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NPS Form 10-900

Wisconsin Word Processing Format (Approved 1/92)



United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name North 47th Street Bungalow Historic District
other names/site number

2. Location

street & number	2500 block of North 47 th Street, between Wright and Clarke streets	N/A	not for publication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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Diana Teubner

1/9/2017

Signature of certifying official/Title

Date

WI - State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

North 47th Street Bungalow Historic District

Milwaukee

Wisconsin

Name of Property

County and State

4. National Park Service Certification

- I hereby certify 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:)

Edson H. Beall

2-28-17

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

- private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property
(Check only one box)

- ___ building(s)
- District
- ___ Structure
- ___ Site
- ___ object

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

	contributing	noncontributing
	24	buildings
		sites
		structures
		objects
24	0	total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & EARLY 20TH Century REVIVALS/Tudor Revival

LATE 19TH & EARLY 20TH Century AMERICAN MOVEMENTS/bungalow

Materials

(Enter categories from instructions)

foundation brick, concrete

walls brick, wood

roof asphalt, slate

other limestone

Narrative Description

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

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture (C)

Community Planning and Development (A)

Period of Significance

1922-1928

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bennet, Paul; Bierman, Richard H.; Bruns, Herman; Van Alyea, Thomas; George Zagel & Brother

Narrative Statement of Significance

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

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9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property _____ Approximately 4.7 acres

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

1 16 420777 4768398
 Zone Easting Northing

3 16 420877 4768209
 Zone Easting Northing

2 16 420877 4768398
 Zone Easting Northing

4 16 420777 4768209
 Zone Easting Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Traci E. Schnell/Senior Architectural Historian with Carlen Hatala/Senior Planner, City of Milwaukee	Date	April 2016
organization	Heritage Research, Ltd.	telephone	262.251.7792
street & number	N91 W17194 Appleton Avenue, Suite 203	zip code	53051
city or town	Menomonee Falls	State	WI

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North 47th Street Bungalow Historic District
Milwaukee, Milwaukee County, WI

GENERAL DESCRIPTION

The North 47th Street Bungalow Historic District is a one-block-long residential district consisting of all the houses and accessory structures in the 2500 block of North 47th Street, between West Wright and West Clarke streets, in the city of Milwaukee, Milwaukee County. The block is located in the present-day Sherman Park neighborhood on Milwaukee's west side, approximately 3.75 miles from the city's central business district. The neighborhood around the proposed district is almost exclusively residential in character with a few churches, schools, and commercial buildings situated along the major traffic arterials. The general area is characterized by development that followed the city's established grid pattern with uniform rectangular blocks bisected by alleys and lot sizes that averaged 40 feet by 122 feet. Frame and brick houses and duplexes do not exceed two-and-one-half stories in height and setbacks are more or less uniform, allowing for long expanses of grassy front lawns.

The North 47th Street Bungalow Historic District stands out from its neighbors due to a number of features. First of all, the 2500 block of North 47th Street, which is a one-way thoroughfare, is built up with single-family houses that are, at most, two stories in height. The buildings are constructed of high quality materials and, with a few exceptions, are constructed of brick, feature copper gutters, cement asbestos or slate roofs, false half-timbering and/or stucco finishes and wrought iron detailing. Most of the houses are bungalows but they exhibit an inventiveness and eclecticism not found in adjoining blocks. Many of the houses can be classified as Tudor Revival or English in style or influence; however, several are an eclectic mix of styles, including Tudor Revival, Craftsman, Colonial Revival, and Craftsman. Lot sizes here are also bigger than in surrounding blocks. Although platted with 40-foot by 122 ½-foot lots--which would result in fifteen structures per block face--each property was enlarged by an additional ten feet resulting in only twelve houses per block face, a feature that lends a spaciousness to the district. Deed restrictions that were placed on properties along North 47th Street between Wright and Clarke streets also resulted in uniform placement of buildings and accessory structures on the lots as well as setbacks, door placement, and front lawns.

Of the twenty-four houses in the district, all retain most of their original architectural detailing, windows, and cladding. Aside from window replacement, very little exterior alteration has occurred - even to the garages. The houses at 2517 and 2543 North 47th Street were converted to duplexes in later decades (notably against the provisions of the original deed restrictions), but those alterations did not change their exterior appearance. At a later date, both were restored to their original, single-family purpose.

Nineteen free-standing garages in the district were designed to match the style of the house for which they were built and/or feature the same quality building materials; however, none of the

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garages are included in the building count.

DESCRIPTION OF SELECTED HOMES

The following are brief descriptions of selected examples of the district's resources, listed in order by prevalence of the style in the district and in chronological order with each style. Also included is brief biographical information for the home's original owners. Please see the Building Inventory (Section 7, Page 9) for building permit citations, including estimated original cost, for all homes in the district.

BUNGALOW

2524 North 47th Street Carl F. and Hilda Garny House 1922

The first house on the block, the Garny house, was erected in 1922. It is an eclectic, one-and-one-half story, brick-veneered bungalow that features a side-gabled jerkinhead (or clipped gable) roof with stucco and false half-timber finish. An enclosed sun porch forms the main entry along the north half of the façade and includes curious paired brick porch supports with carved wooden bracket-like trim along the top. Front-facing windows have been replaced with slider examples, while the original, multiple-light windows remain along the north porch elevation. The south half of the west entrance façade features a rectangular bay with a hipped roof and which carries a series of four, double-hung sash windows that are delineated by carved wooden mullions that reflect turned porch posts or balusters; another similar but smaller window arrangement with the same mullions are located along the south side of the house. Adding to the home's unique character is the use of varied-style dormers. Notably, the two front-facing examples include a wall dormer topped with a shed roof, while a three-sided dormer with a flat roof rises above the porch. Finally, a distinctive, round-arched, oriel-type window is located along the north elevation.

At the time the house was built, Carl Garny was the secretary of the E.R. Wagner Manufacturing Company, where he began as an office boy in 1905. He was promoted to purchasing agent, after which he became office manager. After moving from the home, he would go on to serve as company vice president and remained with the firm for a total of fifty-four years. Carl and his wife Hilda (nee Bornheimer) raised three children in the subject home; Hilda's parents also resided with the family, as did a live-in servant. The Garnys remained in the house until 1954. Carl died in August 1959 at the age of 68.¹

¹ *Milwaukee City Directory*, 1923-1953-54; U.S. Federal Census, Population, 1930, 1940; "Carl Garny Dead at 68," *The Milwaukee Journal*, 11 August 1959; "Hilda Garny, death notice," *The Milwaukee Sentinel*, 14 January 1964.

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2564 North 47th Street Joseph P. and Elsie R. Conrad House 1923

Among the homes in the district, the Conrad House is the smallest bungalow and is also the only wood-sided home built on this block. Rising from a brick foundation, the one-and-one-half-story house is primarily side-gabled in form. It features a projecting, rectangular sunroom with a hipped roof along the south half of the entrance elevation, while the north half includes the front door, which is sheltered by a gabled overhang that is detailed with heavy, ornamental wooden bracket supports. Between the entrance and sunroom, a three-sided, hipped-roof dormer rises from the roofline. The windows are original and feature six-over-one-light and nine-over-nine-light sash.

Joseph P. Conrad was born in 1887 in Saukville, Wisconsin, the son of farmer Nicholas Conrad and his wife Mary (nee Schumacher). Joseph moved to Milwaukee at the age of twenty. He worked as a carpenter/contractor all of his life, running his own business for thirty-five years, during which time he constructed his own home on North 47th Street. Joseph and Elsie (nee Rettmann) had one daughter Betty. Joseph died in 1951 and Elsie remained in the house until 1954.²

2556 North 47th Street Oscar E. and Isabel Quast House 1923

Designed by Thomas Van Alyea, this somewhat modest, brick-veneered residence with a double-gable front (one featuring a slight jerkinhead profile) does not immediately present itself as a bungalow, but it does offer many of the same basic design characteristics. Presenting itself, perhaps as more of an English-influenced cottage, the house, like the others on the block, rises one-and-one-half stories in height. The recessed, round-arched entrance, as well as the pair of round-arched, leaded-glass casement windows of the west entrance elevation, along with another to the south, suggests the existence of a sun porch; however, it is not delineated as such on the interior. Remaining windows throughout the house generally consist of paired or tripartite groupings of double-hung sash. Ornamentation of the home is limited to stone sills and keystones, as well as header brick surrounds that trim all round-arched openings.

Oscar Quast was born in Wisconsin in 1886. Prior to the construction of this house, he operated his own concrete contracting business out of his former home on North Booth Street. Permit records reflect his occupation and indicate that the basement was constructed of poured concrete, while the first story was built of six-inch reinforced concrete. Oscar, his wife Isabel, and their three children resided in the house for just four years. At that time, Oscar left the contracting business, moved to Jackson, Wisconsin, where he operated a farm. From 1928 through 1956, the subject house was

² *Milwaukee City Directory*, 1924-1956; "Joseph P. Conrad," obituary, *The Milwaukee Journal*, 13 April 1951.

