the Residence Realty Company on January 16, 1924.¹⁹

Many of the extant houses along Grant Boulevard were either architect-designed or contractor-built for the original owner-occupants of the properties. There were a number of instances, however, where it appears that

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Significance (continued)

real estate companies or builders, such as Paul J. Wick or Walter Truettner, purchased lots, erected houses on speculation, and subsequently sold them to homeowners. Examples of this include Nos. 2756, 2762, 2770, 2804, and 2822. While most of the original owners were generally long-term occupants, some owners sold their properties within a year or two of purchase, leading one to speculate that they may have been capitalizing on the appreciation of their property.

Grant Boulevard attracted a prosperous upper middle class segment of society. The first residents came from neighborhoods around Brewer's Hill, North Tenth, and North Eleventh Streets, and from nearby west side streets. Owners included professionals in the real estate, insurance and brokerage fields and proprietors of various stores, as well as some physicians, dentists and attorneys. A number of contractors in the building trades lived here, as well as upper management executives of large corporations. The greatest number of residents by far were the officers of small manufacturing and service corporations, most of which seem to have been family-owned. The businesses ranged from printing companies to leather products to dairies. Perhaps the most recognizable name among these businessmen was Philip Koehring, owner of the still extant Koehring Company, manufacturers of construction equipment. Koehring moved from Grant Boulevard to a Tudor Revival style mansion he built on Lake Drive in 1930.

Residents of Grant Boulevard had surnames of predominantly German and Jewish ethnicity, such as Rosenberg, Rothman, Goldback, Hersh, Kramer, Marquardt, and Orth. Like many of the West Side neighborhoods, family and business ties seem to link a number of the Grant Boulevard residents. There are a number of instances of officers of the same corporation living here, reflecting marital or family ties. There are also examples of multiple households with the same surname: three Lauers, four Hackbarths, two Breithaupts, and two Glienkes.

Having attained a secure professional status, most of the original owners appear to have been in their late 30s or 40s when they moved to Grant Boulevard. Many stayed in their houses for twenty years or more before they moved to other houses on Sherman Boulevard or other parts of the Sherman Park neighborhood. The stability of the neighborhood is exemplified by the number of families who are known to have lived on Grant Boulevard from the 1920s or 1930s into the 1970s: Mayer (No. 2316), Leichtfuss (No. 2311), Koester (No. 2370), Scholl/Reisweber (No. 2424), Puls (No. 2443), O'Day (No. 2517), Herbst (No. 2550), Lauer (No. 2564), Gengler (No. 2602), Hoerig (No. 2636), Weber (No. 2658), Hackbarth (No. 2702), Kuemmerlein (No. 2731), Reichardt (No.

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Significance (continued)

2804), Lefco (No. 2837), Herbst (No. 2850), Senn (No. 2870), and Schober (No. 2862).

Grant Boulevard remained a gracious thoroughfare for a good portion of its history. The wide parked lots resulted in an unusually attractive streetscape, giving the street an estate-like quality that belied the relatively modest size of the houses. The wide expanse between sidewalk and curb was planted with double rows of elms, which matured to a cathedral-like arch above the street. The fact that the boulevard dead-ends at Sherman Park reduced the amount of through vehicular traffic that now detracts from the pastoral character of most of the city's other boulevards.

Several factors began to negatively impact the boulevard's traditional stability in the 1950s and 1960s when more resident turnover became apparent on Grant Boulevard. Probably the most significant factor was the proposed Park West freeway corridor and the uncertainty that it brought to the neighborhood. The State of Wisconsin, the City of Milwaukee, and Milwaukee County cut a wide swath between West North Avenue and West Meinecke Street through the city's West Side extending all the way west from downtown to Sherman Boulevard by razing all the buildings for a proposed freeway. On Grant Boulevard, some seventeen residences were razed in the block between West North Avenue and West Meinecke Street, leaving standing just six houses at the south end of the boulevard separated by the right-of-way of the proposed roadway from their companions to the north. One house was also left standing on the southeast corner of West Meinecke Street, No. 2370. Protests by West Side residents halted the demolition at the east curb line of Sherman Boulevard, and a lengthy debate ensued as to the necessity of building this loop of the freeway system. Ultimately, the plan to build the freeway was abandoned, and most of the land has remained vacant ever since. A great deal of disinvestment occurred on Grant Boulevard and in the surrounding area during the ensuing decades. Some infill townhouse and duplex construction in a pseudo-Victorian style occurred on Grant Boulevard in the 1980s which resulted in a change in the width of the roadway between West North Avenue and West Meinecke Street that further eroded the historic character of the south end of Grant Boulevard. Dutch Elm disease took its toll on the boulevard's magnificent tree stock, and most of the trees were cut down in the 1960s. The boulevard has since been replanted with a variety of deciduous trees.

One stabilizing factor was that Grant Boulevard's population took on a decidedly religious character between the mid-1940s and mid-1970s, when some 23 residences were used as church parsonages or to house personnel of various religious institutions. Grant Boulevard at that time acquired the nickname

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Significance (continued)

"parsonage row" or "ministers' row." Most of these houses have since returned to non-sectarian ownership.

Today, Grant Boulevard continues to hold its own in an economically and racially diverse neighborhood. Adherence to the early deed restrictions has prevented the housing stock from being subdivided into rental units by absentee landlords, although a few violations have occurred. The neighborhood also successfully prevented the construction of a church on an empty corner lot at No. 2577, which would have detracted from the exclusively residential character of the boulevard. Recognition of the boulevard's special architectural character led to local historic designation by the City of Milwaukee in 1985.

SIGNIFICANCE

The Grant Boulevard Historic District is being nominated to the National Register of Historic Places for its architectural significance under Criterion C as an architecturally distinguished assemblage of early twentieth century, middleclass houses unified by their orientation to a broad, landscaped boulevard. The district is also significant under Community Planning and Development as an example of the boulevard planning concept which had such an important influence on the physical development of the City of Milwaukee. The period of significance of the district is 1913 to 1931, during which time all of the contributing structures in the district were built.

Grant Boulevard is architecturally significant as one of the city's more remarkable concentrations of early twentieth century architect- and builder-designed residences. The buildings constructed between 1913 and 1931 are excellent representations of the residential styles and high quality construction preferred in those years by Milwaukee's growing class of prosperous industrialists, manufacturers, merchants, and professionals. Many of the houses are outstanding examples of the residential design work of the city's leading, early twentieth century architects and builders. The styles and types of residential architecture represented in the district include Bungalow, Mediterranean, Arts and Crafts, Craftsman, Colonial Revival, Prairie, and Tudor. The district is of planning significance for the way the developers of the district made use of the boulevard planning concept and deed restrictions to ensure that the boulevard would achieve a certain character distinct from the neighboring streets.

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Significance (continued)

ARCHITECTURAL SIGNIFICANCE

The houses in the Grant Boulevard Historic District represent a veritable catalogue of the styles and building materials that were popular for middle class residential construction in Milwaukee between 1913 and 1931. Rather than being representative of the large, showy, formal houses built along such thoroughfares as Lake Drive, Newberry Boulevard, Highland Boulevard or Hi Mount Boulevard by the city's wealthiest residents, the houses along Grant Boulevard are interesting for their consistently homey, informal quality illustrating the housing ideals of the prospering middleclass in the early twentieth century. The houses on Grant Boulevard had no pretensions to being mansions. They are not particularly imposing from the street, and their interiors reflect a family-oriented, informal lifestyle. Few of the houses on Grant Boulevard, for example, were built with accommodations for live-in servants. They are also modest in size with only two or three bedrooms and an informal floor plan of average-sized rooms opening off one another, often with the front door leading directly into the living room rather than into a reception hall. Most of these houses were architect-designed or unique custom-built structures constructed by residential builders. The houses are excellently crafted of quality materials such as brick, stone, stucco, and tile and are finely finished on the interior with handsome wood trim, French doors, built-in cabinetry, fireplaces, and leaded glass. It is this high level of craftsmanship that distinguishes Grant Boulevard from the residences on nearby streets. The houses on Grant Boulevard were also constructed early in the era of the automobile, and most included an attached or detached garage as part of the original construction that was designed to complement the house in materials and style.

Architectural Styles

In the first two decades of Grant Boulevard's development, some of the most popular domestic architectural expressions were a family of styles known today as the Progressive styles to distinguish them from the historically based Period Revival styles.

The Progressive styles were very popular in Milwaukee. This group of nonhistorical architectural modes includes the Craftsman Bungalow, the American Foursquare, and the Prairie styles. These were considered to be the clean, functional, modern architecture of their era. Because these styles were all popular with the middle class during the years between 1912 and 1925 when Grant Boulevard was built up, they are well represented in the district. One exception is the American Foursquare style, which on Grant Boulevard

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Significance (continued)

tended to assume enough architectural attributes of more high style modes, such as the Prairie and Craftsman, to be generally classifiable with those genres.

The Craftsman style was promoted by a number of architectural theorists, especially Gustav Stickley, through the press and magazines as the ideal domestic architectural expression for the working and middle classes. It was characterized by simple massing, plainly used materials, including wood, wood shingles, stucco, and brick, or combinations of these, heavy sturdy woodwork, and wide overhanging eaves with exposed rafter ends. Although most closely associated with the bungalow house type, the Craftsman mode was also popular for more substantial 2-story houses. These simple, functional dwellings are typified by the Charles Puls house at 2443 built in 1916 to the designs of R. E. Oberst, the Frank Schmidt house at 2565 built in 1919, the L. H. Rotter house at 2676 built in 1921, the David Rothman house at 2677 built in 1921, and the Hans J. A. Christiansen house at 2818 built in 1917.

The bungalow was a new housing type that became popular after 1900. It is generally thought of as an informal one-story house with a wide front porch. It was enthusiastically embraced by the working and middle classes in Milwaukee. In response to the great demand for bungalows, the local professional architectural community developed this housing form to a high degree.

One of the most important distinguishing qualities of Grant Boulevard is its outstanding bungalow architecture. Grant Boulevard, in fact, has one of the city's finest and most varied collections of bungalows encompassing some 55 examples. Virtually all were either architect-designed or constructed by prominent builders who specialized in high-end, custom-built houses. These bungalows illustrate a considerable range of stylistic variation.

The Craftsman-inspired bungalows on Grant Boulevard were built mostly between 1913 and the early 1920s and are often brick or stucco-clad with bold, simple massing and a chaste appearance. Examples include the William E. Goeldner house at 2410 (1913) designed by architect Charles J. Keller, possibly a relation to builder William C. Keller; the Paul Wick-built residence designed for Joseph B. McMullin at 2750 (1916); the Waldemar C. Glienke house at 2745 (1919) designed by Leiser & Holst; the Karze/Thurner residence at 2662 (1919) attributed to builder Bernhard Donath; Donath's house for George C. Otto at 2452 (1919); and the Peter W. Sprecher house at 2728 (1920), William C. Keller, builder.

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Significance (continued)

After World War I, another bungalow type emerged that shared a common formula of features on the front including front-facing dormers, shallow first story bays in which are set groupings of windows and prominent sun porches with battered walls which served as entryways and were usually located at a corner of the front facade. The sun porches were frequently the most striking part of the facade treatment, and often had highly decorated leaded glass or casement windows. Examples of such bungalows include: the Robert Trapp residence at 2762 (1918) built by Walter G. Truettner; the Henry B. Morman residence at 2722 (1919) built by Henry R. Mayer and its near twin at 2749 for Herman C. Elwing also built by Mayer; the Gustav M. Butter residence at 2477 (1919); the Reinhold G. Marquardt house at 2737 (1920); the Wilhelm F. Wittstock residence at 2516 (1921); the Otto G. Hackbarth house at 2702 (1922) designed by Leiser & Holst; the Adolph Kesselhut house at 2831 (1925) and the Henry Bergs house at 2549 (1928).

Other bungalows on the boulevard follow a more traditional form with a side-gabled roof sheltering a broad front porch extending across the front. Their scale, materials, and detailing distinguish them from the average frame, tract-built bungalow found in the surrounding neighborhood. Among these are the Oscar A. Ritter house at 2471 (1918) designed by John Menge; the William F. Schmitz house at 2607 (1920); the Charles H. Schefft house at 2823 (1921) built by Walter Truettner; and the Charles J. Glienke residence at 2651 (1921).

Still other bungalows reflected Period Revival style influences. For example, when windows, entrances, or walls were accented with irregularly-shaped stone blocks or when gable ends featured half-timbering, the resulting structure was often referred to in its day as an "English Bungalow." An example with these features is the Nicholas S. Thelen house at 2756 (1918) built by Walter G. Truettner. Some bungalows illustrate Colonial Revival features, such as the Albert E. Reichardt house at 2804, built in 1920 by builder Walter G. Truettner. Of the Arts and Crafts style bungalows, 2524 built in 1920 to the design of Rosman and Wierdsma is probably the finest and most original example.

Reflecting somewhat more esoteric architectural theories, the Prairie style was the most upscale of the Progressive styles. These houses reflected a very sophisticated aesthetic code and were often fairly costly to build. There are several examples of the Prairie style on Grant Boulevard, five of which can be attributed to specific architects. The Harry Herz residence at 2436 built in 1915 and designed by Herbst & Hufschmidt, is one of the most easily recognizable examples of the style and clearly illustrates the influence of Frank Lloyd Wright. The massive 2-story brick structure has a

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Significance (continued)

hip roof with broad overhanging eaves with the traditional "highwaisted" horizontal division of the elevations into a short upper story and taller lower story separated by a stone beltcourse. The grouped lower story front fenestration is framed by buttress-like brick piers that terminate at the second story line. The most unusual Prairie style house in the district is the Nicholas F. Streff house at 2837 (1919), attributed to Mark F. Pfaller. It is a small, flat roofed, 1-story, stucco-clad house that appears to have been influenced by the economical designs Frank Lloyd Wright created for the American Systems Built Company, examples of which were built at the northwest corner of West Burnham Street and South Layton Boulevard by a local developer in 1916. The Streff house closely resembles another Pfaller-designed house at 1510 South Layton Boulevard built about the same time. At over 3,000 square feet, the Philip Koehring house at 2517 (1915) by Van Ryn & DeGelleke is the largest of the Prairie style houses on Grant Boulevard.

The Period Revival styles, those based on the past architectural expressions of bygone eras and diverse nations include a range of modes of which the Arts and Crafts, Tudor Revival, Mediterranean, and Colonial Revival are all found in the district.

The Arts and Crafts style is represented by nine examples, of which seven are known to be architect-designed. Based on the vernacular cottages and farmhouses of late medieval England, the style is characterized by interesting, asymmetrical, often steeply pitched, gable roofs frequently with exposed rafter ends at the eaves. Stucco-cladding combined with brick and banks of multipaned windows all help convey a generally English cottage quality. Grant Boulevard examples include the Gerhard G. Mockley/Winfred Zabel house at 2411 (1913) designed by Walter F. Newman; the George Seifert house at 2416 (1915) designed by Frank Drolshagen; and the Louis Wilke house at 2879 (1921). One of the houses most strongly evocative of the English architecture that inspired the Arts and Crafts style is the Walter J. Buckley house at 2370 (1913).

The Tudor Revival style was very popular in Milwaukee between 1910 and 1930. Although it was less common on Grant Boulevard than the various progressive styles such as the Prairie and bungalow styles, there are a number of fine examples, most reflecting the English cottage mode of the 1920s. The style is characterized by its asymmetrical, picturesque quality and features steeply-pitched, multi-gable roofs, half-timbering, stucco, truss-like piers at the porches, oriels, bays, and leaded glass windows. One particularly charming example is the Ernest Stauff/Walter A. Moore residence at 2803 (1923), while a starker and more austere rendition is located across the corner from it at 2779 built in 1922 for Dr. Henry J. Kuhn and designed by

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Leenhouts and Guthrie. The firm of Eschweiler & Eschweiler, better known for its larger English-inspired residences, designed the modestly-scaled Tudor cottage for George F. DeWein at 2765 in 1924. Other examples include 2810 (1920) designed by Charles Valentine and 2871 (1928).

Contemporary with, and closely related stylistically to, the Tudor Revival is the northern French-inspired Norman style. It has many of the features of the Tudor but usually includes a round entry tower with a conical roof as a key design element. Grant Boulevard has one fine example, the last house built during its period of significance, the stone-clad Edward Schildknecht house at 2774 built in 1931.

One of the more popular house types on Grant Boulevard is the Mediterranean Revival. It is represented by some nine examples, most of which can be attributed to known architects. Mediterranean is a term that is applied to an architectural style popular in the 'teens and 1920s that borrowed historic motifs from the architecture of Spain, North Africa, Italy, southern France, and other countries that bordered the Mediterranean Sea. The examples on Grant Boulevard are interesting essays in the application of this picturesque, eclectic, and often expansive mode to fairly modest middle class dwellings. Most are essentially hip roofed, 2-story, rectangular, brick or brick and stucco structures to which some Mediterranean details have been applied, such as blind arch motifs, roundheaded windows, terra cotta tile roofs, wrought iron balconies, and arched hoods over the doors. Examples range from the marginally detailed Charles Ortgiesen house at 2571 (1925) and the Albert R. Schultz house at 2608 (1925) to more romanticized versions of the Mediterranean style, such as the small, one-story Anna G. and Caster Stepka house at 2456 built in 1924. The tile roof, roundheaded windows, and wall dormers with their curvilinear shaped gables and the open terrace with its shaped brick balustrade make the Stepka house one of the most memorable residences on the boulevard. Its close resemblance to the Paul F. Berndt house at 5101 West Washington Boulevard, built in 1922 and designed by George Zagel & Brother, make its attribution to Zagel likely. A more typical rendition of the Mediterranean can be seen in the Theodore and Elizabeth Scholl house at 2424 N. Grant Boulevard, built in 1915 and designed by the firm of Herbst & Hufschmidt. The two-story residence has pairs of French doors across the facade's lower story, and above each is a stucco arch ornamented with shell and floral designs. The house's Mediterranean character was probably stronger when it still had its original stucco cladding, but the brick veneering installed in its place in 1930 is sufficiently complementary that it retains a strong Italian character.

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The Colonial Revival style is one of the more common styles on the boulevard and is represented by eleven examples, five of which are known to have been architect-designed. The Colonial Revival is a general term applied to the various late nineteenth and early twentieth century revivals of styles from America's Colonial past including Georgian, Federal and vernacular eighteenth century designs. Houses in the Colonial Revival style on Grant Boulevard are generally built of brick, usually red brick, with symmetrically-arranged facades that have a central entrance which is typically emphasized by sidelights and fan lights and small classical porticos or over-door pediments. Groupings of multipaned windows frequently are accented with keystones, and quoins sometimes articulate the corners. Roofs have simple profiles and are usually of the hip or side-gable variety and sometimes feature dormers.

Two of the more imposing examples of this style include the Grover Hanisch residence at 2557 (1929) and the Fred Matt house at 2851 (1917). The Matt residence has a steeply gabled tile roof, with prominent dormers that feature Gothic sash. The entrance is accented by a flat-roofed porch supported by clusters of three columns at the corners with built-in wooden benches flanking the door. The more imposing Hanisch residence has a projecting, gabled, central pavilion which incorporates an oriel window, stone corner quoins, and a Palladian motif at the entry.

Other typical examples of the style include the Dr. Robert C. Buelow house at 2665 (1919) by Oliver Webb; the Edward Kupper residence at 2576 (1926) by John Topzant; the Harry Hankin house at 2876 (1928); the Adolph Vanderjagt house at 2537 (1919); and the Franklin G. Herbst house at 2550 (1921) by Leenhouts & Guthrie.

PLANNING SIGNIFICANCE

The Grant Boulevard Historic District is significant as an example of an innovative residential planning concept particularly characteristic of early twentieth century Milwaukee, the boulevard subdivision. In the era before zoning became an accepted planning tool, neighborhoods tended to evolve in a haphazard fashion. After platting, real estate developers or contractors would sometimes erect a number of residential properties in an attempt to set by example the standards of construction for an area, but generally purchasers of lots were more or less free to build whatever they wished on their property. Setback requirements and density restrictions were virtually nonexistent. As a result, costly houses sometimes found themselves adjacent to small cottages crowded two, three or even four to a lot. Houses, stores, taverns, livery stables, machine shops, and boarding houses could share a

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single block. The resulting neighborhoods lacked a unifying visual character and were often malodorous, noisy, and congested. While today we consider some of these older surviving neighborhoods as charmingly diverse and picturesque, it is hard to appreciate how unpleasant and unhealthy it would be to live next door to a livery stable or a small, noisy factory or workshop handling hazardous substances. Even the prosperous gold coast neighborhoods lined with the opulent mansions of the city's most affluent residents were not immune to unsavory encroachments. Newspaper accounts throughout the nineteenth and early twentieth centuries relate how vigorously wealthy West Wisconsin Avenue residents protested commercial developments such as the construction of a public livery stable on their street or how the socially elite homeowners on North Prospect Avenue fought the construction of high density apartment buildings. With no legal recourse, there was not much the residents could do other than try to buy out the proposed noxious use.

As the city grew denser and more hazardous, a shift occurred in public residential tastes and expectations. The growing middle class, able to afford their own private transportation or to use the expanding and increasingly efficient public transit system, could move farther out from the center of the city in their quest for a better quality of life and a healthier environment. Meanwhile, necessity no longer dictated that the residences of the growing class of affluent industrialists, manufacturers, and entrepreneurs, be within virtual sight of their places of business as had been the case for most of the nineteenth century. The demand for exclusively residential precincts by these groups, resulted in the emergence of the "first class" restricted subdivision, laid out by developers with larger than average lots, restrictions on density and prohibitions against noxious industries and troublesome businesses such as taverns and livery stables. Deed covenants created a legally enforceable proscription against residentially incompatible activities. Many covenants further specified that only substantial houses costing over a certain amount of money could be built. On Grant Boulevard, both Boulevard Park and its continuations and Residence Park were subject to these restrictions.

This trend toward the increasing use of deed covenants coincided with the development of the boulevard system in Milwaukee which produced such gracious thoroughfares as Highland Boulevard, McKinley Boulevard, Washington Boulevard, and Newberry Boulevard, among others. The importance of wide landscaped streets or boulevards as urban planning tools has its roots at least as far back as Renaissance Europe, but the large scale, nineteenth century, government-sponsored rebuildings of Paris and Vienna prompted American civic leaders to take a hard look at America's urban areas and formulate plans to make them more beautiful and liveable. Such influential individuals as Frederick Law Olmsted conceptualized boulevards as broad,

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linear green spaces, essentially linear parks, that could connect or terminate at spacious parks. Improving city life through better urban design received more attention following the Chicago Columbian Exposition of 1893, whose impressively designed grounds were dubbed "The White City." Groups such as the American Civic Association also promoted the benefits of rational urban design that would improve city residents' lives and health.