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occupied by members of both the Hans and Louis Kropp families.³

2517 North 47th Street Gustav E. and Dorothea Strandt House 1924

Designed by architect Herman Bruns, the Strandt House is an excellent example of the influence of Milwaukee's ethnic architecture on local bungalow design. This one-and-one-half story, largely brick-clad bungalow features a jerkinhead or clipped, central gable. A projecting porch with a stone-trimmed, battered wall and brick pier supports shelters the recessed entry and a three-sided bay - also with a battered and a stone-trimmed base that comprises the north half of the façade. The bold scale of ornamental details makes the house more Germanic than English in character. Gabled peaks and roof dormers feature stucco and false half-timber finish and are further embellished with shaped bargeboards and brackets. Rafter tails detail the roof's eave. Windows along the entrance elevation of the house feature upper sash with diamond-shaped, leaded-glass panes. Sunroom fenestration is further embellished with mullions that resemble turned porch supports or balusters. Copper gutters and a slate roof attest to the care and expense that went into the design of the house. Despite an estimated cost of \$8,500 reported on the permit, the quality of materials suggests a higher cost.⁴

As of 2001, the interior of the house is identified as being as well-crafted as the exterior. Exceptional millwork frames interior rooms and there is a stunning Gothic-style wood and glass screen separating the living from the dining room. Closets have automatic lights; there is also a built-in vacuum system. A basement Rathskeller features a fireplace, built-in bookcases, terrazzo floor, built-in bench seating and a wine cellar hidden behind a bookcase.⁵

Born in 1875 in the Town of Cedarburg, Ozaukee County, Gustav E. Strandt had begun experimenting with various dairy machinery devices in his teens and was just eighteen years old when he organized the Cedarburg Milk Company. In 1922, he became president and general manager of the Milwaukee Dairy & Supply Company that was located at 30th and Burleigh streets. Strandt was an inventor as well as businessmen and patented the Milwaukee sanitary bottle filler and capper. The rotary milk bottle filler and capper revolutionized the industry and Strandt's products were sold around the world including England, China, South America, Australia, Canada, Panama, and Japan. At the time of his death he was also the head of G.E. Strandt Engineering Company. Gustav and "Dora" were married in 1898 and they raised four adopted children in the

³ *Milwaukee City Directory*, 1925-1956; Permit for 2556 North 47th Street, 23 August 1923; U.S. Federal Census, Population, 1930, 1940.

⁴ *The Daily Reporter* (Milwaukee, WI), 13 January 1923, cites the home's architect as Bruns.

⁵ Information regarding the home's interior included in "47th Street Bungalow Historic District," Final Historic Designation Study Report, Prepared by Carlen Hatala and Bill Daub, 2001, Copy available online at www.city.milwaukee.gov/ImageLibrary/Groups/cityHPC/DesignatedReports/vticnf/hd47b.pdf, Accessed November 2014.

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home. Gustav died in 1940 and Dora converted the home into a duplex in 1942 and remained in the home through 1959. This conversion did not affect the main portion of the house and consisted of building rooms in the former attic area. The house has since been converted back for use as a single-family home.⁶

2500 North 47th Street Dr. Edward J. and Frieda Lunz House 1926

Although perhaps slightly larger than a traditional bungalow, the subject one-and-one-half-story, multiple-gable, brick-veneered house can be classified as such. Located on a corner lot, the George Zagel and Brother-designed house features two architecturally notable elevations; however, its actual entrance (south) elevation is oriented to West Wright Street, rather than North 47th Street. Regarding the south elevation, the round-arched doorway is set within a smooth stone surround of Tudor Revival origin. Likewise, the oriel window above, as well as the one along North 47th Street - both of which are set within a gable that is detailed with stucco and false half-timber finish - continue to convey the home's Tudor character, as does the stone-trimmed, brick exterior chimney to the north. The additional elements, such as the wrought iron balconettes (beneath the first-floor windows of the North 47th Street facade), as well as the blind arches (with stucco and mosaic tile) of the corner sunporch and its flared walls, provide for an overall eclectic mix. Windows throughout the house consist of either casement or double-hung, multiple-light windows.

Edward Lunz was born in Wisconsin 1878. After first teaching, he attended dental school and worked as a dentist thereafter. In 1918, he wed the widowed Frieda Kettler, who had one daughter, Wilma. The Lunz family occupied the home until the early 1950s.⁷

2516 North 47th Street Adolph and Katherine Damkoehler House 1926

This one-and-one-half-story, side-gabled, Craftsman-style brick bungalow features the jerkinhead (or clipped) gable profile along both its primary (west) and south elevations. The roof of the front-gabled and modestly projecting sunroom or "sun parlor" entrance continues along the south side of the house to create a pent beneath the upper half-story. This type of sun porch entry was very popular in Milwaukee in the 1920s. The doorway, which is flanked by multiple-pane sidelights, is set within a flat arch comprised of header brick and stone trim; a similar arch tops the tripartite dormer window to the south. A grouping of four, one-over-one-light, double-hung sash with a

⁶ "Gustav E. Strandt," Biographical sketch in William George Bruce, ed., *The History of Milwaukee, City and County*, 3 vols. (Chicago: S.J. Clarke Publishing Co., 1922), 3/16-19; *Milwaukee City Directory*, 1925-1962; "Poor Man's Vow Gives \$350,000 Back 'to the Lord'," *The Milwaukee Journal*, 17 October 1941, 1/6; Permit for alteration, 1942.

⁷ Original permit for 2500 N. 47th Street, dated 19 April 1926. This and all permits to follow are on file at the Department of City Development, Milwaukee, WI; U.S. Federal Census, Population, 1900-1940; *Milwaukee City Directory*, 1926 to 1953-54; Cook County, Illinois, Marriage Index, 1871-1921, Available online at www.ancestry.com, Accessed April 2016.

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leaded glass upper pane is located along the north half of the entrance elevation, while another four-window grouping is located within the roof dormer immediately above. Simple wooden bargeboards line the entrance gable, as well as the roof dormers; some of which also feature carved wooden bracket trim.

Born in 1875, Adolph Damkoehler was born in Freistadt, Wisconsin, and came to Milwaukee at the age of seven. Following his attendance in school through eighth grade, he would enter into the insurance business beginning in 1890, after joining the Concordia Fire Insurance Company. The firm name would later change to the Loyalty Insurance Company, where he remained until his retirement in 1938, having last served as assistant secretary. He and his wife Katherine had one daughter, Ruth, who lived with them through at least 1940; Katherine's brother George Weinbrecht also resided with them throughout their time there. Adolph died at home in December 1958 and Katherine remained in the home until her death in February 1966.⁸

2525 North 47th Street

Fred V. and Lulu Benz House

1927

Like the Lunz house at 2500 North 47th Street, some might not classify this home as a bungalow due to its slightly larger upper half story; however, the home is, nonetheless, considered a bungalow, which was executed with a variety of Period Revival elements, thus categorizing the house as Eclectic Period Revival. Rising one-and-one-half stories, this largely side-gabled house is sheathed with brick along the first floor and covered with stucco on the upper half story. A front-gabled wall dormer with wooden bargeboard trim and knee braces, as well as a three-sided roof dormer with a polygonal roof, is located along the east entrance elevation; a similarly styled, gabled wall dormer is located along the south. All gabled dormers, as well as the gabled ends, carry round-arched, double-hung windows with a wooden surround and a wooden keystone-like element, which are largely Colonial Revival-style in nature. A projecting, gabled, one-story sun porch entry projects from the north half of the entrance elevation. Elements that reflect Tudor Revival influence include the randomly placed stone trim, an oriel window on the north side of the house, as well as the steeply pitched gables throughout. Wrought iron balconets, generally utilized with Mediterranean Revival-style houses, embellish the front dormer windows and the pair of piano windows along the south elevation, while the bargeboards and knee braces are considered Craftsman in their origin.

Born in Milwaukee in 1884, Fred Benz worked as a purchasing agent for The Milwaukee Electric Railway & Light Company. As of 1930, the census enumerates the Benz family as including Fred,

⁸ U.S. Federal Census, Population, 1920, 1940; *Milwaukee City Directory*, 1927 to 1964-65; "A.F. Damkoehler," Obituary, *The Milwaukee Sentinel*, 7 December 1958; "Katherine Damkoehler," Death Notice, *The Milwaukee Sentinel*, 26 February 1966.

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wife Lulu (nee Holland), daughter Lucille (age 17), son Fred (age 14) and Lulu's father Charles Holland. The Benzes remained in the home until circa 1955; Fred died in 1956.⁹

2570 North 47th Street Raymond and Lillian Strehlow House 1927

This one-and-one-half-story, Tudor Revival-influenced bungalow is front-gabled in form; the central gabled peak of which is clipped. Exposed rafter tails detail the roof's open eaves. A one-story, front-gabled sunroom projects from the main block, as does a gabled entry that carries a round-arched doorway; limestone trim is used to embellish both the entry and the sunroom. A curious, oriel-type and leaded-glass window is located along the north elevation and additional leaded-glass windows (rectangular multiple-light and diamond-pane) are located throughout the first floor of the house. Carved woodwork trims both the tripartite sunroom window as well as the eaves of the sunroom block. An original copper lantern fixture remains above the door and copper gutters line the eaves. Shed-roof dormers, presumably a later addition, extend out from each roof slope and are covered with wooden shingles.

Born in Milwaukee in 1897, Raymond Strehlow was the son of saloonkeeper Frank Strehlow (and wife Anna). In 1921, with just a single year of a high school education but with experience gained working at the Weyenberg Shoe Company, he helped to found the Ideal Shoe Manufacturing Company (later known as the Mid-State Shoe Manufacturing Company) of which he served as vice president at the time the subject house was built. As of 1940, the Strehlow home consisted of Raymond, his wife Lillian, their three children: Raymond (age 9), twin daughters Jean and Joan (age 6), as well as a live-in maid. The Strehlows owned the house until 1958, the year that Raymond Sr. is identified as having retired.¹⁰

PERIOD TUDOR REVIVAL

2571 North 47th Street John J. and Elsa Dietz House 1927

Built by contractor Val Schramka, this brick-sheathed, one-and-one-half-story, Tudor Revival-style residence stands out from its bungalow neighbors. The house is a shallow L-plan in form with each wing being steeply pitched. The front-facing gable includes a modest catslide roof that extends to shelter a recessed entryway that is accented by arches and cut stone trim. A polygonal one-story bay with nine-over-nine-light sash windows occupies the remaining first-floor space, while a pair of six-over-one-light sash and a tiny arched window complete the fenestration of the front façade.

⁹ U.S. Federal Census, Population, 1930, 1940; *Milwaukee City Directory*, 1926 to 1953-54; "Rites Today for Mrs. Lulu Benz," obituary, *The Milwaukee Sentinel*, 11 May 1973, obituary cites the death date for Fred.