In Milwaukee the first boulevarded street was a short stretch of West Wisconsin Avenue between North 8th and North 11th Streets. It, however, was more the product of an accident than a plan. It was created to rectify a situation that occurred when the old portion of Wisconsin Avenue east of North 6th Street was finally connected to the newer portion of Wisconsin Avenue west of North 8th Street by the removal of an impassable natural bluff, and it was discovered that the two streets did not align. To solve the problem, it was decided to create a short section of wide, ornamental boulevard that would serve as a transition zone for the misaligned roadways and also provide an attractive gateway to the exclusive residential area that lay to the west. The press reported optimistically as early as 1848 that the resulting 150-foot-wide boulevard on West Wisconsin Avenue would be extended west to the city limits in emulation of the boulevards of Paris, but this dream went largely unfulfilled.²⁰ In 1877 another proposal was put forward to ring the city with a series of 100-foot-wide boulevards, probably in imitation of the Ringstrasse in Vienna, but identifying a source of funding and establishing jurisdiction over their construction and maintenance proved elusive.²¹

It took the creation of the Park Commission in 1889 before serious boulevard planning could take shape. The park commissioners lobbied tirelessly for the creation of boulevards and pleasureways to link the various public parks they were establishing throughout the city and its environs. The intent was to extend the parks visually throughout the city by way of tree-lined and landscaped thoroughfares and to provide green breathing spaces in congested areas. Chapter 167 of the State of Wisconsin Laws of 1895 created the official boulevard designation and gave the Milwaukee Common Council the power to designate thoroughfares as boulevards upon recommendation of the Park Commission. Official boulevard designation under city ordinance provided not only prestige but prohibited heavy commercial vehicles from using the thoroughfare except for deliveries to the residents who lived along the thoroughfare. By 1914 the ordinance was expanded to give the Park Commission control of the planting and care of the parked plots along the boulevards.²² Parked lots were the extra-wide green spaces between the sidewalk and the curb found on some streets or the garden lots flanking the entrance to a boulevard.

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The advent of the boulevard system coincided with a growing demand for higher class exclusively residential areas. The boulevards with their large lots, tree-lined streets and accessibility to public parks were the natural recipients of this upper income residential expansion. Because boulevards were created in all parts of the city, one of the unique outcomes was that residential enclaves of high quality houses were created throughout the city in long, linear strips amidst much more modest surrounding neighborhoods. As a result, for many years in the early twentieth century, Milwaukee did not have any single "best" address, but rather a series of prestigious boulevards scattered throughout the city, although some boulevards were much more exclusive and expensive than others. Sometimes the Park Commission spearheaded the creation of a boulevard to achieve a park purpose, as it did Newberry Boulevard to link Lake Park and Riverside Park in 1897. In other instances, developers laid out boulevards in their subdivisions to serve as an amenity or centerpiece with which to attract high income homeowners. In these cases, the developer and property owners would usually petition the city to receive official boulevard designation after the street was already developed or the lots sold. Such local thoroughfares as Highland Boulevard, McKinley Boulevard, Hi Mount Boulevard, and Grant Boulevard were developed in this way. Unlike the Park Commission boulevards, these real estate developer boulevards do not usually connect two parks, although they are sometimes in close proximity to a park, such as Grant Boulevard which terminates at Sherman Park. Because these "developer boulevards" were not intended to provide a driving link between two parks, they did not need wide dual roadways to handle heavy traffic. Unlike the traditional boulevards with their center medians separating two broad roadways, Grant Boulevard opted to have a single center roadway flanked by wide side parked lots planted with double rows of trees. This put the houses farther from the street and created broad parklike lawns. Boulevards like Grant Boulevard were used primarily to create exclusive, prestigious, residential enclaves that were distinct in character from the surrounding streets rather than to achieve Park Commission objectives.

To summarize, unlike the private, gated subdivisions of St. Louis or the expansive, multi-block mansion neighborhoods found in most cities, Milwaukee's various types of boulevards created a network of open public green spaces throughout the congested city, distributed upper income housing more evenly throughout Milwaukee's residential districts, and also allowed for improved traffic flow between the city's parks while accommodating and showcasing the era's newest and most desired mode of transportation, the private automobile. Grant Boulevard is an outstanding example of a "developer boulevard." It was planned primarily to create an artificial enclave of high quality housing in the midst of a more modest residential area, rather than to enhance or extend the city's park system.

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ARCHITECTS AND BUILDERS

Research of original building permits indicates that most of the houses in the Grant Boulevard Historic District were architect- or builder-designed. Some 31 firms are represented on the boulevard and range from the high-profile, prestigious office of Eschweiler & Eschweiler to such little-known individuals as Joseph G. Schier, an architect for the Schlitz Brewing Company, who apparently moonlighted in house design. A majority of these architects, like most of their clients in the district, were of German-American ethnicity.

In addition to established architectural firms, it is known that some prominent builder-contractors also erected houses there. An individual like Henry R. Mayer may have contracted out his actual design work to small architectural offices, while some builders like Walter G. Truettner designed for clients himself and had an in-house architect working for his company. Following are the biographies of a number of the architects and builders who worked in the district.

Gustave A. Dick/Dick & Bauer

Gustave A. Dick, later of the firm Dick & Bauer, was a resident of the nearby Washington Heights neighborhood. Gustave was born in Milwaukee in 1872, the son of Bavarian immigrant John Christian Dick and Margaret Salfner. John Christian (1824-1910) was an ambitious man and held a variety of occupations after arriving in Milwaukee in 1847 (clerical, traveling salesman, saloon keeper) before he settled into his career as a notary public, insurance agent, and director and officer of the Milwaukee Mechanics Mutual Fire Insurance Company. John Christian Dick was also an alderman (1856-1857) and a state representative (1878) and was one of the pall bearers at Solomon Juneau's funeral. The Dicks had 13 children, of which 11 survived: Gustave A., Adolph Christian, Edward C., Christian H., William G., Paul F., Louis, and four girls, identified as Mrs. Louis Biersach, Mrs. Joseph Clauder, Mrs. Oscar A. Kropf, and Mrs. Albert Hentzen.²³

The many family members lived at the family home at the corner of North 8th and West State Streets, a house John Christian Dick built c. 1864. Adolph Dick, Gustave's brother, went on to become one of the prominent realtors in the city and developed portions of Washington Heights. Gustave Dick pursued an architectural career. After high school he apprenticed with Henry C. Koch (1888 - c. 1894) and then attended the school of architecture at the University of Pennsylvania from which he graduated in 1896.²⁴

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Gustave formed his first partnership, with Herman Buemming, in 1897, and the firm of Buemming and Dick had offices in the Pabst Building at the northwest corner of North Water Street and East Wisconsin Avenue. The partnership lasted through 1907. Their numerous projects included many distinguished residences in the North Point and Concordia College neighborhoods. They also designed the Church of the Immaculate Conception in Bay View, St. Matthew's Church on South 25th Street, and Century Hall on North Farwell Avenue (razed).

When the partnership dissolved, Buemming moved his office to North Jackson Street, while Dick maintained his offices in the Pabst Building. In 1914, Dick moved his firm to 811 State Street (old number) and shared premises with two of his brothers, Edward C., who sold real estate, and Louis, who sold insurance. In these years just before and after World War I, Dick designed three residences on Grant Boulevard: A bungalow for William J. Paetow (1915), an English-style bungalow for Charles F. Hackbarth (1919), and a Prairie style house for George E. Martin (1915).

A new architectural partnership, with Alexander Hamilton Bauer, was formed in 1921 as Dick & Bauer. Bauer, like Dick, was a native of Milwaukee, who graduated from North Division High School and then attended the University of Wisconsin in Madison. He later studied in the East and became senior appraiser for the American Appraisal Company. Dick & Bauer remained at 811 State Street until 1926, when the firm moved to Room 316 of the Century Building at North 3rd and West Wells Streets. This coincided with his brother Adolph also moving his realty company, Dick & Reutemann, to the Century Building. It is likely that the two brothers, Gustave and Adolph, might have shared mutual clients who were purchasing and erecting residences and income properties. The partnership of Dick & Bauer was a particularly fruitful one. They became known for their movie theater designs and were said to have designed over 16 theaters in Wisconsin including the National, the Milwaukee, the Colonial, the Garfield, the Tower, and the Oriental in Milwaukee. They also designed the Wendler and Fass funeral homes and the Oriental Pharmacy. On Grant Boulevard, Dick and Bauer were responsible for the modest bungalow for Emil Schueppert at No. 2645 (1922) that has an unusual two-story stucco bay as well as the beautifully detailed Mediterranean Revival house for John L. Hahn at No. 2442 with its tiled roof and copper-clad dormers.²⁵

In 1931, the partnership was incorporated as Dick & Bauer Inc., with Gustave Dick as president, Alexander Bauer as treasurer, Bauer's wife Eta Stevens Bauer as vice-president, and Harvey M. Risseuw as secretary. That same year, the firm moved to new quarters in the Mariner Tower (the Wisconsin Tower today) at North 6th Street and West Wisconsin Avenue.

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During his early years, Gustave Dick lived at a variety of addresses: at the family home through 1903; in an apartment building at 1122 W. Kilbourn Avenue (1904-1905); at 945 North 25th Street (1907-1910); and 1025 North 24th Place (1911-1913). Dick then moved into the Arts and Crafts style stucco house he designed at 1742 North Hi Mount Boulevard where he remained until his death in 1935. His widow continued to live at the house until 1942 or 1943. Gustave's brother, Louis, lived with them from 1918-1936.

Dick was a member of the American Institute of Architects and the Wisconsin Association of Architects. For five years, he was the chairman of the LaFollette Progressive organization in Milwaukee County and was a close friend of the two LaFollette brothers. Governor LaFollette appointed Dick to the committee that represented Wisconsin at the World's Fair in Chicago. In 1934, Dick was defeated as the Progressive candidate for the State Senate.²⁶

Although he had been suffering from a heart ailment for some time, Gustave's death from a heart attack at his home on Wednesday, July 10, 1935 was unexpected. He had driven back from Shawano, Wisconsin the previous night. He was survived by his six brothers and four sisters, and was buried at Forest Home Cemetery in Milwaukee.²⁷

Alexander H. Bauer continued the Dick & Bauer firm name through 1937 and moved to the Colby-Abbott building in the early 1940s. Bauer served as president and secretary of the Wisconsin Chapter of the American Institute of Architects, and also belonged to the State Association of Wisconsin Architects. He was one of the founders of First Church of Christ Scientist in Whitefish Bay where he lived at 988 East Circle Drive. Bauer was earlier a first reader at the First Church of Christ Scientist in Milwaukee when he lived on Farwell Avenue. Bauer's other memberships included the Milwaukee Real Estate Board, the City Club, the Milwaukee Art Institute, and various Masonic lodges.

In his later years, Bauer collaborated with Alexander Eschweiler in the design of the original Gaenslen School for Crippled Children (now replaced with a new facility). Bauer was also responsible for remodeling the Pabst and Davidson Theaters.