¹⁰ *Milwaukee City Directory*, 1928-1958; U.S. Federal Census, Population, 1940; "Raymond F. Strehlow," Obituary, *The Milwaukee Sentinel*, 16 November 1970.

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A small shed-roof dormer is situated on the south slope of the catslide roof and adds to the asymmetry of the overall design. The projecting wing to the south, which is nearly two stories in height, includes a modest, one-story rectangular bay. Rough-cut pieces of limestone trim the corners of the house and have been randomly worked into the masonry surface to lend variety and texture to the façade. An exterior chimney runs up the north side of the house.

John J. Dietz was born in 1892 in Wisconsin. He began his banking career in 1911 as a messenger at the West Side Bank. In 1932 he was appointed the assistant cashier and in 1944, the bank cashier. He and his wife Elsa (nee Steiner) raised three girls-- Marion, Marjorie and Therese--in the North 47th Street home. As of 1930, the household also included a live-in servant. John died on 23 April 1949 and Elsa remained in the home through 1953-54.¹¹

1920s ECLECTIC PERIOD REVIVAL

2550 North 47th Street Charles H. and Mathilde Olroge House 1928

Not only was the Olroge House one of the few non-bungalow residences to be built on the block, but it was also the last, chronologically, to be constructed in the district. The two-story, side-gabled, brick-clad house with its symmetrical façade and mostly six-over-one-light sash at first appears to be Colonial Revival in style. However, Tudor Revival-influenced elements of the home include the Tudor-arch hood mold with carved corbel stops over the front door and the diamond-paned windows located immediately above, as well as the limestone-trimmed exterior chimney found along the south gabled endwall of the house. Similarly, additional elements such as the wrought iron balconet under the central, second-story windows, as well as the decorative, brick, blind arches of the first-floor windows provide for a hint of the Mediterranean Revival style.

At the time of the home's construction, Charles Olroge (b. 19 October 1889) was the president and manager of the Badgerock Pavement Company. He and his wife Mathilde occupied the house only briefly, having moved by 1932. The third owner, Louis C. Schmidt lived in the house from 1934 through 1961.¹²

¹¹ *Milwaukee City Directory*, 1928 to 1953-54; U.S. Federal Census, Population, 1930, 1940; "Bank Cashier, Dietz, Is Dead," *The Milwaukee Journal*, 25 April 1949, L9/1.

¹² *Milwaukee City Directory*, 1928-1961. Previous information suggested that the house was, perhaps, built on speculation. Deeds indicate that the property was purchased by the Olroges in early April and the permit for the house was taken out one week later, seemingly indicative of the home being specifically commissioned by the Olroges, William P. & Meta. Just to Mathilde Olroge, Warranty Deed, 6 April 1928, Volume 1247, Page 337, Document No. 1602552, Permit for 2550 N. 47th Street, 13 April 1928.

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BUILDING INVENTORY

The following is an inventory of the district's twenty-four homes, all of which are considered to be contributing. The names and dates assigned to each property were taken directly from original permit information, with supplemental use of city directories (please note that actual property deeds were not reviewed for all properties). Styles assigned to the houses are using the stylistic terminology accepted by the Division of Historic Preservation of the Wisconsin Historical Society.

<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
2500 N. 47 th Street	Dr. Edward J. and Frieda Lunz House	1926 ¹³	C	Bungalow
2503 N. 47 th Street	Charles H. and Ella Vollmar House	1924 ¹⁴	C	Bungalow
2509 N. 47 th Street	Charles F. and Amanda Behnke House	1924 ¹⁵	C	Bungalow
2510 N. 47 th Street	Charles T. and Gertrude Rosenbaum House	1925 ¹⁶	C	Bungalow
2516 N. 47 th Street	Adolph and Katherine Damkoehler House	1926 ¹⁷	C	Bungalow
2517 N. 47 th Street	Gustave E. and Dorothea Strandt House	1924 ¹⁸	C	Bungalow
2524 N. 47 th Street	Carl F. and Hilda Garny House	1922 ¹⁹	C	Bungalow
2525 N. 47 th Street	Fred V. and Lulu Benz House	1927 ²⁰	C	Bungalow
2528 N. 47 th Street	Herman A. and Erna Harder House	1926 ²¹	C	Bungalow
2531 N. 47 th Street	Adolph J. and Elsa Lippold House	1926 ²²	C	Bungalow
2536 N. 47 th Street	Hilmar G. and Grace Martin House	1927 ²³	C	Bungalow

¹³ Original permit for 2500 N. 47th Street, 19 April 1926; estimated cost, \$13,000 (house), \$500 (garage); contractor, Charles Huebbe. It was *The Daily Reporter* (Milwaukee, WI), 28 April 1926, that cited (under "Contracts Awarded") the home's architect as George Zagel and Brother and the carpenter as Charles Behnke.

¹⁴ Original permit for 2503 N. 47th Street, 9 May 1924; estimated cost, \$11,000 (house); architect, George Zagel & brother; contractor, C.H. Behnke.

¹⁵ Original permit for 2509 N. 47th Street, 5 May 1924; estimated cost, \$9,400 (house), \$800 (garage); contractor, Charles F. Behnke. Architect, George Zagel & Brother, from plans, dated 1922, in temporary possession of Susan Wirth, Milwaukee, WI.

¹⁶ Original permit for 2510 N. 47th Street, 9 June 1925; estimated cost, \$10,000 (house), \$1,000 (garage); contractor, Charles H. Behnke.

¹⁷ Original permit for 2516 N. 47th Street, 7 June 1926; estimated cost, \$8,000 (house), \$500 (garage); contractor, Henry Torke.

¹⁸ Original permit for 2517 N. 47th Street, 12 November 1923; estimated cost, \$8,500 (house), \$500 (garage); contractor, Arthur Breest. Architect Herman Bruns identified under "Bids Pending" in *The Daily Reporter*, 13 January 1923.

¹⁹ Original permit for 2524 N. 47th Street, 12 March 1922; estimated cost, \$10,000 (house), \$1,000 (garage); contractor, Charles F. Behnke.

²⁰ Original permit for 2525 N. 47th Street, 29 July 1927; estimated cost, \$16,000 (house), \$500 (garage); contractor, Herbert F. Behnke.

²¹ Original permit for 2528 N. 47th Street, 2 June 1926; estimated cost, \$10,000 (house), \$500 (garage); contractor, Henry R. Mayer.

²² Original permit for 2531 N. 47th Street, 25 May 1926; estimated cost, \$9,000 (house), \$500 (garage); architect, Paul Bennett; contractor, Reinhold J. Jeske.

²³ Original permit for 2536 N. 47th Street, 12 November 1926; estimated cost, \$8,000 (house); contractor, Henry Torke.

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2537 N. 47 th Street	Herman C. and Ida Harloff House	1927 ²⁴	C	Bungalow
2543 N. 47 th Street	Fred C. and Alvina Barkow House	1927 ²⁵	C	Bungalow
2544 N. 47 th Street	Adam and Anna Freiburger House	1923 ²⁶	C	Bungalow
2550 N. 47 th Street	Charles H. and Mathilde Olroge House	1928 ²⁷	C	1920s Eclectic Period Revival
2551 N. 47 th Street	Jesse Owen and Mary Franklin House	1923 ²⁸	C	Bungalow
2556 N. 47 th Street	Oscar E. and Isabel Quast House	1923 ²⁹	C	Bungalow
2557 N. 47 th Street	Alfred H. and Selma Griewisch House	1924 ³⁰	C	Bungalow
2563 N. 47 th Street	George F. and Lillian Koehler House	1926 ³¹	C	Bungalow
2564 N. 47 th Street	Joseph P. and Elsie R. Conrad House	1923 ³²	C	Bungalow
2570 N. 47 th Street	Raymond and Lillian Strehlow House	1927 ³³	C	Bungalow
2571 N. 47 th Street	John J. and Elsa Dietz House	1927 ³⁴	C	Period Tudor Revival
2576 N. 47 th Street	Edward F. and Emily Shirmer House	1924 ³⁵	C	Bungalow
2579 N. 47 th Street	Peter and Mary Hirt House	1924 ³⁶	C	Bungalow

²⁴ Original permit for 2537 N. 47th Street, 11 May 1927; estimated cost, \$14,000 (house), \$700 (garage); contractor, William Keierleber.

²⁵ Original permit for 2543 N. 47th Street, 7 May 1927; estimated cost, \$10,000 (house), \$700 (garage); contractor, Albert Lassanske.

²⁶ Original permit for 2544 N. 47th Street, 11 July 1923; estimated cost, \$8,500 (house); contractor, Fischer & Zwicke.

²⁷ Original permit for 2550 N. 47th Street, 13 April 1928; estimated cost, \$10,000 (house); contractor, Majestic Builders, Inc.

²⁸ Original permit for 2551 N. 47th Street, 9 November 1922; estimated cost, \$12,000 (house), \$1,000 (garage); architect, George Zigel & Brother; contractor, Charles Behnke.

²⁹ Original permit for 2556 N. 47th Street, 23 August 1923; estimated cost, \$6,000 (house), \$350 (garage); contractor, Oscar Quast. Architect Thomas S. Van Alyea identified under "Contracts Awarded" in *The Daily Reporter*, 5 September 1923.

³⁰ Original permit for 2557 N. 47th Street, 22 April 1924; estimated cost, \$8,700 (house), \$500 (garage); contractor, Peter Graf.

³¹ Original permit for 2563 N. 47th Street, 13 July 1926; estimated cost, \$8,000 (house), \$400 (house); contractor, Harry Mewes.

³² Original permit for 2564 N. 47th Street, 28 August 1923; estimated cost, \$5,000 (house), \$400 (garage); contractor, Joseph Conrad.

³³ Original permit for 2570 N. 47th Street, 26 April 1927; estimated cost, \$10,500 (house); contractor/designer, R. H. Bierman.

³⁴ Original permit for 2571 N. 47th Street, 25 February 1927; estimated cost, \$8,000 (house); contractor, Val Schramka.