Bauer collapsed while attending a business meeting at the Medical Mart at 4733 West North Avenue, and died of a cerebral hemorrhage at County Emergency Hospital on Wednesday, December 12, 1945. Funeral services were held at the Ritter Funeral Home, 5310 West North Avenue, which he had helped design. He was survived by his wife, Etta.²⁸

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Frank F. Drolshagen

Frank F. Drolshagen was born in Milwaukee on March 4, 1884 and attended local public and parochial schools. He graduated from the Cornell University School of Architecture in 1907 and worked for a period of time in New York and Cincinnati. He returned to Milwaukee in 1909 and worked for a number of local architects including A. C. Eschweiler, Elmer Grey, Eugene Liebert, R. Messmer, and William Schuchardt. During this time period, he also served as the secretary-treasurer of his family's business, the Milwaukee Pattern and Manufacturing Company. In 1913, Drolshagen began his long association with architect Herman Esser, and, while in this firm, designed the river front facade on the Gimbels Department Store building (now the Marshall Field's building), the Robert Johnston Plant on National Avenue, and the south building for A. O. Smith. In 1928, Drolshagen opened his own office in the Pfister and Vogel Administration Building at 647 West Virginia Street, a building he designed during his tenure with Esser. Drolshagen continued his practice through 1957, after which time he apparently retired.

Not much is known about Drolshagen's residential work. It appears likely that he specialized more in commercial and industrial projects. Drolshagen was versatile in designing in a variety of period revival styles and designed the Colonial Revival house at 2605 North Summit Avenue for Albert P. Martin in 1912 and the fine Arts and Crafts residence for George M. Gruber at 534 North 32nd Street in 1916. The well-preserved Arts and Crafts style house at 2416 North Grant Boulevard was designed for George Seifert in 1915, and features a brick-veneered lower story with a stucco-clad second story.²⁹

Raymond W. Dwyer

Raymond W. Dwyer is a little-known local designer-builder whose professional life spanned the decades between World War I and the early 1960s. Early city directories show him working as a draftsman for Charles Tharinger and the firm of Judell & Bogner, before he opened his own office around 1920. By 1925, Dwyer had become a building contractor, and by 1932 he was serving as the president-treasurer of R. W. Dwyer, Inc., a building contracting firm run by various Dwyer family members. The company's offices were at 1226 West Wisconsin Avenue and probably provided design-build services. By the 1950s, Dwyer resumed work solely as an architect and was last listed in the directories in the early 1960s at which time he was living in Wauwatosa. His son, Raymond Dwyer, Jr., was treasurer of the Mutual Federal Savings and Loan Association.

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At present, Dwyer's few known commissions include two Tudor Revival houses on South Shore Drive (1926 and 1939), a Mediterranean Revival style house on Newberry Boulevard (1929) and a Colonial Revival style apartment building on Newberry Boulevard (1943). The Craftsman-influenced bungalow that Dwyer designed at 2728 North Grant Boulevard in 1919 may typify the kind of work Dwyer was doing before the popularity of the period revivals in the 1920s. These few commissions seem to indicate that Dwyer was attracting a prosperous clientele who were building on some of the city's most prestigious thoroughfares.³⁰

Alexander C. Eschweiler/ Eschweiler & Eschweiler

Alexander Chadbourne Eschweiler (August 10, 1865 - June 12, 1940) was born in Boston, Massachusetts, the son of German mining engineer Carl Ferdinand Eschweiler and Hannah Lincoln Chadbourne who was from an old New England family. Alexander's boyhood was spent in Michigan's Upper Peninsula copper country. In 1882, at the age of 17, he relocated to Milwaukee with his family. After attending Marquette University for a year, Eschweiler worked as a clerk and later as a draftsman in an architect's office in 1886. The following year he left town to study architecture at Cornell University in New York and graduated in 1890.³¹ Upon his return to Milwaukee, Eschweiler worked for H. C. Koch & Co. and is said to have done some of the drafting on the City Hall tower.³² When he won the design competition for the Milwaukee Downer College buildings in 1893, Eschweiler established his own practice in the Metropolitan Block at Third and State Streets.³³ During these early years Eschweiler designed the Milwaukee Gas Light Company Plant in the Menomonee Valley, the Wisconsin Telephone Company Building (now Time Insurance) on Fifth Street, Plymouth Church, and numerous residences on the city's East Side including those for Elizabeth Black, Charles Allis, Charles D. Mann, and Andrew Story Goodrich. Many of Eschweiler's early works were published in the Architectural Record of March, 1905.³⁴ Herman H. Bruns and Fitzhugh Scott worked for Eschweiler before establishing their own architectural offices.

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 set up at 720 East Mason Street. The practice continued to design a variety of buildings including schools, churches, office buildings, residences, and industrial complexes. Among their better known projects are the Bankers Building, the Wisconsin Telephone Company Building, the Wisconsin Gas Company Building, WTMJ's Radio City, the Mariner Building,

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the Rex Chainbelt building, Cutler-Hammer Corporate Headquarters, the Milwaukee Arena, and the Milwaukee Public Museum. In honor of the firm's fiftieth anniversary, a commemorative publication written by Richard S. Davis was published in 1943 with an updated edition produced in 1951.³⁵

Alexander Eschweiler died on June 12, 1940 at his summer home at North Lake in Waukesha County where the family had established summer and permanent homes at a farm on the south end of the lake. The three sons continued the architectural practice after their father's death. Alexander C., Jr. died in 1951 at the age of 58 in a plane crash. Carl F. Eschweiler 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., Jr.'s son, Thomas L. Eschweiler, worked for the firm between 1954 and 1960 and left to work with Herbst, Jacoby & Herbst and in 1966 became director of construction with the Milwaukee Public Schools. By 1962 the firm was known as Eschweiler, Eschweiler & Sielaff. Between 1966 and 1974 it was known as Eschweiler, Schneider & Associates, Inc. It was last known as Eschweiler & Schneider in 1975 when it finally closed. The Eschweiler legacy continues through the Wisconsin Architectural Archive, begun in 1975 by Thomas Eschweiler with 1,250 drawings of the firm's work and an endowment to the University of Wisconsin-Milwaukee School of Architecture which has brought internationally prominent architects to the school as visiting professors.³⁶ The Eschweiler office designed two houses on Grant Boulevard, the more modest bungalow at No. 2536 built in 1921 for Edward W. Haymaker and the Tudor Revival house at No. 2765 built in 1924 for George F. DeWein.

Max Ferneckes

Max Ferneckes was born in Milwaukee, but not many details are known at this time about his life. He studied architecture at the Polytechnic Institute at Munich, Germany. In Milwaukee, Ferneckes worked as a draftsman before establishing his own architectural practice with J. Walter Dolliver in 1895. Dolliver, a San Francisco native, also had studied at Munich's Polytechnic Institute. This educational tie, and perhaps a family relationship, led to the partnership, and Dolliver shared Ferneckes' residence at 2424 North Humboldt Avenue during their 5-year partnership. The men had offices in the University Building. The firm specialized in residential work and designed a number of duplexes on the city's East Side. Their most famous commission was the Fred Pabst, Jr. house, a beautiful Classical Revival mansion constructed in 1897 on Highland Boulevard.³⁷

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Dolliver subsequently disappeared from the city directories, and in 1900 Ferneckes took on a new partner, Edwin C. Cramer. The firm of Ferneckes & Cramer opened offices in the prestigious Pabst Building, formerly located at 100 East Wisconsin Avenue. The partners designed numerous houses in the North Point area prior to World War I and designed a variety of period revival structures for Milwaukee's well-to-do.

The partnership of Ferneckes & Cramer dissolved between 1918 and 1919 when Cramer apparently retired and Ferneckes continued his architectural practice alone in the Railway Exchange Building. In these later years, Ferneckes is known to have designed St. Mark's Church on North 11th Street in 1926.

By the late 1920s, Ferneckes had become president of the Universal Construction Company, a general contracting firm run out of his home in West Allis. Ferneckes is last listed in the city directories in the late 1930s. His Grant Boulevard commission for wholesale grocer George Wepfer's house in 1922 (No. 2525) shows Prairie style influence with battered walls and a hip roof. It is one of Ferneckes' few known commissions following the dissolution of the Ferneckes & Cramer partnership.³⁸

William G. Herbst

William G. Herbst was born in Milwaukee in 1885, the son of William and Helen (Sanders) Herbst. William's father was born in Kohler, Wisconsin and came to Milwaukee in 1874 at the age of 20. A published biography indicates that William's father worked for a street car company, was a grocer, and was then associated with the wholesale grocery firm of Inbusch Brothers. City directories, however, show William's father to have been employed as a teamster. The Herbst family lived on the South Side at 910 West Lapham Street for many years.³⁹

William G. Herbst attended parochial schools and then South Division High School and worked as an apprentice at various local architectural offices. He then attended the Armour Institute of Technology in Chicago and completed his studies in 1903. Herbst subsequently worked for the American Appraisal Company and traveled in 14 states appraising manufacturing plants. He returned to Milwaukee in 1905 and worked for the firm of Kirchhoff and Rose and later opened his own practice in 1911 in the Juneau Building at South 6th and West Mitchell Streets. The following year, Herbst took William F. Hufschmidt as a partner, and the firm moved to larger quarters in the Caswell Block downtown in 1914. The partnership of Herbst & Hufschmidt continued

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until Hufschmidt's death in 1918. The firm of Herbst & Hufschmidt designed a number of South Side and West Side structures: 2977-2979 South Superior Street (1913); 914 South 5th Street (1912); 961-967, 1003-1005, 1009-1011 and 1013-1015 North 33rd Street (all in 1912); 1230 South 16th Street (designed in 1916 for Walter Mathiesen); 1554 West National Avenue (designed for the Swendson Auto dealership company in 1916); and 1039-1041 West Mitchell Street (designed in 1916 for the Mitchell Street State Bank). The partners designed the Barney Czerwinski building at 575 West Lincoln Avenue in 1912.⁴⁰

The stylistically versatile Herbst & Hufschmidt firm designed three houses on Grant Boulevard in 1915: the Prairie style Harry Herz residence at No. 2436, the Mediterranean style house for Theodore Scholl at No. 2424, and the Colonial Revival residence of Joseph Goldbach at No. 2431.

In the spring of 1919, Herbst formed a new partnership with Edwin C. Kuenzli. Kuenzli (January 24, 1871 - November 21, 1948) was a Milwaukee native, educated in Milwaukee's public schools. He started his apprenticeship with Charles Kirchhoff and later completed formal training at the University of Pennsylvania School of Architecture. Upon his return to Milwaukee, Kuenzli joined the firm of Charlton, Gilbert & Dewey, and when two of the partners retired, he became a partner of Charlton until the latter's retirement in 1917. Kuenzli subsequently formed a partnership with William G. Herbst in 1919.⁴¹

Herbst & Kuenzli moved their offices from the Caswell Block to the Bartlett Building at 176-178 West Wisconsin Avenue and then relocated to the former Bloodgood-Hawley house at 1249 North Franklin Place in 1929. Herbst & Kuenzli designed a large number of projects ranging from factories to stores to residences. It is said that Kuenzli devoted much of his time to the design of ecclesiastical buildings. Among their many projects in Milwaukee are: 742 West Capitol Drive (1922, Messmer High School); 3401-3411 West Wisconsin Avenue (1924, Marquette University High School); 5400 West Washington Boulevard (1929, St. Sebastian Church); 1914 West National Avenue (1920, Milwaukee Glove Company); 1004 South 16th Street (1923, National Tea Company); 3021 North Lake Drive (1922, Albert P. Kunzelman house); 710 West Mitchell Street (1929, addition to Kunzelman-Esser Company); 1135 West Mitchell Street (1927, Wabiszewski/Penney's Building); and 1308 West Mitchell Street (1923, Mitchell Street Building Company). In Wauwatosa, Herbst & Kuenzli designed 2900 North Menomonee River Parkway (1929, Notre Dame Hall, Mount Mary College).