³⁵ Original permit for 2576 N. 47th Street, 7 May 1924; estimated cost, \$10,000 (house), \$400 (garage).

³⁶ Original permit for 2579 N. 47th Street, 22 May 1924; estimated cost, \$10,500 (house), \$600 (garage); contractor, Peter Hirt.

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SIGNIFICANCE

The North 47th Street Bungalow Historic District is nominated for the National Register of Historic Places under Criterion C in the Area of Architecture as a locally significant and distinctive collection of twenty-four, single-family homes that exhibit a variety of styles and unique detailing that differentiates it from its immediate neighbors. This district was locally designated as a landmark by the City of Milwaukee in 2001 and this nomination draws from the associated historic designation study report. More recently, an intensive survey of the Sherman Park neighborhood was completed in 2013. Also using the 2001 study report as its basis, the 2013 survey report reconfirmed both the uniqueness and historic integrity of the tree-lined, 2500 block of North 47th Street.

The majority of the homes are bungalows, some of which exhibit stylistic elements that offer Tudor Revival, Mediterranean Revival or Craftsman detailing. While some of the homes are from the hand of formally trained architects—including George Zagel and Brother, Thomas Van Alyea and Paul Bennett; others were produced by designers and/or contractors. Regardless from which hand a design came, the twenty-four homes--all of which were built between 1922 and 1928--coalesce to form a unified and architecturally distinctive block.

Despite the district's location within two separate subdivisions, assisting in the block's cohesive nature were the deed restrictions that were placed on both sides of the block. Use of such restrictions and covenants—which included uniform setbacks, minimum construction costs, and single-family use, among others—were meant to attract the more affluent resident, as well as to create a uniform landscape and control property values. Although clearly developed on a small scale, the 2500 block of North 47th Street is an exemplary local example of a restricted residential development and is, therefore, also considered eligible under Criterion A in the Area of Community Planning and Development.

The period of significance for both criteria A and C is 1922-1928, reflecting the dates of construction in the district and the years the planned development was realized.

GENERAL HISTORICAL BACKGROUND

The City of Milwaukee emerged in the early 1830s as settlers were drawn to the confluence of the Milwaukee, Menomonee and Kinnickinnic rivers. As the community grew, its borders eventually crossed into the neighboring Town of Wauwatosa where, in the 1890s, the Milwaukee Park Commission purchased land for what today are Washington Park and Sherman Park. Real estate speculation followed and, as Sherman Boulevard (N. 43rd Street) became an improved thoroughfare, numerous subdivisions were platted along its length. As developers prepared their parcels for

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construction, they petitioned for annexation to Milwaukee until, bit by bit, the entire west side became part of the city.³⁷

AREA OF SIGNIFICANCE: COMMUNITY PLANNING AND DEVELOPMENT

Housing development west of Sherman Boulevard began in the mid-1910s, following the construction of the street car lines on both West North and West Lisbon avenues. Although today, the 2500 block of North 47th Street is considered to be in the Sherman Park neighborhood³⁸, it was historically considered the “Washington Park District.” A 1915 article (albeit a promotional piece in the real estate section of the local paper), announces “Remarkable Growth of the Washington Park District.” It reads:

In its westward growth, Milwaukee is already knocking at the doors of West Allis to the southwest and west and Wauwatosa to the west and northwest...This westward growth has been most marked in the last two years, when residence subdivision after subdivision has been laid out...For all of the these western additions, Washington Park, with its lakes and drives, its beautiful natural scenery and its great zoo, offers recreation for children and adults. The park is, beyond a doubt, the most beautiful of all in Milwaukee’s great park system and is a wonderful asset in computing the popularity of the new residence districts on the western limits of the city.³⁹

Among the approximately twenty-two subdivisions within the southeast quarter of Section 14, the 2500 block of North 47th Street is located within two of them: Jefferson Heights (the west side of the block) and the First Continuation of Jackson Park (the east side of the block). Each was platted on the grid pattern, which is predominant in the city of Milwaukee.⁴⁰

Jefferson Heights (the west side of the block), was platted in 1920 by the Norma Land Company; its officers included Charles Reichenbach and attorney Richard Sinclair Witte. A 1921 sale ad—put out by the real estate development firm of the Dick & Reuteman Company, touts the “final sale of lots” in the “Washington Park District.” It described Jefferson Heights as follows:

³⁷ “47th Street Bungalow Historic District,” 13.

³⁸ The boundary of the Sherman Park neighborhood is presently identified as W. Capitol Drive on the north, W. North Avenue on the south, the Wauwatosa City limits on the west and the thirtieth Street industrial corridor on the east. The boundary, which was established in the 1980s via a set of neighborhood posters published by the City of Milwaukee, is illustrated in John Gurda, *Milwaukee: City of Neighborhoods* (Milwaukee, WI: Historic Milwaukee, Inc., 2015), 151.

³⁹ “Remarkable Growth of the Washington Park District,” *The Milwaukee Journal*, 25 April 1915.

⁴⁰ “47th Street Bungalow Historic District,” 13. A detailed history of the development of the general Washington Park and Sherman Park areas is included in both “Sherman Boulevard Historic District,” Historic Designation Study Report, Prepared by Carlen Hatala and Les Vollmert, 1995, as well as the “North Sherman Boulevard Historic District,” National Register nomination, Prepared by Tim Heggland, June 2003 (National Register-listed, 2004).

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Extending from 47th to 49th Streets and from Wright to Clark Streets. This is our most recent subdivision and although it has only been on the market for a few months the entire frontage on 47th Street has been sold and a number of lots in the balance of the subdivision have been taken up by individuals who intend to make their homes in this beautiful part of the city. Here we again carry out or plan of dividing the property into large lots and restricting same to character of building.⁴¹

The First Continuation of Jackson Park was a re-subdivision of the Jackson Park subdivision, the latter of which was platted in 1892. The 1911 re-subdivision encompassed a total of four blocks bounded by Sherman Boulevard, West Clarke Street, North 47th Street, and West Wright Street. The property was owned by the Jackson Park Land Company, the officers of which included Dr. Charles L. Kissling and real estate developer August Richter Jr. Despite the re-subdivision, the east side of the 2500 block of North 47th Street was still referred to, in general, as the Jackson Park subdivision. Ads for Jackson Park—and specifically for the stretch of North 46th Street, between Meinecke Avenue and Center Street, used the tag line of “Out Where the Sun Shines.”⁴² It too was described in the same 1921 sale ad as Jefferson Heights, which comprised the west side of the 2500 block. Its description read as follows:

Extends from Sherman Boulevard to 47th Street and from Meinecke Avenue to Center Street. This is one of the very finest sections of the entire Washington Park district. There are many beautiful homes located in this subdivision, which is particularly favored by its proximity to the new Washington High School and Washington Park. The remaining choice lots in this section, with all improvements, at prices ranging from \$32.00 to \$40.00 per foot.⁴³

To ensure that the respective subdivisions were developed the way they were originally intended, developers often placed restrictions on their deeds of sale. Among the earlier and more well-known institution of deed restrictions in the Milwaukee area were those established in Wauwatosa’s Washington Highlands (National Register-listed in December 1989). Two years after the subdivision was platted, the Washington Homes Association was created and this group created a thirty-two-page document of restrictions and protections (or covenants). An exhaustive review of subdivision deed restrictions in Milwaukee County has never been performed, nor could it be completed for purposes of this document; however, it is known that the development of the 2500 block of North 47th Street occurred while Milwaukee’s municipal zoning code was still in its infancy. The first Milwaukee

⁴¹ “Select Your Homesite in Washington Park District,” Advertisement, *The Milwaukee Journal*, 1 May 1921.

⁴² Advertisements for Jackson Park, *The Milwaukee Journal*, 2 May 1915, 17 October 1915 and 25 June 1916.

⁴³ “Select Your Homesite in Washington Park District.”

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zoning code/ordinance was enacted in 1920. Challenged shortly thereafter, it was upheld by the Wisconsin Supreme Court in 1923 but editorials in the local paper indicate that they were not strict enough. In 1926, the Village of Fox Point adopted a zoning ordinance. The editorial writer at the *Milwaukee Journal* went on to say, "Of course, Milwaukee has a zoning ordinance too. However, too often when somebody wants to build something not allowed by the ordinance, Milwaukee changes the ordinance." Any type of construction outside of the parameters of the planned development was prohibited within both the Jefferson Heights and First Continuation of Jackson Park subdivisions through deed restrictions.⁴⁴

Although there was no specific deed for either subdivision that identified their respective restrictions, such restrictions were, in fact, listed within each deed of property sale. Original deed restrictions of the 2500 block include the following: 1) only single-family dwellings were allowed; the property, however, could be rented; 2) a minimum cost of \$7,000; 3) the setback of a home (less stairs, porch, etc.) could be no less than fifty-five feet from the center line of North 47th Street, while the minimum setback of those homes without such additional structures could be no less than fifty-nine feet from the center line; 4) porches could not exceed 10 feet in depth or be built more than a single story; 5) houses were to be constructed not more than 3 feet from the parcel's north lot line and the house should not exceed thirty-two feet in width; 6) no entrances could be located on the north elevation, except for Lot 1 (2579 North 47th Street); 7) no residence could be used for professional services, except by a physician, surgeon or dentist, in the case of an emergency; 8) grading to a specific elevation in order to create a uniform lot and to aid in drainage; 9) terrace planting was prohibited; 10) garages could not exceed two-car capacity and had to be built on the north end of the lot with driveways having only alley access; 11) posts and/or fences were prohibited; and 12) no business or professional signage could be placed on the house, but a single nameplate (not exceeding 4 inches wide x 12 inches long) was acceptable on a door. The restrictions were in effect through 1 January 1955.⁴⁵

Notably, the restrictions in the adjacent Block 1 of Jefferson Heights (the 2500 block of North 48th Street), were significantly shorter. While they included provisions for minimum setbacks and that the

⁴⁴ U.S. Department of the Interior, National Park Service, *Historic Residential Suburbs: Guidelines for the Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Government Printing Office, 2002), 32; "Washington Highlands Covenants," Document including Restrictions and Protections in Washington Highlands, Wauwatosa, as well as the Articles of Incorporation of the Washington Homes Association, 1919, Copy on file at the Wauwatosa Historical Society, Wauwatosa, WI; "Milwaukee: Fox Point is Wise," *The Milwaukee Journal*, 22 September 1925, 1/1.