Edwin Kuenzli retired in 1942 and spent his last years in Wauwatosa until his death in 1948. In 1947, William G. Herbst established William G.

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Herbst & Associates with his son, Roger M. Herbst. Also in the firm were John P. Jacoby (architect) and J. Herbert Haebig (chief draftsman). The firm subsequently underwent other changes in name over the years: Herbst, Jacoby & Herbst (1955-1963); Herbst, Jacoby & Herbst Inc. (1964-1980); Pfaller, Herbst & Associates Inc. (1981-1984); Pfaller, Herbst & Eppstein Inc. (1985); Herbst, Eppstein, Keller & Chadek Inc. (1986-1992); and Eppstein, Keller & Chadek (Summer, 1992 - the present). The Pfaller firm with whom Herbst joined was likewise an old, established architectural office that dated back to the 1920s.

William G. Herbst died in 1959 or 1960; his last residence was in Fox Point, Wisconsin at 6421 N. Berkeley Boulevard. His son, Roger, maintained either the presidency or board chairmanship of the firm after his father's death. The firm left its Franklin Place office in 1982 to move briefly to 3113 West Highland Boulevard (1982) and then located at 210 East Michigan Street in Downtown Milwaukee. Roger Herbst withdrew from the firm in 1992 and now lives in Florida.

Cornelius Leenhouts/Leenhouts & Guthrie

Hugh Wilson Guthrie (1863 - November 8, 1945) was born in Ayrshire, Scotland, the son of Hugh Guthrie and Mary Ann Wilson. The senior Guthrie manufactured agricultural implements in Scotland. Hugh Wilson Guthrie emigrated to the United States with his family and first appeared in the Milwaukee city directory in 1883 with the occupation of clerk. From 1884 to 1891 Guthrie worked as a draftsman for the noted firm of E. T. Mix & Co. Following Mix's death in 1890, Mix's partner Walter A. Holbrook continued the firm for one year, then practiced under his own name from 1892 to 1899. Guthrie continued work for Holbrook until the latter retired from architectural practice due to poor health. Guthrie then went into partnership with Cornelius Leenhouts beginning in 1900.⁴²

Following the death of his partner, Cornelius Leenhouts, in 1935, Hugh Wilson Guthrie retired from architectural design and held various positions with the Village of Fox Point including assessor (1936-1937), park commission supervisor (1938-1941), park commission general supervisor (1942), and inspector (1944-1945). From 1918 to 1939 Guthrie had lived in Fox Point on a three-acre estate on Beach Drive, but moved to 628 East Knapp Street in 1940 where he lived until his death. Guthrie was active in various Masonic Lodges, was a member of the Elks Club, City Club, St. Andrew's Society, and the Association of Commerce and was a member of both the Wisconsin chapter and the

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national chapter of the American Institute of Architects. Guthrie died on Thursday morning November 8, 1945, after a short illness.⁴³

Cornelius Leenhouts (1864/1865 - January 14, 1935) was born in Milwaukee, the son of Cornelius Leenhouts and Elizabeth Beckens. The Leenhouts family was of French Huguenot descent. The Leenhouts ancestors had fled to Holland in the sixteenth century to escape religious persecution. Cornelius Leenhouts, Sr., came to America and Milwaukee with his family in 1847. Cornelius, Jr., was born in Milwaukee and attended public schools after which he worked for three years as a student in the office of architect W. H. Parker, who was a graduate of Cornell University. City directories indicate that Leenhouts was working for local architect H. C. Koch as a draftsman by 1883. A published biography indicates that Leenhouts also worked for three years for local architect James Douglas and for two years for E. T. Mix & Co. Between 1890 and 1896 city directories indicate that he was employed as a draftsman for the local firm of Crane and Barkhausen. His biography indicates that he worked on drawings for the Agriculture and Transportation Buildings for the Chicago Columbian Exposition in 1892. In 1897 Leenhouts went out on his own and formed a brief partnership with Frank J. Voith, who had worked for A. C. Clas from 1887 to 1893. The partnership ended with the untimely death of the 28-year-old Voith on January 26, 1899. Leenhouts subsequently formed a partnership with Hugh Guthrie that lasted until his own death at the age of 70 on January 14, 1935. The firm became Leenhouts, Guthrie and Leenhouts with the inclusion of Leenhouts' son, Willis, in 1930. The firm's offices were first located at the northeast corner of Broadway and East Wisconsin Avenue, but in 1913 they relocated to larger quarters at 730 North Jefferson Street (razed). Leenhouts was a member of the Wisconsin chapter of the American Institute of Architects and of the national organization, was a charter member of the City Club, and was a member of various Masonic orders.⁴⁴

The partnership of Leenhouts and Guthrie produced many projects including a large number of small commercial buildings and residences on the North, East, and West Sides in a variety of Colonial, Tudor, Georgian, and Arts and Crafts styles. Some of their larger projects included a commercial building at 1213 North Water Street (1906), the Grand Avenue Methodist Church (1908, razed), the Milwaukee Rescue Mission at 1023 North Fifth Street (1909, razed), the YMCA Building on Fourth Street (razed), the Milwaukee House of Correction (1913), the Kenwood Masonic Lodge at 2648 North Hackett Street (1915), the Kenwood Methodist Church at 2319 East Kenwood Boulevard (1923-1928), and the Weiss Funeral Home at 1901 North Farwell Avenue (1926). The firm also had designed about thirty large apartment buildings by 1922 including the Blackstone (1915) at 709 East Juneau Street, the Leiland Apartments at 2244 North Prospect Avenue at the corner of Ivanhoe Place

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(1923), and the Georgian Court Apartments (now Lanterne Court Condominiums) at 2007-2011 North Prospect Avenue, built for George F. O'Neil in 1917.⁴⁵ On Grant Boulevard the partners designed a Colonial Revival house at 2550 for Franklin G. Herbst (1921) and a stripped down, simplified Tudor Revival house for Dr. Henry J. Kuhn at 2079 (1922).

Leenhouts' daughter, Sarah Elizabeth, worked with her father's firm beginning in 1919. She worked as a draftsman through 1924, is listed as a student in 1925, and worked the following year as a draftsman for architect Thomas S. Van Alyea. She subsequently returned to Leenhouts' and Guthrie once again, and was sometimes listed as a designer and sometimes as a draftsman. Information about her career after her father's death is somewhat sketchy, as she is alternately listed in the directories as designer, architect, or without an occupation. Her brother, Willis, joined the firm as a draftsman in 1922 or 1923 and also worked one year for Van Alyea in 1925. In 1930 Willis became a partner in the Leenhouts and Guthrie firm and worked at the Jefferson Street offices until the firm was dissolved upon his father's death in 1935. Willis subsequently worked for Harry W. Bogner in the Colby-Abbot Building and after World War II practiced with his architect-wife Lillian.⁴⁶

Julius Leiser/Leiser & Holst

Julius Leiser of the firm Leiser & Holst was a Milwaukee native, born on November 9, 1875, one of eight children of German immigrants Isadore and Sarah (Kaufman) Leiser. Leiser was educated in the Milwaukee Public Schools, and at age 15 he apprenticed himself to local architect Gust. H. Leipold. After four years with Leipold, Leiser learned the carpentry, plumbing and steamfitting trades and worked briefly for the Cedar Rapids, Iowa firm of Josslyn & Taylor. He then returned to Milwaukee and worked as a draftsman for Fred Graf and other architects and formed a short-lived partnership with Frank H. Mueller in 1898. Leiser subsequently went into partnership with Charles J. F. Holst in 1903. Holst had previously worked for the South Side architectural firm of Uehling & Linde. Holst remained Leiser's partner until his death in 1924. The firm, which had offices in the Germania Building, was known for its apartment house and church design as well as residential commissions. Many of their houses were built in the newly developing neighborhoods on the city's East and West Sides and also the adjacent suburbs. Leiser & Holst designed in a broad range of styles from Prairie to Craftsman, and from Tudor to Colonial Revival. Their four houses on Grant Boulevard include the Mediterranean-inspired residence for shoe company president W. J. Herbst at No. 2850, the fine brick bungalow for attorney Otto G. Hackbarth at No. 2702, the simple

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Colonial-inspired house for Leo J. Voell at No. 2617, and the stucco-clad Craftsman residence for dry goods merchant Waldemar Glienke at No. 2745.⁴⁷

Julius Leiser continued to practice architectural design after Holst's death. He was also a member of the Aurora Lodge Masons, the Juneau Lodge of the Knights of Pythias, the treasurer of the Juneau Lodge Realty Company, the president of the James Realty Company, as well as secretary of the Teleopetic Corporation, manufacturers of sign devices. Leiser, who last lived at 3443 North Oakland Avenue, died on December 5, 1930 at the age of 55.⁴⁸

Henry R. Mayer

Henry R. Mayer was born in Jackson, Wisconsin on November 13, 1880, the son of contractor Phillip Mayer. Henry learned the carpentry trade from his father and later worked for C. Sprague (a South Side Milwaukee carpenter-architect) and C. F. Behnke. Mayer went into business for himself in 1912 and specialized in general contracting and building with an emphasis on commercial and residential projects. Mayer, the president of H. & R. Mayer, Inc., was also the vice-president of Builders' Milwaukee Company and was one of the founders and treasurer of the Park Building and Loan Association. Active in the contracting business into the 1940s, Mayer had retired by 1950 and lived at 3145 North 40th Street, Apartment 1, from the mid-1930s to the 1960s.⁴⁹

It is not known at this time if Mayer designed any of the residences he constructed. The permits for known Mayer houses do not show an architect or designer; perhaps he used stock plans or contracted with local architects for designs. Known Mayer projects in nearby Washington Heights neighborhood include 1752 North 48th Street (1917); 2217 North 53rd Street (1923), and 2223 North 59th Street (1927), each of which is a substantial, very well-crafted masonry bungalow with a prominent roof. Mayer's two houses on Grant Boulevard, 2722 North Grant Boulevard (1919) and 2749 North Grant Boulevard (1919) closely resemble each other and, interestingly, were built for two officers of the North End Furniture Company, Herman C. Elwing and Henry B. Morman, probably related by blood or marriage. These two bungalows are almost identical to 2217 North 53rd Street and make use of brick and stucco, a sun-porch entry, and a jerkinhead gable roof with prominent front dormer. As further research is done on the city's West Side neighborhoods, more Mayer-built projects will probably be discovered.