⁴⁵ Norma Land Company to Gustav E. and Dorothea Strandt, Warranty Deed (for 2517 North 47th Street), 4 October 1923, Book 988/page 245-246, Document #1240580; William P. and Meta Just to Mathilde Olroge, Warranty Deed (for 2550 North 47th Street), 6 April 1928, 1247/337, #1602552.

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homes be of the single-family type, the minimum cost was noted as \$3,500 and it specifically indicated that an owner could transact business from his home.⁴⁶

House construction began in the district in 1922 with the Garry and Franklin houses, 2524 and 2551 North 47th Street, respectively. Thereafter, house construction occurred as follows: 1923 (four); 1924 (five); 1925 (one); 1926 (six); 1927 (five) and, in 1928, the Olroge house at 2550 North 47th Street was the last on the block to be built. Estimated construction costs ranged from \$5,000 (2564 North 47th Street) to \$16,000 (2525 North 47th Street).⁴⁷

The district's original residents included those that were largely American born, despite having surnames such as Damkoehler, Freiburger, and Harder, predominantly Germanic in origin.⁴⁸ Consistent with what one might think, homeowners associated with a "restrictive subdivision," were in fact, comprised of middle-class or "white-collar" professionals, including a physician, two dentists, six building contractors, as well as a number of others that owned their own businesses.

The North 47th Street Bungalow Historic District is, therefore, being nominated to the National Register of Historic Places because it stands as a very good example of a small-scale residential development that defined itself from its neighbors through the implementation of deed restrictions. Offering slightly larger lots than its neighbors, the 2500 block of North 47th Street came with restrictions that relate to what could be built there and how buildings should be placed on lots (in terms of size, cost and setbacks). All combined the collection of largely bungalow homes presents a cohesive look and feeling that distinguishes this block from its immediate neighbors and is considered to be eligible for the National Register under Criterion A for its association with the Planning and Development of the city of Milwaukee.

AREA OF SIGNIFICANCE: ARCHITECTURE

In 2001, the North 47th Street Bungalow Historic District was designated a landmark in the city of Milwaukee. In 2012, a historical and architectural survey of the present-day Sherman Park neighborhood was completed and the district was identified as potentially eligible for the National Register of Historic Places under Criterion C for its local architectural significance. The vast majority

⁴⁶ Norma Land Company to Waldemar F. Loebe and wife, Warranty Deed, 31 January 1923, 954/566, #1199124. The deed also included the longtime standard that the property could not be used for the manufacture, sale, etc. of liquor nor for large-scale commercial use, etc.

⁴⁷ Despite the restriction identifying a minimum cost of \$7,000, the permit for the houses at 2556 North 47th Street and 2564 North 47th Street, identify estimated costs of \$6,000 and \$5,000, respectively.

⁴⁸ In fact, only three of the male property owners were not born in Wisconsin. They include: Herman Harloff (2537 N. 47th Street; born Germany); Jesse Owen Franklin (2551 North 47th Street; born Illinois) and Peter Hirt (2579 North 47th Street; born Hungary); Birthplace information gleaned from 1930 census data.

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of the total twenty-four homes in the district are considered bungalows, were built between 1922 and 1928, and which include more vernacular examples, alongside those which exhibit a particular stylistic influence, including Tudor Revival, Mediterranean Revival and Craftsman, or a combination thereof. Building materials found in the district are largely brick, but accent materials including stone and stucco are also evident. Just one frame example—which was restored to include its original clapboard siding in 2014--can be found in the district (at 2564 North 47th Street).

The bungalow, which is perhaps more a form than a style, became popular in Wisconsin between 1910 and 1940. Characterized as an economical dwelling with simple lines, the bungalow typically rises one-and-one-half stories and features a wide, projecting roof, often low-pitched and featuring a dormer window. The roof, which oftentimes features exposed rafter tails, allows for large, façade-length porches, which may be enclosed. Clapboard siding is usually predominant; however, stucco and brick are commonly used. Woodwork, including knee braces and brackets, tend to be plain but solid. As described in *Built in Milwaukee*, “The Milwaukee bungalow was, in most cases, a modest home, but one that was carefully detailed and well-constructed. Brick, stucco and stone were favored materials, and “honesty” in construction was emphasized over any other design principle. On many frame examples, a jerkinhead (or clipped) gable roof was a common feature.” Indeed, half of the North 47th Street district’s homes feature a jerkinhead gable along a front or side roofline, including, among others, the Charles H. and Ella Vollmar House (1924) at 2503 North 47th Street and the Fred C. and Alvina Barkow House (1927) at 2543 North 47th Street.⁴⁹

The “Milwaukee bungalow,” with which its city’s residents are familiar, emerged sometime between 1910 and 1915. By that latter date, a number of builders and developers touted their capabilities in bungalow design, including “bungalow builder” T. P. Kennedy. Perhaps the most well-known of them was Walter Truettner who, by no later than 1917, was touting himself as “The Bungalow Man,” a moniker and logo that he had patented and which he utilized into the 1920s. Also in 1917, real estate man Scranton Stockdale wrote a short promotional piece for the local paper entitled, “Bungalows.” In it, he provides a brief description of the form--“a low squatty building with a large slanting roof,” but goes on to say that the bungalow of “today” would not at all resemble the original form from which it was copied. Stockdale suggests that it was “about five years ago” (hence, circa 1912) that “Milwaukee people commenced to realize the beauty of a bungalow,” and that several subdivisions had been platted exclusively of bungalows. Although his article pre-dates actual construction on the 2500 block of North 47th Street, Stockdale notes that “many beautiful homes built in the bungalow style” had been built north and west of Washington Park.⁵⁰

⁴⁹ Wyatt, Barbara, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison, WI: Division of Historic Preservation, State Historical Society of Wisconsin, 1986), Vol. 2, Architecture, 2/26; Landscape Research, *Built in Milwaukee: An Architectural View of the City* (Milwaukee, WI: The City of Milwaukee, 1980), 67.

⁵⁰ T. P. Kennedy, Advertisement, *The Milwaukee Sentinel*, 2 May 1915; Walter G. Truettner, Advertisement, *The*

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While a bungalow can be considered vernacular—that is, without any specific style—they can also carry a variety of stylistic elaborations. In the case of the North 47th Street Bungalow Historic District, examples include Craftsman, Mediterranean Revival, Tudor Revival or English-influenced elements, as well as Germanic influences. Numerous mail-order catalogues of the period featured varied plans that could be cheaply obtained and then executed by a local builder.

Although none of the homes in the subject district have been identified as a design from a nationally published catalogue or plan design, an image of the house at 2563 North 47th Street was included in a locally published and produced catalog of homes advertised for sale (or that could be built) by Milwaukee builder Harry Mewes. Identified as “No. 45” in his 1920s catalog entitled “Distinctive Buildings,” the home’s description reads as such:

Specially designed and built by Harry Mewes. Hip roof brick veneer bungalow stone trim. Sun room, vestibule and guest closet, living room, dining room, tile walls in bath, 2 bedrooms, kitchen (pantry and cupboards), hot water heat, large recreation room in basement. All iron beams and iron post construction in basement.⁵¹

Examples of the district’s more vernacular bungalows include the Herman A. and Emma Harder House at 2528 North 47th Street and the Charles T. and Gertrude Rosenbaum House at 2510 North 47th Street; constructed in 1925 and 1926 respectively. Each is rectangular in plan and essentially side-gabled in form. Both carry a stucco-sheathed, jerkinhead gabled roof dormer, as well as feature a similarly gabled projecting porch. Bargeboard trim on each is simple and just one features exposed rafter tails.

Stucco and false half-timber finish, which is commonly associated with the Tudor Revival style of architecture, was also utilized for the Craftsman style. Indeed, Craftsman examples that employ such materials include the Charles F. and Amanda Behnke House at 2509 North 47th Street and the Peter and Mary Hirt House at 2579 North 47th Street; both were built in 1924. Aside from the stucco and half-timbering, both brick-veneered houses are largely without any other notable ornamentation aside from brickwork or stone window headers and/or sills and wooden bargeboards. Despite their limited stylistic features, each provides a striking and attractive profile.

Milwaukee Journal, 17 June 1917; Scranton Stockdale, “Bungalows,” *The Milwaukee Journal*, 17 June 1917; “For Bungalows Go to the Bungalow Man,” Advertisement, *The Milwaukee Journal*, 22 December 1918; In 1919, Truettner built his office, at 48th Street & W. Lisbon Avenue, in the bungalow plan. Although Truettner’s work is evident along neighboring N. 46th Street, where in 1918, he had seventeen bungalows under construction; he had no hand in the examples on the 2500 block of North 47th Street, “Builder Opens an (sic) Unique Office in Homey Bungalow,” *The Milwaukee Journal*, 12 October 1919.

⁵¹ “Distinctive Buildings,” 1920s sales catalog of Harry Mewes, Catalog in possession of the Milwaukee County Historical Society, Milwaukee, WI, n.p.

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Among the more flamboyant bungalow designs in the district is the Fred V. and Lulu Benz House (1927) at 2525 North 47th Street. Although appearing larger than the average bungalow - due to its taller upper half-story - it is not the largest bungalow on the block. The Benz home - with its round-arched windows with keystones, wrought iron balconets, and wooden bargeboard trim and knee braces - is a curious combination of a number of Period Revival styles, and including Craftsman elements.