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R. A. Messmer and Brother

The R. A. Messmer & Brother firm traces its origins to the firm of their father, Henry A. Messmer, a Swiss native who practiced architecture in Milwaukee for about 28 years before he died in 1899. He specialized in church and institutional buildings, but designed many residences as well. His son, Robert A., was born in Madison, Wisconsin on August 28, 1870. Following a move to Chicago after his birth, the family settled in Milwaukee in 1871. Robert Messmer graduated from Milwaukee's East Division High School in 1887 and subsequently entered his father's thriving architectural office as an apprentice. By the mid-1890s, Robert had become an architect and partner in his father's firm. When Henry Messmer died in 1899, Robert continued the firm, then known as H. Messmer and Son, without a name change for many years. Robert's younger brother, Henry J., entered the firm as a draftsman around the turn-of-the-century, and by 1905 the city directories list him as an architect working for the family firm. In 1911 the firm name was finally changed to R. A. Messmer and Brother, and they made a specialty of designs for hospitals and public buildings. Robert Messmer was a member of the American Institute of Architects and was active in Milwaukee as a member of the Old Settlers' Club and the Association of Commerce. He also maintained fraternal membership with the Elks, the Modern Woodmen of America, and the Independent Order of Odd Fellows.⁵⁰ The Messmer firm designed the rather modest brick bungalow at 2400 North Grant Boulevard in 1913, which became the home of Philip Reisweber.

Richard E. Oberst

Richard E. Oberst was born in either 1885 or 1886 and was a life-long Milwaukee resident. His father was a grading contractor, which undoubtedly contributed to his early exposure to the building trades. The family home was at 3019 West Lincoln Avenue on Milwaukee's South Side, and Oberst first appeared in the 1902 Milwaukee city directory as a laborer when he was about 16 years old. In 1903 and 1904, he still lived at the family home, but his occupation had changed to student. Presumably he went to technical school, or at least finished high school, because in 1905 he had become a draftsman, according to the city directory. Oberst continued to work as a draftsman until 1910 when he is first listed as an architect in partnership with Albert Jewett. Their office was located at 152 West Wisconsin Avenue. Little is known about Jewett. He first appeared in the Milwaukee city directory in 1909 as an instructor at the Milwaukee School of Trades, which was located at 226-228 South 1st Street. It is possible that Oberst was enrolled there and that he subsequently met Jewett. In 1911, the partnership dissolved, and both Jewett and Oberst began separate practices. Oberst remained in the West

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Wisconsin Avenue office. Jewett appears for the last time in the 1912 city directory, and his career might have been floundering because his occupation had reverted to draftsman. It does not appear that Oberst served as an apprentice under Jewett before they formed their partnership, so it is more likely that Jewett was also just beginning to establish himself as an architect when the two became partners.

Oberst was very active during the booming 1920s when many American cities, including Milwaukee, were experiencing rapid growth and high levels of building activity. His other known major works include: the Excelsior Masonic Temple, 2422 West National Avenue (1922); the Oddfellows Lodge, 745 North 10th Street (1917, razed); the Anderson Funeral Home, 2427 West National Avenue (1924); the Lois McNally residence, 2535 North Terrace Avenue (1925); the Pythian Castle Lodge, 1925 West National Avenue (1927); an early apartment building at 1022 South 11th Street (1913); and numerous other residences and small commercial structures. Oberst designed the residence of Charles F. Puls at 2442 North Grant Boulevard in 1916, a house noted for its prominent porch with arched openings and a pent roof.

In the 1920s, Oberst moved to 2474 North Lake Drive. The Tudor style house dates from the 1920s and could have been designed by Oberst, but unfortunately no building permit can be found to confirm a designer. His office at that time was located nearby at 1821 North Farwell Avenue. Oberst was a member of the Tripoli Shrine Masonic Temple at 3000 West Wisconsin Avenue at the time of his death at the age of 86 in 1972. He was a 32nd degree Mason, which is the second highest possible rank in the Order. Most likely it was his fraternal affiliations that helped him win the commissions for the Excelsior Masonic Temple, the Pythian Castle Lodge, and the Oddfellows Lodge.

Beginning in the late 1930s, Oberst continuously maintained an office at 2659 North 27th Street almost up until his death. He was listed as an architect in city directories until 1972. Oberst became one of Wisconsin's first registered architects in 1917 when the American Institute of Architects became a regulatory body that enforced professional standards.⁵¹

He favored various period revival and modern styles for his 1920s and 1930s buildings. Many of his buildings were constructed with quality, low maintenance materials such as brick, stone, copper and clay roof tiles and, as a result, many of the exteriors of his early buildings survive intact and in good condition.

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George Schley/George Schley and Sons

The firm of George Schley and Sons offered "turn-key" services as architects and general contractors. The firm designed two houses in the district, one at 2604 North Grant Boulevard, a bungalow for Dr. Walter Dramburg in 1920, originally stucco-clad but now brick-veneered, and a hip-roof, brick and stucco residence at 2542 built on speculation in 1921 and sold to Fred E. Schueler. The founder of the firm, George Schley worked as a carpenter/contractor early in his career.

George Schley was born in Waukesha, Wisconsin on March 21, 1868. His parents were Daniel Schley, a native of New York State, and Margaret (Stahl) Schley, who was brought to America at the age of 4 by her parents. George Schley was educated in the Waukesha public schools before he began his work career at the age of 15. His first job was as a messenger for the National Exchange Bank in Waukesha where he reportedly earned eleven dollars per month. After two years with the bank, he left to take a job in Chicago with Parker Brothers, a wholesale commission merchant firm. He started there as a receiving clerk and eventually worked his way up to cashier and bookkeeper.

Schley was married on January 15, 1889 in Milwaukee to Cara E. Hensing. In 1891 at the age of 23, Schley left Chicago with his new wife to take a job in Milwaukee as a bookkeeper with the People's Building and Loan Association. George and Cara Schley had two children, Perce George and Herbert Allen. George Schley was promoted to general manager two years later, but left about a year after that in 1894 to start his own building and construction firm. Schley's wife, Cara, died on April 30, 1909 at the age of 40.

Over the years, Schley made a gradual transition from being only a contracting business to becoming a turn-key architectural/construction firm that offered complete, professional, in-house architectural design and construction services. In 1914 he took his two sons into the business and formally began the firm of George Schley and Sons. They were advertised as architects, engineers, and contractors who specialized in the construction of better-class residences. At least one member of the firm, but it is not known whom, was a member of the American Institute of Architects. During the late 1920s, the firm published a very impressive portfolio book of its residential work. George Schley was also active as the director and assistant treasurer of the Integrity Building and Loan Association in Milwaukee.

Other examples of the many works of George Schley and Sons outside of the district include the David Wheeler Bloodgood residence (1926) at 2608 N.

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Lake Drive; the Dr. William Witte residence (1922) at 2721 N. Lake Drive; and the Arthur Straus residence (1920) located at 3439 N. Hackett Avenue.⁵²

John Topzant

John Topzant is a little-known Milwaukee architect about whom only a few facts are available at this time. Topzant started his architectural career in 1907 when the city directories list him for the first time with the occupation of draftsman. He was then living at 2665 North 28th Street. Later listings indicate that Topzant worked as a draftsman for architect Fred Graf, whose offices were in the Matthews Building at North 3rd Street and West Wisconsin Avenue. In 1920, Topzant opened his own practice in the same building, but by the mid-1930s, he had moved to 424 East Wells Street where his firm remained for the remainder of his career. Topzant resided in Wauwatosa after 1920.

Research on Topzant to date in the City of Milwaukee has turned up mostly apartment buildings and commercial blocks he designed and very few residences. Almost all his known projects date to the 1920s, when he designed chiefly in the Mediterranean Revival style. Many of his commissions probably came from the adjacent suburbs. The three residences that Topzant designed on Grant Boulevard broaden our understanding of his career and show Topzant to be versed in a variety of the then-popular styles. The substantial brick bungalow at No. 2453 was designed for fuel company owner Samuel Herman (1920). The distinctive Arts and Crafts house at No. 2530 was owned by Alex Ritter, the head of a real estate and insurance firm (1921). For jeweler Max Kupper, Topzant designed a simple brick, Colonial Revival house in 1926 at No. 2576.

Topzant continued his architectural practice through 1950. His only known later project is a simple, two-story factory building at 530 South 2nd Street designed in 1943 for the Automatic Screw Machine Products Company.⁵³

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 North 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

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1909 Truettner served as the vice-president of the National Theater Managers Association which had its offices at 746 North 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 company out of his home at 2477 North 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 structure must have served as his sales office and model home. In the late fall of 1926, Truettner began the construction of a two-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 the catchword of the 1920s and was used over and over again in popular periodicals to describe those intangible sensations of coziness, homyness and cuteness that some houses possessed. Truettner houses frequently combine stucco, brick and steeply pitched roofs of tile, although his clapboard bungalows are also eye-catching. In the district, the Robert P. Trapp bungalow at 2762 North Grant Boulevard is characteristic of his distinctive design. Other Truettner-built houses in the district include the

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charming Colonial Revival bungalow for Albert E. Reichardt at No. 2804 (1920), the English style bungalow for Nicholas S. Thelen at No. 2756 (1918), the Prairie style bungalow for Charles H. Schefft at No. 2823 (1921), and the brick and stucco bungalow for Herberg C. Schultz at No. 2843 (1921). 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 Robert Zahn and Harry E. Peterson. The firm specialized in general contracting, architectural design, and engineering. Truettner listed himself as an architect only twice in the city directories, although his death certificate listed 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.⁵⁴

Charles W. Valentine

Charles W. 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, often found in the finest residential neighborhoods in Milwaukee and the surrounding communities, include the S. A. Weyenberg residence at 3435 North Lake Drive, the Oscar T. Husting residence at 2670 North Lake Drive, and the Carl A. Miller house at 2909 E. Newberry Boulevard, as well as many large houses in Shorewood and Whitefish Bay. Four residences on Grant Boulevard are known to have been designed by Valentine: the bungalow for Erwin Breithaupt at No. 2633 (1917); the charming Mediterranean cottage for Henry L. Breithaupt at No. 2623 (1920); John A. Kramer's bungalow at No. 2437 (1915), and the Tudor Revival cottage for Theodore B. Hoffman at No. 2810 (1921).

Charles Valentine was born on November 17, 1879 in Milwaukee to William C. and Margaret (Buckenberger) Valentine. William Valentine was a

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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 North 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 North 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 North Palmer Street on Milwaukee's Near North Side and then moved his office to a downtown Milwaukee location in 1912 at 324 East 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 North Palmer Street house shortly after moving his office to downtown Milwaukee and then lived with his wife, Eda, 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 North Berkeley Boulevard in the Milwaukee suburb 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 East Park Place and North Stowell Avenues on Milwaukee's East Side.⁵⁵

Van Ryn and De Gelleke

The architectural firm of Van Ryn and De Gelleke designed the Philip A. Koehring residence (1915) at 2517 North Grant Boulevard. The large, Prairie style house is a well-preserved example of the firm's residential design work and an interesting departure from the educational buildings that made up the bulk of the firm's commissions in that period.

Both Van Ryn and De Gelleke were of Dutch heritage. Henry J. Van Ryn was born in Milwaukee on June 8, 1864. His father, a native of Utrecht, Holland, came to Milwaukee and was a successful tobacco manufacturer until his

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death in 1878. Henry Van Ryn was educated in Milwaukee's public schools until 1881 when, at the age of 17, he became an apprentice architect in the Milwaukee office of Charles A. Gombert. Later Van Ryn worked as a draftsman in the offices of Milwaukee architects James Douglas and Edward Townsend Mix. After completing his apprenticeship in 1888, Van Ryn established his own architectural practice in downtown Milwaukee at the Plankinton Bank Building (razed). In the fall of 1897, Van Ryn established a partnership with Gerrit De Gelleke who had recently returned to Milwaukee after completing an architectural studies course at the University of Pennsylvania.⁵⁶

Gerrit J. De Gelleke was born in Milwaukee on August 19, 1872. His father, a native of Holland, was a Milwaukee building contractor. After graduating from Milwaukee's East High School (razed) in about 1890, De Gelleke went to work as a draftsman for Henry Van Ryn, but left in 1895 to take a 2-year course in architectural studies at the University of Pennsylvania. After graduating in 1897, De Gelleke returned to Milwaukee as an architect and formed a partnership called Van Ryn and De Gelleke with his former boss. The firm was very prosperous and most of their extensive residential and commercial work was designed in the period revival styles of the day. The firm specialized, however, in institutional work and designed school buildings and hospitals throughout the state. Between 1912 and 1925, the firm designed all of the Milwaukee public school buildings including the Central Milwaukee Area Technical College building and Bay View and Riverside High Schools. In 1920 the firm was awarded first prize in the national architectural competition for the Milwaukee County General Hospital building.⁵⁷

Oliver Webb

Oliver Webb began his career around 1902 as a draftsman and worked at least a couple of years for the architectural firm of Charlton, Gilbert & Kuenzli. In 1905, Webb became a draftsman for Alexander Eschweiler. City directories do not indicate his place of employment between 1906-1909, but it is possible that he continued at the Eschweiler firm. Webb first lists himself as an architect in 1910 and primarily worked out of his home. Between 1910 and 1916, he lived at a number of locations on the city's South Side. In 1916, Webb briefly rented offices on North 3rd Street (2105) and then at 735 North Water Street.

Webb and his wife, Olga, took up residency in the Washington Heights neighborhood beginning in 1917, and the two lived at 2164 North 48th Street for two years. Beginning in 1918, Webb worked exclusively out of his home. From 1919 through 1932, the Webbs lived at 1648 North 49th Street, and then

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moved out of the neighborhood to 2562 North 49th Street. By 1940, Webb had moved once again to Sarnow Street, east of Washington Park.⁵⁸

Not much is known about Webb's stylistic development at this time, and it appears that most of his work was done in the newly developing neighborhoods just before and after World War I. He is known to have designed a house at 2736 South Logan Street in the Craftsman style (1914), the Universal Printing Company building at 3232 North Green Bay Avenue (1925), and the large Mediterranean style house at 4926 West Washington Boulevard for Dr. Robert C. Buelow. Webb designed a fine Georgian Revival style residence with a pedimented entrance at 2665 North Grant Boulevard in 1919.

Paul J. Wick

Paul J. Wick was one of the more prominent builders on Milwaukee's West Side and lived in the nearby Washington Heights neighborhood. He also served as 15th Ward alderman. Wick was born the son of John and Pauline Wick in 1889 at which time his family was living at the corner of North 4th and West Vliet Streets. Paul's father was in the grain and tavern business. Paul Wick attended St. Joseph's Catholic School and the old 15th Ward Grammar School at North 27th Street and West McKinley Boulevard. Forced to quit school at the age of 12 when his father died, Paul Wick worked as a clerk, bookkeeper, and auditor. Between 1916 and 1921, he was a city tax assessor and then went into building construction in 1921. He formed Bilt-Well Homes Inc. with F. Amann as vice-president, A. Kocovsky as treasurer, and William J. Sindorf as secretary. Bilt-Well Homes had its offices at 5830 West Vliet Street.⁵⁹

Bilt-Well Homes advertised extensively in the Sunday Milwaukee Journal real estate sections from 1921 through 1924. Bilt-Well Homes offered primarily single family houses designed in a variety of styles from English cottage to Spanish bungalow. They were frequently described as "rich in coziness." Wick's goal was to construct "distinctive homes, comfortably arranged with modern conveniences," and each home was considered "a masterpiece in art and craftsmanship." Wick was proud that the company "brought the elegant home within the reach of the man of moderate means." Typical for his day, Wick targeted the wife as the prospective buyer, stating that, "Women are the home buyers, builders and makers. A man selects, or at least should select, a home to fascinate his wife, as women are more sentimental and more artistic than men. Things of beauty appeal more to women."⁶⁰

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Bilt-Well Homes constructed houses at scattered locations in Washington Heights, and examples were known to be built on North 60th Street and on North 53rd Street. The majority of his houses, however, can be found in the Highland Park Subdivision, which was platted by Bilt-Well in 1921 and extended along the east and west sides of North 58th Street between Washington Boulevard and West Vliet Street. Additional homes were also constructed on North 58th Street between Washington Boulevard and West Vine Street. Wick is known to have built two houses on Grant Boulevard, both pre-dating the formation of Bilt-Well Homes Inc.: a Prairie style residence at No. 2770 for Elmer Van Roo in 1917 and a Craftsman style bungalow for Joseph McMullin at No. 2750 in 1916.

Bilt-Well Homes Inc. apparently ceased operation around 1925, but Paul Wick continued in the real estate, loan, insurance, and building businesses from 1926 through 1932. He was also the secretary of the Highland Park Building and Loan Association. His offices were at North 59th and West Vliet Streets and then on West Vliet Street just west of North 60th Street. Wick was elected alderman of the 15th Ward in 1932, a post he served through 1934. While an alderman, he was instrumental in the development of Hawthorne Field at North 55th and West State Streets. In 1935 Wick resumed Wick Inc. with A. F. Niehausen as vice-president and his son, Warren F., as secretary. He developed the Beverly Hills subdivision in Wauwatosa, and, in Milwaukee, Highland Park No. 2, 3, 4 and 5, and Rogers Park.

Wick, his wife, Genevieve, and their five children, Warren, Robert, Isabel, Rosemary and Pauline, lived in the Washington Heights neighborhood at 1747 North 58th Street (1921-1924) and then lived at 1556 North 58th Street (1925-1938). Wick was an active member of St. Sebastian's Church. He died of heart disease at his cottage at Pewaukee Lake in July of 1938. His death was unexpected, although he had been suffering from heart trouble for some time. Funeral services were held at the J. H. Becker & Sons funeral chapel at 5330 West Lisbon Avenue and at St. Sebastian's Church, and he was buried at Calvary Cemetery. The old city dumping grounds on West Vliet Street between North 47th and North 54th Streets was converted into a recreation area and named Wick Field in honor of Paul J. Wick according to a Common Council resolution adopted on July 17, 1939.

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George Zagel

George Zagel (1894 - May, 1977) was born into a Milwaukee family of modest means. His grandfather George was a laborer, and his father, George, was a mason. As a young man, George Zagel studied engineering at the University of Wisconsin-Madison and subsequently apprenticed with local architect John W. Menge, Jr. City directories show him employed as a draftsman from 1910 through 1912. In 1913 and 1914 Zagel was in partnership with architect Pius J. Matt. Their firm, Badger Architects, was located at 922 West Walnut Street. Matt subsequently went into partnership with a Mr. Klenzendorff on North Third Street. Zagel opened his own practice at 635 West Walnut Street. His brother, Ferdinand, worked with him as draftsman. In 1916 and 1917 the practice moved to rooms at 740 North Plankinton Avenue. It was during this period that George Zagel became one of the first registered architects in the state. His fiftieth anniversary as a registered architect was commemorated in 1967 by the Wisconsin Chapter of the A.I.A. Zagel and his brother ceased practicing during World War I to serve in the U.S. Army. Following the war, George studied architecture in Cologne, Germany, and also in Paris. In 1920 the brothers established the architecture firm of George Zagel and Brother with offices at 424 East Wells Street at the northwest corner of Wells and Jefferson Streets. They remained there through 1962 after which time they moved their offices to 4014 North Wilson Drive.⁶¹

Zagel was a prolific designer with over a thousand projects to his credit ranging from stores to apartments to residences to factories. During the real estate boom of the 1920s he was particularly active. Examples of his work can be seen throughout the city. Although he designed in a variety of historic styles, the Mediterranean Revival/Spanish Colonial was particularly favored by his clients during that decade. The Drake Apartments for the Goldmann Brothers at 1915 North Prospect Avenue (1925) is a fine example of this style and resembles some of his other buildings including the Madrid Apartments at 2968 North Oakland Avenue (1924) and the apartment building at 3104 West Kilbourn Avenue. Zagel designed another apartment building for Leo Goldmann at 3407 North Oakland Avenue in 1924. Other projects include the Martin Benn Building at 1676 North Van Buren Street (1916), a double residence for Jacob Levin at 2219 East Kenwood Boulevard (1921); the Frank Holtz residence at 1314 West Capitol Drive (1926); an apartment building for Gary L. Rice at 2631 North Cramer Street (1927); a commercial building for Rory Gotfredson at 1531 North Farwell Avenue (1928); Glorioso's Market at 1016-1020 East Brady Street (1927), and the John Hunholz residence at 5300 West Garfield Avenue (1926). Zagel also designed industrial buildings including the Moderne style factory for Geiser's Potato Chips at 3113 West Burleigh Street in 1946. Zagel's relative obscurity in comparison with other architects can be

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attributed to the fact that he worked extensively with builders rather than individual clients. His house designs appeared in such promotional publications as the Harold Nott Home Plan Book and the Beck-Pfeiffer Building Guide, although his name does not appear with the illustrations of his work. Builder J. G. Jansen was among his clients as was Dr. William Heitman, who together constructed eight duplexes in the 1300 block of North 26th Street, all of Zagel design. He also designed many of the houses in the 2500 block of North 47th Street. Zagel's later works were decidedly less picturesque and included the apartment building at 1847 North Prospect Avenue (1950) and the nursing home at 2939 West Kilbourn Avenue (1959). He is also said to have designed the post office garage on East Michigan Street and buildings for the Great Western Steel Company. From existing architectural drawings and photographs, it is known that Zagel designed between 1,300 to 1,500 projects through 1950 and remained active in his profession through 1975 when his brother Ferdinand died.⁶² Zagel was a versatile designer who easily moved from one style to another, and he is known to have designed five residences on Grant Boulevard. In 1921 Zagel designed two Craftsman residences, one for Louis Rotter of brick with bold brackets at No. 2676 and one of brick and shingles for David Rothman at No. 2677. Rothman is known to have commissioned the architect to do various commercial and apartment buildings in the 1920s. Zagel also designed the Mediterranean style residence for Robert Jacobi at No. 2842 in 1924, a distinctive amalgam of stucco, brick and stone. A Mediterranean style bungalow was designed for Oscar F. Miller in 1920 at No. 2462, and a rather simple bungalow for August H. Gerlach at No. 2476 in 1920, the latter an unusually plain design for Zagel.

George Zagel spent his youth and early adulthood at his family's residence at 1419 North Milwaukee Street. After 1925 the family moved to East Jarvis Street in Shorewood. Upon his marriage, Zagel moved to 4471 North Ardmore Avenue in Shorewood where he remained the rest of his life with his wife, Lila. In addition to his architectural practice, Zagel was also president and one of the founders of the Sherman Savings and Loan Association, which merged with Security Savings and Loan in 1967. Zagel remained on Security's board until 1975. He died at the age of 83 from complications of a stroke in May of 1977.⁶³

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Endnotes

¹Building permits for 2370 to 2879 North Grant Boulevard.

²The period of significance was chosen based on an analysis of building permits for the district. It begins with 1913, the date of the earliest building construction in the district, and extends to the construction date of the last contributing building erected in 1931.