Also displaying a variety of Period Revival styles through a non-bungalow form is the Charles H. and Mathilde Olroge House (1928) at 2550 North 47th Street. Known to be the very last house built on the block, it stands a full two stories and initially presents itself as a Colonial Revival house. However, upon closer scrutiny, the house includes a Tudor-arched hood mold over the front door, as well as a Tudor-influenced exterior chimney with stone trim, along with Mediterranean Revival-style elements such as wrought iron balconets, decorative brickwork, and blind arches along the entrance elevation.

ARCHITECTS

While some of the homes were designed by a trained architect, yet others were the product of a contractor or builder who may have had some drafting skills themselves, or they perhaps contracted out for their designs or they had an in-house designer. Although permits were reviewed for all properties, most included only the name of the builder or contractor. *The (Milwaukee) Daily Reporter* was also reviewed, which resulted in the identification of a small number of architect's names.

Paul Bennett

Paul Bennett was born in Fulton, Kentucky, on 26 May 1887. By no later than 1900, he was living in Milwaukee with his adoptive parents, Max and Pauline (nee Schoedde) Zabel. In 1910, at the age of twenty-two, he is identified in the census as an architect; however, his first documentable job in Milwaukee appears to have been with the George W. Adams Building Company, a real estate, loan, investment and home building firm, where he would have worked under the firm's vice president and resident architect Walter F. Neumann. As of 1917, Bennett had moved on to serve as the building supervisor of at the Milwaukee Electric Railway Company. By 1923, Bennett had moved on to work as an architect for Robert L. Reisinger & Company, a general contracting and concrete construction firm that built a number of commercial and apartment buildings. Two years later, Bennett would strike out on his own, during which time he designed the English Tudor-influenced bungalow of Adolph and Elsa Lippold (1926) at 2531 North 47th Street. As of 1933, Bennett moved his office from West North Avenue to his home on North 11th Street, where he resided with his wife Cora and two children, Virginia and Richard. Bennett remained working in Milwaukee until 1941. The following year he is identified as working for the National Housing Agency of the Federal Public Housing Administration, which took him to California, while Cora remained in their Milwaukee home. They eventually

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relocated to Vancouver, Washington, where Paul continued to work through at least 1954. He died in 1961.⁵²

Richard H. Bierman

Born in Wauwatosa, Wisconsin, on 3 April 1892, Richard H. Bierman was the son of patternmaker Charles Bierman and his wife Augusta. Census information indicates that Richard attended high school for just one year and, as of 1910, he appears for the first time in the *Milwaukee City Directory* in which he is identified as a draftsman. As of 1914, it also includes his place of employment—the office of noted Milwaukee architect, George B. Ferry. By 1917, he had moved to the office of Frank Howend. For the next ten years his occupation was varied, ranging from inspector to a building engineer for the Wisconsin Telephone Company. Circa 1927, the same year he designed the Raymond and Lillian Strehlow House at 2570 North 47th Street, Bierman opened up his own office, specializing in architectural engineering. He continued to work in that capacity into the 1950s, designing homes, churches, and school additions. In 1930, he designed the Tudor Revival-style clubhouse for the Menomonee Golf Club in Menomonee Falls. Bierman wed Florence Sontag in circa 1931 and they had two children; Richard and Elaine. Richard H. Bierman died on 7 December 1971.⁵³

Herman Bruns

Born in Manistee, Michigan, on 27 December 1884, Herman Bruns moved with his family to Milwaukee in 1901. Like the Zagel brothers, Bruns was introduced to the building trades by his father, who worked as a cabinetmaker and stair builder. Two of his brothers also went on to become practicing architects; Benedict practiced in Chicago, while Otto would work in Fort Wayne, Indiana; however, Herman was also skilled as an interior designer. Herman's experience began with employment as a millwright at a chair manufacturing firm, after which he attended business school at night, as well as course enrollment with the International Correspondence School of Scranton, Pennsylvania, specializing in architecture. He then did a three-year apprenticeship with the noted

⁵² "47th Street Bungalow Historic District," 15-16; *Milwaukee City Directory*, 1910-1942; World War I Draft Registration Card, June 1917; World War II Draft Registration Card, 1942; U.S. Federal Census, Population, 1900, 1910, 1920, 1930, 1940; Wisconsin State Census, 1905; U.S. Find A Grave Index, 1600s-Current, Available online at www.ancestry.com, Accessed March 2016. The 1905 state census indicates that Bennett, age eighteen, was a student. By the 1910 census, however, he is self-identified as an architect. It could be assumed that Bennett attended college at some point between 1905 and 1910, as he does not appear in any Milwaukee city directories between those dates and up to 1914; however, the 1940 census records that Bennett had only an 8th grade education. Considering that Bennett was the adopted son of a self-proclaimed capitalist, it would seem unlikely that he had only a grade school diploma.

⁵³ *Milwaukee City Directory*, Various dates reviewed between 1910 and 1930; U.S. Federal Census, Population, 1900, 1940; World War I Draft Registration Card, 1917; World War II Draft Registration Card, 1942; Richard H. Bierman, death notice, *The Milwaukee Journal*, 8 December 1971; Wisconsin Historic Preservation Database (WHPD), Maintained by the Wisconsin Historical Society, Madison, WI, Accessible online at www.wisconsinhistory.org/Content.aspx?dsNav=N:1189, Accessed February 2015.

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North 47th Street Bungalow Historic District
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Milwaukee interior design firm of C. J. Jorgensen, while also studying art under Julius Siegal, Charles Schade and F. W. Heine, as well as at the Milwaukee Art Institute.⁵⁴

Bruns then worked for two years with local church decorator Adolph Liebig; he would marry Liebig's daughter Paula in 1918. His varied career also included short stints with noted Milwaukee architect Alexander Eschweiler and the firm of Kirchoff & Rose, as well as with the interior design firms of Niedecken, Walbridge & Company and the Charles Solomon Company. After 1921, Bruns worked independently and offered both interior and exterior design skills for homes, churches, public buildings and banks. It was in 1923 that Bruns (who, at the time, resided at 2673 North 47th Street), designed the Gustave E. & Dorothea Strandt House at 2517 North 47th Street, which was completed the following year. Bruns would move to Chicago in the early-to-mid-1930s, where he worked until at least 1942. He would eventually return to Wisconsin, where he died in 1974.⁵⁵

Thomas S. Van Alyea

Born in 1890 in Princeton, Illinois, Thomas S. Van Alyea attended the University of Illinois, studying both liberal arts in general, as well as architecture. Biographical information indicates that he served as a draftsman for Arthur Heun in Chicago and, later, for the Milwaukee firm of Leenhouts & Guthrie, although no dates are provided. Van Alyea served in World War I, after which he attended the Clermont-Ferrand University in Auvergne, France, where he again studied architecture. He appears to have opened his own practice circa 1920. By 1922, George F. Spinti Jr. joined him, and they worked together (although not formally organized as Van Alyea & Spinti) until at least 1930. It was during this period that Van Alyea is identified as having designed the English-influenced Oscar and Isabel Quast House (1923) at 2556 North 47th Street. The bulk of Van Alyea's work was Tudor Revival or English or French Country-inspired, which was perhaps a result of his travels throughout France, England, Belgium and Luxembourg (notably, Spinti had also traveled extensively in those areas). Among Van Alyea's most notable work includes a number of buildings (including the Chapel) at St. John's Military Academy in Delafield, Wisconsin, as well as "Knollward," the extravagant lake home of Majorie Montgomery Ward Baker, built in 1928. At the close of his career (from which he never retired), he was engaged with his son in the restoration of Milwaukee mansions and their conversion to apartments. He died in December 1970.⁵⁶

⁵⁴ "47th Street Bungalow Historic District," 16-18; John G. Gregory, ed., *History of Milwaukee, Wisconsin*, 4 vols. Chicago: S. J. Clarke Publishing Co., 1930), 4/131-134; *Milwaukee City Directory*, Various dates reviewed between 1901 and 1954; Wisconsin Registration Board of Architects and Professional Engineers, *Twenty-Second Annual Report* (Madison, WI: Democrat Printing Co., 1954), 51.

⁵⁵ Gregory, ed., *The History of Milwaukee*, 4/131-134; World War II Draft Registration Card, Herman H. Bruns, 1942; Wisconsin Death Index lists Bruns' death date as 21 May 1974.

⁵⁶ *Milwaukee City Directory*, 1915-1922; "Contracts Awarded," *The Daily Reporter*, 5 September 1923; Thomas Van Alyea, American Institute of Architects Membership file, Available online at <http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/T-Z/VanAlyeaThomasStevens.PDF>, Accessed May 2015; "Architect Van Alyea Dies at 80,"

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George Zagel and Brother

Of the architects identified, George Zagel and Brother was perhaps the most prolific. George Zagel was born in Milwaukee in 1894. He was exposed to the building trades very early in life as his father worked as a mason. George studied engineering at the University of Wisconsin in Madison before apprenticing with architect John W. Menge, Jr. George would then work as a draftsman with several firms before partnering with Pius J. Matt to form Badger Architects in 1913. When this partnership dissolved, George opened his own office with his brother Ferdinand, who was working as a draftsman. In 1917, George was among the first group of architects in Wisconsin to register with the American Institute of Architects; however, both he and his brother ceased their practice and served in the Army during World War I. Following the war, George studied architecture in Cologne, Germany, and also in Paris. In 1920, the siblings officially incorporated as George Zagel and Brother, which continued until Ferdinand's death in 1975. George died in 1977.⁵⁷

Between existing drawings and photographs, it is estimated that George worked on approximately 1,500 projects between 1916 and 1950. His firm's work included residences, apartments, stores, and factories. The 1920s were especially productive, during which time he favored styles that reflected Mediterranean Revival or Spanish Colonial attributes. Most often, Zagel tended to work directly with builders rather than individual clients. His designs were found in a variety of promotional publications for developers and builders including the Harold Nott Home Plan Book and the Beck-Pfeiffer Building Guide.⁵⁸

Examples of Zagel home designs are scattered throughout the metro-Milwaukee area, as well as are a number of his apartment building projects. The firm was responsible for no less than the following four homes in the district: the Dr. Edward J. and Frieda Luntz House (1926), the Charles H. and Ella Vollmar House (1924) and the Charles F. and Amanda Behnke House (1924), located at the south end of the district at 2500, 2503 and 2509 North 47th Street, respectively, as well as the Jesse Owen and Mary Franklin house (1923) at 2551 North 47th Street.

Milwaukee Sentinel, 16 December 1970.

⁵⁷ Elfrieda Pantoga, "A Flair for the Fanciful," *The Milwaukee Sentinel*, 10 July 1982, 2-12; George Zagel's father, also George, was identified as having done the mason work on the Milwaukee Public Library (1898) at 814 W. Wisconsin Avenue, "George Zagel" obituary, *The Milwaukee Journal*, 16 April 1948, L6/4.

⁵⁸ Pantoga, "A Flair for the Fanciful." This article reads, "Her research also has confirmed that many of the houses in the 2500 block of N. 47th Street were designed by Zagel," suggesting that perhaps more homes were from the hand of Zagel. The Final Designation Study Report for the 47th Street Bungalow Historic District does offer that, based on verbal comments and stylistic comparisons, the following homes may have also been designed by Zagel: 2524, 2543, 2544 and 2579 North 47th Street. That supposition, however, remains unconfirmed.

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BUILDERS/CONTRACTORS

Charles F. Behnke & Son

Charles F. Behnke was born in Wisconsin in 1870. In 1890, he married Amanda and they had one son, Herbert - born 1902 - the same year that Behnke first appears in the *Milwaukee City Directory* as a carpenter/contractor. Son, Herbert would join him in the business and, in 1930; they would formally establish the firm of Charles F. Behnke & Son. The elder Behnke died in 1949 and Herbert continued the business through 1966. Although Charles is identified in the 1940 census as having only a fifth-grade education, Herbert graduated from the Wisconsin Commercial Academy in Milwaukee, as well as received a diploma from the University of Wisconsin for architectural estimating and design. Behnke and/or his son, were responsible for the construction and/or carpentry work at no less than six homes on the block, including his own at 2509 North 47th Street, which was designed by Goerge Zagel and Brother.⁵⁹

Harry Mewes

Harry Mewes was born in Milwaukee on 11 October 1891. After attending business college and then studying drafting, he entered the carpentry trade. As of 1919, he established his own business known as Harry Mewes Building, Inc. He is identified, as of the late-1920s, as specializing in brick-veneered residences. Indeed, a surviving 1920s-era sales catalogue of Mewes - that includes mostly brick-veneer homes—confirms a concentration on brick veneer construction. The Mewes promotional piece cited that all “designing, masonry, carpentry, concrete work and printing are done by my own men. By handling complete jobs and personally supervising same, the cost of building is brought down to a reasonable price.” Mewes continued to work as a contractor through the 1940s; however, as of the late-1950s he was in charge of a wood laminating company. He retired in the 1960s and died in 1969. Mewes was responsible for the construction of the George F. and Lillian Koehler House (1926), at 2563 North 47th Street. A photograph of the brick bungalow, identified as design number 45, is included in his house plan book entitled “Distinctive Buildings,” and included in this document as Figure 1.⁶⁰

Majestic Builders, Inc. /H. Lewis Mertens

Majestic Builders, Inc. was in business for only two years, 1927 and 1928. Officers included Edward T. Lauer, Eugene H. Kroeger, Norman C. Kroeger, and H. Lewis Mertens, the latter of whom is believed to have designed the Charles H. and Mathilde Olroge House (1928) at 2550 North 47th

⁵⁹ U.S. Federal Census, Population, 1900, 1940; Wisconsin Incorporations, *The Capital Times* (Madison, WI), 25 June 1930, 22; “Behnke, 71, Retired Builder, Dies,” *The Milwaukee Journal*, 4 December 1973; “Herbert F. Behnke, Ex-Builder, Dies,” *The Milwaukee Sentinel*, 4 December 1973.

⁶⁰ *Men of Milwaukee: A Biographical and Photographic Record of Business and Professional Men* (Milwaukee: Aetna Press, 1930); “Distinctive Buildings,” 1920s sales catalog, n.p.

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North 47th Street Bungalow Historic District
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Street. Of the officers, the Kroegers were involved in real estate, insurance and investments both before and after this venture. H. Lewis Mertens was a designer who is variously listed in the *Milwaukee City Directory* as architectural engineer, draftsman, and architect for such millwork companies as Millwork Bureau, Grobben Manufacturing, and Matthews Brothers Manufacturing. Perhaps most notably, he was former vice president of the Robert H. Smith Realty Service Company, the firm of which is known to have designed the majority of the largely, 1920s-era, Tudor Revival-inspired homes on Rockway Place in Wauwatosa. While Smith was a confirmed architectural engineer of the firm, it is possible that Mertens assisted with design work for Smith and, perhaps, supplied the design work for Majestic Builders. An ad in the city directory of 1928 indicates that Majestic Builders was a turnkey operation providing design, construction, and financing of homes. The add depicts a simple rectangular house with hip roof and corner quoins, not too dissimilar to their house on 47th Street.⁶¹

Henry Mayer

Henry R. Mayer was born in Jackson, Wisconsin, on 13 November 1880, the son of contractor Phil Mayer. Henry learned the carpentry trade from his father and later worked for south side Milwaukee carpenter/architect C. Sprague and Charles F. Behnke (for whom biographical information is also included in this document). As of 1912, Mayer went into business for himself and specialized in general contracting and building with an emphasis on commercial and residential projects. Mayer, the president of H. and R. Mayer, Inc., was also the vice president of Builders' Millwork Company and was one of the funders and treasurer of Park Building and Loan Association. Active in the contracting business, into the 1940s, Mayer had retired by 1950. It remains unknown whether or not Mayer did any of his own designs, or if he utilized stock plans or contracted with a local architect or designer. Mayer was responsible for the construction of the Herman A. and Erna Harder House (1926) at 2528 North 47th Street.⁶²

Henry O. Torke

Born in the Town of Sherman (near Cascade), Sheboygan County, Wisconsin, in April 1870, Henry Torke was the son of Wilhelm and Johanna Torke. He learned the skill of carpentry under his brother Herman, after which he worked for a carpenter-contractor in Sheboygan. In 1895, Henry wed Emelie Leifer, with whom he had five children. They moved to Milwaukee, where Henry worked as a carpenter until 1920, after which he established his own contracting firm. Their youngest son Walter, who graduated with a degree in mechanical engineering from Marquette University, joined Henry in the firm as of 1929, thus renaming it as Henry Torke & Son, Inc. Henry died in 1942 and, as a result of

⁶¹ *Milwaukee City Directory*, 1921-1928; "Rockway and Brookside Places Residential Historic District," Determination of Eligibility (for the National Register) form, Prepared by Traci E. Schnell, October 2010, Copy on file at Heritage Research, Ltd., Menomonee Falls, WI and the Wisconsin Historical Society, Division of Historic Preservation, Madison, WI.

⁶² "North 47th Street Bungalow Historic District," 20.

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Milwaukee, Milwaukee County, WI

the war; son Walter joined A.O. Smith as an engineer. He would, however, restart the general contracting firm in 1949. Henry Torke was the contractor for the Damkoehler and Martin homes, both built in 1926 and 1927 and located at 2516 and 2536 North 47th Street, respectively.⁶³

The North 47th Street Bungalow Historic District is nominated to the National Register of Historic Places under Criterion C in the area of Architecture as a fine local example of a district, developed between 1922 and 1928, which conveys a sense of architectural cohesiveness through its twenty-four, single-family and largely bungalow style homes. As such, the 2500 block of North 47th Street, which retains a significant degree of integrity, is distinguishable from its immediately neighboring blocks.

PRESERVATION ACTIVITIES

In 2012, the City of Milwaukee received a grant from the National Park Service to do a full reconnaissance and intensive survey of the Sherman Park neighborhood in order to determine what buildings and districts were considered to be potentially eligible for the National Register. Special attention was given to this district, the 2500 block of North 47th Street, as it had previously been identified by the City of Milwaukee and designated as a local landmark. The 2013 report reconfirmed the City's earlier findings. Rather than wait for the next grant cycle and make the appropriate application through the City (with the potential of not receiving the grant), the residents of the 2500 block of North 47th Street, who take great pride in their block, met and made the decision to hire a historic preservation consultant and undertake the nomination themselves (including all associated costs), using the Final Historic Designation Study Report produced by the City of Milwaukee (and Carlen Hatala) as its basis.

The National Register listing of this district will enable all of the district's property owners to take part in the tax credit rehabilitation program which in turn, can help to maintain the district's historic integrity in the future. In 2014 (in advance of tax credit rehabilitation program eligibility), Jay and Cynthia Janke, owners of the Joseph P. and Elsie Conrad House at 2564 North 47th Street, were among the recipients of the 2014 Cream of the Cream City preservation awards, sponsored by the City of Milwaukee's Historic Commission. The Jankes removed vinyl siding that had been applied to the home years earlier, as well as installed a new architectural shingle roof, added wood combination storms/screens and rebuilt the porch as it was originally.

⁶³ Henry Torke Family history, Available online at <http://trees.ancestry.com/tree/38634703/person/19263997181/story/5208a08b-245f-40dc-9a1a-d16c5212cfbd?src=search>, Accessed April 2015.

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North 47th Street Bungalow Historic District
Milwaukee, Milwaukee County, WI

ARCHAEOLOGICAL POTENTIAL

Due to its urban nature, no archaeological survey has been done within the boundary of the North 47th Street Bungalow Historic District. Although no archaeological deposits have been reported, the archaeological potential for this area remains unassessed. However, any archaeological remains in the area were likely to have been disturbed by the construction of the neighborhood.