³Milwaukee County Register of Deeds, Milwaukee County Courthouse, Deeds 32:317, 36:626 and Grantor-Grantee Index for Section 13, Town 7, North Range 21 East.

⁴Howard Louis Conard, ed., History of Milwaukee County from Its First Settlement to the Year 1895 (Chicago: American Biographical Publishing Company, [1895]), Vol. 3, pp. 198-199; Milwaukee Sentinel 1852 August 25 2/5 and September 8 2/6; 1854 June 23 2/5 and July 24 2/5; 1855 August 30 3/1.

⁵Conard, Vol. 3, pp. 198-199; Illustrated Historical Atlas of Milwaukee County Wisconsin (Chicago: H. Belden & Co., 1876), p. 45.

⁶Conard, Vol. 3, pp. 119-120.

⁷Deeds 371:125, April 12, 1892.

⁸Conard, Vol. 3, p. 199.

⁹Milwaukee Journal 1900 January 31 3/4; Probate Records of Charles James, Milwaukee County Courthouse, No. 14427.

¹⁰Articles of Incorporation of Milwaukee County, Milwaukee County Historical Society, Vol. K., p. 516; Milwaukee Board of Park Commissioners, Annual Report, 1904-1905, p. 16 and 1905-1906, p. 30.

¹¹Milwaukee City Engineer's Department, Annexation Map No. 8; Plats 31:15.

¹²Annexation Map No. 18, Plats 32:6.

¹³Annexation Map No. 23; Plats 32:41 and 33:16.

¹⁴Grantor-Grantee Index for the NW 1/4 Section 13, Town 7 North Range 21 East; Articles of Incorporation 33:571; Plats 33:2; Annexation Map No. 24.

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¹⁵Milwaukee Sentinel 1877 April 28 8/1; Park Commission Annual Report 1897, p. 8; General Ordinances of the City of Milwaukee, 1896, p. 735; Milwaukee Code of 1914, p. 504.

¹⁶Milwaukee. Common Council of the City of Milwaukee. Proceedings 1910-1911, October 24, 1910, p. 869.

¹⁷Proceedings 1913-1914, November 29, 1913, pp. 966-967; 1917-1918, September 24, 1917, p. 499; October 8, 1917, p. 544; November 5, 1917, p. 652; November 19, 1917, p. 753; Milwaukee Code 1914, pp. 504-505.

¹⁸Deeds 747:67, 747:268, 747:114, 901:192.

¹⁹Articles of Incorporation 59:361, 53:322.

²⁰Marion Ogden, Homes of Old Spring Street (second edition; Milwaukee: Hammersmith-Kortmeyer Co., 1946), p. 7.

²¹Milwaukee Sentinel, 1877 April 28 8/1.

²²Park Commission Annual Report 1897, p. 8; General Ordinances of the City of Milwaukee, 1896, p. 735; Milwaukee Code of 1914, p. 504.

²³Jerome A. Watrous, ed., Memoirs of Milwaukee County (Madison: Western Historical Association, 1909), Vol. 2, p. 636; "Gustave Dick, Builder, Dead," Obituary of Gustave Dick, Milwaukee Journal, Wednesday, July 10, 1935, p. 9.

²⁴"Gustave Dick," Milwaukee Journal, July 10, 1935, p. 9.

²⁵"Alex Bauer, 58, Architect, Dies," Obituary of Alexander Bauer, Milwaukee Sentinel, Thursday, December 13, 1945, p. 5; "Bauer, Theater Designer, Dies," Obituary of Alexander Bauer, Milwaukee Journal, Thursday, December 13, 1945, p. 9; Wright's Directory Company, Milwaukee City Directory.

²⁶"Gustave Dick," Milwaukee Journal, July 10, 1935, p. 9.

²⁷Ibid.

²⁸"Alex Bauer," Milwaukee Sentinel, December 13, 1945, p. 5; "Bauer, Theater Designer," Milwaukee Journal, December 13, 1945, p. 9.

²⁹Associated Compilers, The Sketch Book of Milwaukee (Milwaukee: Wetzel Brothers, 1931-1933), p. 18; Wright's Milwaukee City Directory.

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- ³⁰Wright's Milwaukee City Directory; City of Milwaukee building permit records.
- ³¹Eschweiler biographical clippings, Milwaukee County Historical Society, Reel No. 86; "An Era of Eschweilers," Milwaukee, September, 1968, pp. 20-24, 31.
- ³²"An Era," p. 23; Wright's Milwaukee City Directory, 1891-1892.
- ³³"An Era," p. 21; R. T. Both, "Architect Eschweiler Left Stately Legacy on City's East Side," The Milwaukee Business Journal Magazine, week of April 7, 1986, pp. 10-11.
- ³⁴Samuel Ilsley, "The Work of Alexander C. Eschweiler," Architectural Record, Vol. XVII (March, 1905), pp. 209-230.
- ³⁵Both, p. 11; "An Era," p. 24; Richard S. Davis, 50 Years of Architecture [Eschweiler and Eschweiler] (Milwaukee: Hammersmith-Kortmeyer Co., 1943).
- ³⁶Eschweiler biographical clippings, Milwaukee County Historical Society; Both, p. 11; "An Era," pp. 24, 31.
- ³⁷Milwaukee: A Half-Century's Progress 1846-1896 (Milwaukee: Consolidated Illustrating Company, 1896), p. 165.
- ³⁸Wright's Milwaukee City Directory.
- ³⁹John B. Gregory, History of Milwaukee, Wisconsin (Milwaukee: S. J. Clarke Publishing Company, 1931), Vol 4, p. 428; Wright's Milwaukee City Directory.
- ⁴⁰Gregory, Vol. 4, p. 428; Wright's Milwaukee City Directory; City Building Permits.
- ⁴¹Henry F. Withey and Elsie Rathburn Withey, Biographical Dictionary of American Architects (Los Angeles: New Age Publishing Company [1956]), pp. 355-356.
- ⁴²William George Bruce, History of Milwaukee City and County (Milwaukee: S. J. Clarke Publishing Company, 1922), Vol. 3, pp. 79-80; Wright's Milwaukee City Directory.
- ⁴³Bruce, Vol. 3, pp. 79-80; Obituary of Hugh Wilson Guthrie, Milwaukee Journal, November 8, 1945, local news section, p. 13.

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⁴⁴Bruce, Vol. 3, pp. 90-93; Wright's Milwaukee City Directory; "Veteran Architect Dies; Designed the Y.M.C.A.," Obituary of Cornelius Leenhouts, Milwaukee Journal, January 14, 1935.

⁴⁵Bruce, Vol. 3, p. 93; Miscellaneous city building permits.

⁴⁶Wright's Milwaukee City Directory.

⁴⁷Associated Compilers, Men of Milwaukee (Milwaukee: Aetna Press, Inc., 1929-1930), Vol. 1, p. 148; Gregory, Vol. 4, pp. 712-713.

⁴⁸Gregory, Vol. 4, p. 713; Wright's Milwaukee City Directory.

⁴⁹Associated Compilers, Men, p. 165; Wright's Milwaukee City Directory.

⁵⁰Bruce, Vol. 3, p. 817.

⁵¹Richard E. Oberst, Obituary, Milwaukee Journal, April 9, 1972, Milwaukee Public Library Obituary Scrapbooks.

⁵²Gregory, Vol. 3, pp. 398-399; Wright's Milwaukee City Directory; Milwaukee Building Permits.

⁵³Wright's Milwaukee City Directory; Milwaukee Building Permits.

⁵⁴City of Milwaukee Vital Statistics, Death Certificate of Walter G. Truettner, 1943, p. 5741; Wright's Milwaukee City Directory.

⁵⁵Charles W. Valentine, Obituary, Milwaukee Sentinel, February 1, 1951, Section 2, p. 10; "C. Valentine Dies, Aged 72;" Obituary of Charles W. Valentine, Milwaukee Journal, January 31, 1951, Section M, p. 18; Wright's Milwaukee City Directory.

⁵⁶Milwaukee's Leading Industries (New York: Historical Publishing Company, 1886), p. 109; Gregory, Vol. 4, pp. 307-308.

⁵⁷Gregory, Vol. 4, pp. 287-288.

⁵⁸Wright's Milwaukee City Directory.

⁵⁹"Ex-Alderman Wick Is Dead," Obituary of Paul Wick, Milwaukee Journal, July 19, 1938; Wright's Milwaukee City Directory; "Who's Who in the Campaign,

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⁶⁰"Sentiment in 'Bilt-Well' Homes," Milwaukee Journal advertisement, February 27, 1921, p. 7.

⁶¹Elfrieda Pantoga, "A Flair for Fanciful Architecture," Milwaukee Sentinel, July 10, 1982, Section 2, p. 12; George Zagel, Obituary, Milwaukee Journal, May 22, 1977; Milwaukee Public Library Obituary Scrapbook; Wright's Milwaukee City Directory.

⁶²Pantoga, "A Flair"; Wright's Milwaukee City Directory; City Building Permits; information supplied by Susan Wirth.

⁶³George Zagel, Obituary, May 22, 1977; Wright's Milwaukee City Directory.

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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Milwaukee County, WI**

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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**N. Grant Boulevard Historic District
Milwaukee County, WI**

Geographical Data (continued)

VERBAL BOUNDARY DESCRIPTION


Beginning at the intersection of the east curb line of North Grant Boulevard and the south property line of 2370 North Grant Boulevard; then east to the rear property line of 2370 North Grant Boulevard; then north to the south property line of 2400 North Grant Boulevard; then east to the rear property line of 2400 North Grant Boulevard; then north along the rear property lines of all of the properties with frontage on North Grant Boulevard to the intersection of the south curb line of West Locust Street and the north property line of 2876 North Grant Boulevard; then west to the rear property line of 2879 North Grant Boulevard; then south along the rear property lines of all of the properties with frontage on North Grant Boulevard to the intersection of the south property line of 2401 North Grant Boulevard and the north curb line of West Meinecke Street; then east along the south property line of 2401 North Grant Boulevard to the east curb line of North Grant Boulevard extended; then south along the property line of 2370 North Grant Boulevard 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 the broad, landscaped street with uniform setbacks and the fine collection of early twentieth century bungalows and period revival style homes that were built to house prosperous middleclass residents. To the north the district is bordered by Sherman Park. To the east and south are densely built up blocks of mostly frame duplexes lining narrow streets. To the west is Sherman Boulevard, an even broader boulevard with a traditional landscaped median lined with large and costly houses and duplexes.

Although Grant Boulevard historically extended to West North Avenue, the 2300 block between West North Avenue and West Meinecke Street is excluded from the National Register district because of the modern alterations that have changed the historic appearance of the boulevard. A majority of the houses in the 2300 block of Grant Boulevard were razed for a freeway project that was never built. The cleared land along Grant Boulevard was rebuilt in the 1980s with a complex of duplexes and townhouses in pseudo-Victorian style. The roadway itself in the redevelopment area was narrowed to 60 feet, and double rows of trees were eliminated. One house at the southeast corner of Grant Boulevard and West Meinecke Street, No. 2370, was spared demolition, retains its historic character and is thus being included in the historic district.

NORTH GRANT BLVD. HISTORIC DISTRICT
 Dept. of City Development Milwaukee, Wisconsin
 Milwaukee County

 Non-Contributing



Not to scale

 Boundary