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North 47th Street Bungalow Historic District
Milwaukee, Milwaukee County, WI

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Verbal Boundary Description:

The historic boundary is a rectangle that measures approximately 320 feet x 640 feet. Beginning at the southeast corner of North 47th and W. Clarke streets, proceed east along the south curb line of W. Clarke Street to the rear lot line of 2576 North 47th Street, thence south along the rear lot lines of 2576, 2570, 2564, 2556, 2550, 2544, 2536, 2528, 2524, 2516, 2510 and 2500 North 47th Street (the rear lot lines coincide with the west boundary of the adjacent alley) and then extending to the curb line of W. Wright Street. Thence west along said curb line and across North 47th Street, and continuing west to the rear lot line of 2503 North 47th Street, thence north along the rear lot lines of 2503, 2509, 2517, 2525, 2531, 2537, 2543, 2551, 2557, 2563, 2571 and 2579 North 47th Street (the rear lot lines of which coincide with the east boundary of the adjacent alley) and then extending to the south curb line of W. Clarke Street; thence east along said curb line and across North 47th Street to the point of beginning.

Boundary Justification:

The boundary was drawn to include all twenty-four homes (and their associated garages) located within the 2500 block of North 47th Street, which exhibit architectural styling and deed restrictions that are unique to that block.

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PHOTOGRAPHS

Name of Property:	North 47th Street Bungalow Historic District
City or Vicinity:	Milwaukee
County:	Milwaukee
State:	Wisconsin
Name of Photographer:	Traci E. Schnell
Date of Photographs:	December 2014
Location of Original Digital Files:	State Historic Preservation Office, Wisconsin Historical Society, Madison, WI
Number of Photographs:	12

Photo #1 of 12
2516, 2510 and 2500 North 47th Street (left to right), view to northeast

Photo #2 of 12
2528, 2524 and 2516 North 47th Street, view to northeast

Photo #3 of 12
2544, 2536 and 2528 North 47th Street, view to northeast

Photo #4 of 12
2564 and 2556 North 47th Street, view to southeast

Photo #5 of 12
2503, 2509 and 2517 North 47th Street, view to southwest

Photo #6 of 12
2525, 2531 and 2537 North 47th Street, view to northwest

Photo #7 of 12
2543, 2551 and 2557 North 47th Street, view to northwest

Photo #8 of 12
2571 and 2579 North 47th Street, view to southwest

Photo #9 of 12
2550 North 47th Street, view to southeast

Photo #10 of 12
2570 North 47th Street, view to east southeast

Photo #11 of 12
2503 North 47th Street, view to northwest

Photo #12 of 12
2551 North 47th Street, view to west northwest

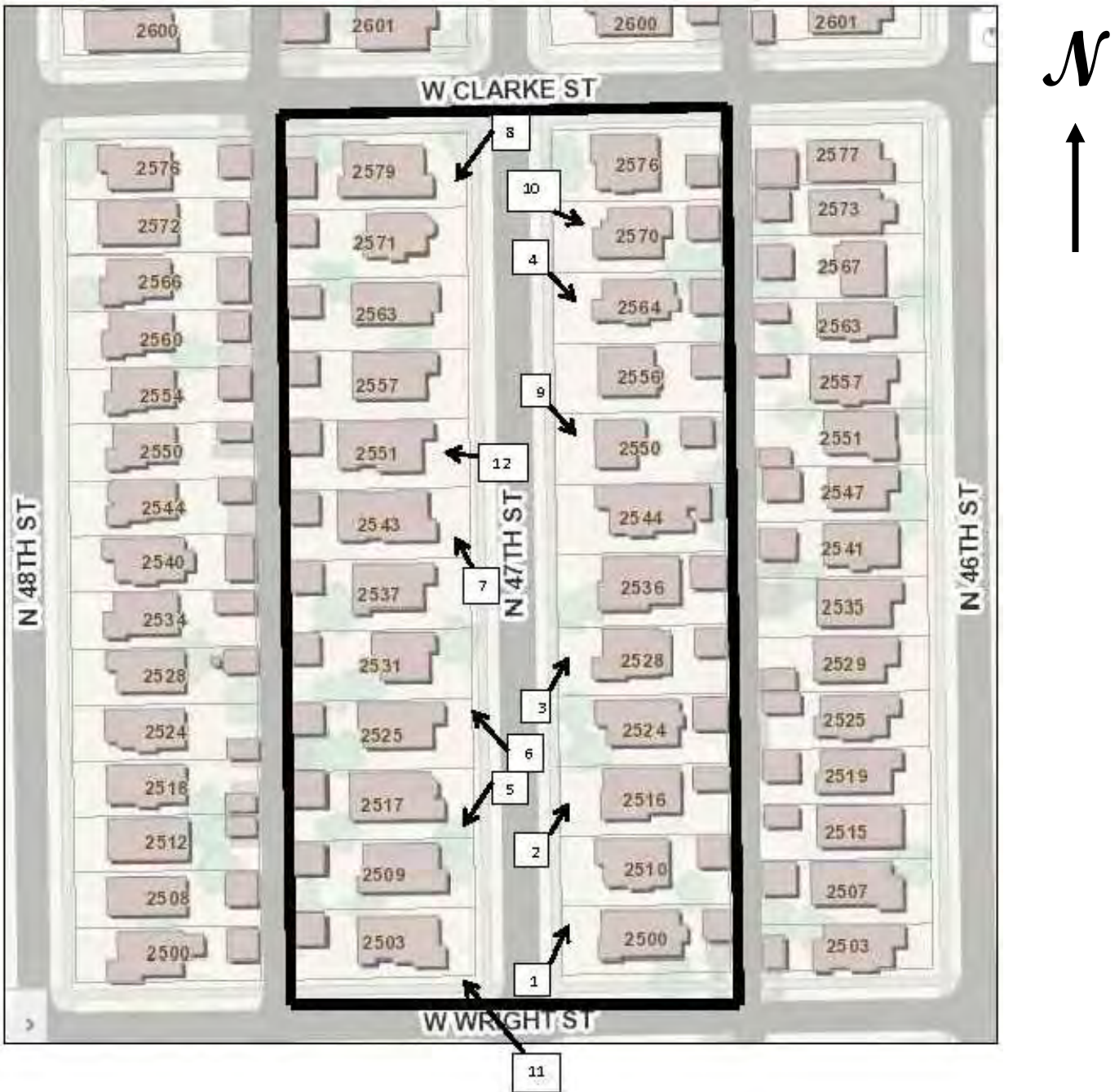
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North 47th Street Bungalow Historic District
Milwaukee, Milwaukee County, WI

Section figures Page 1

Figure 1: District Map and Photo Key
All resources are Contributing to the district.



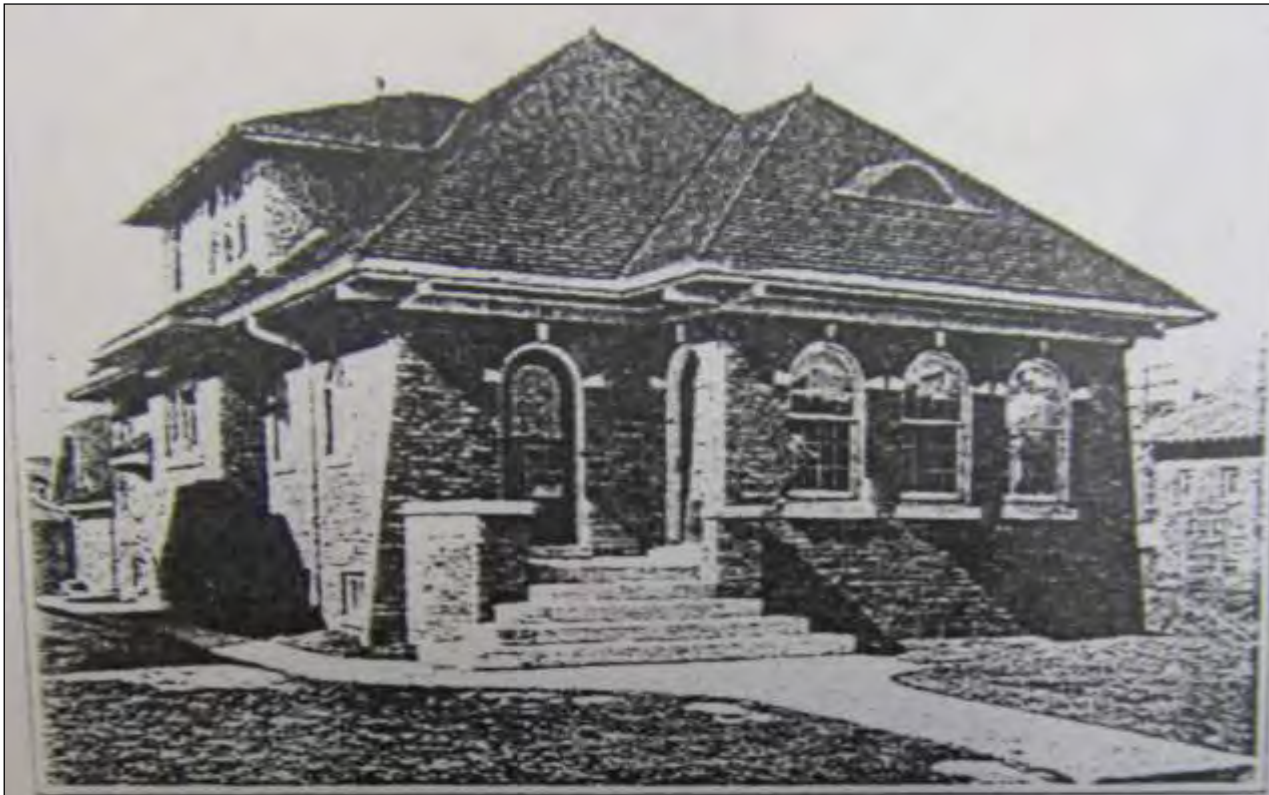
United States Department of the Interior
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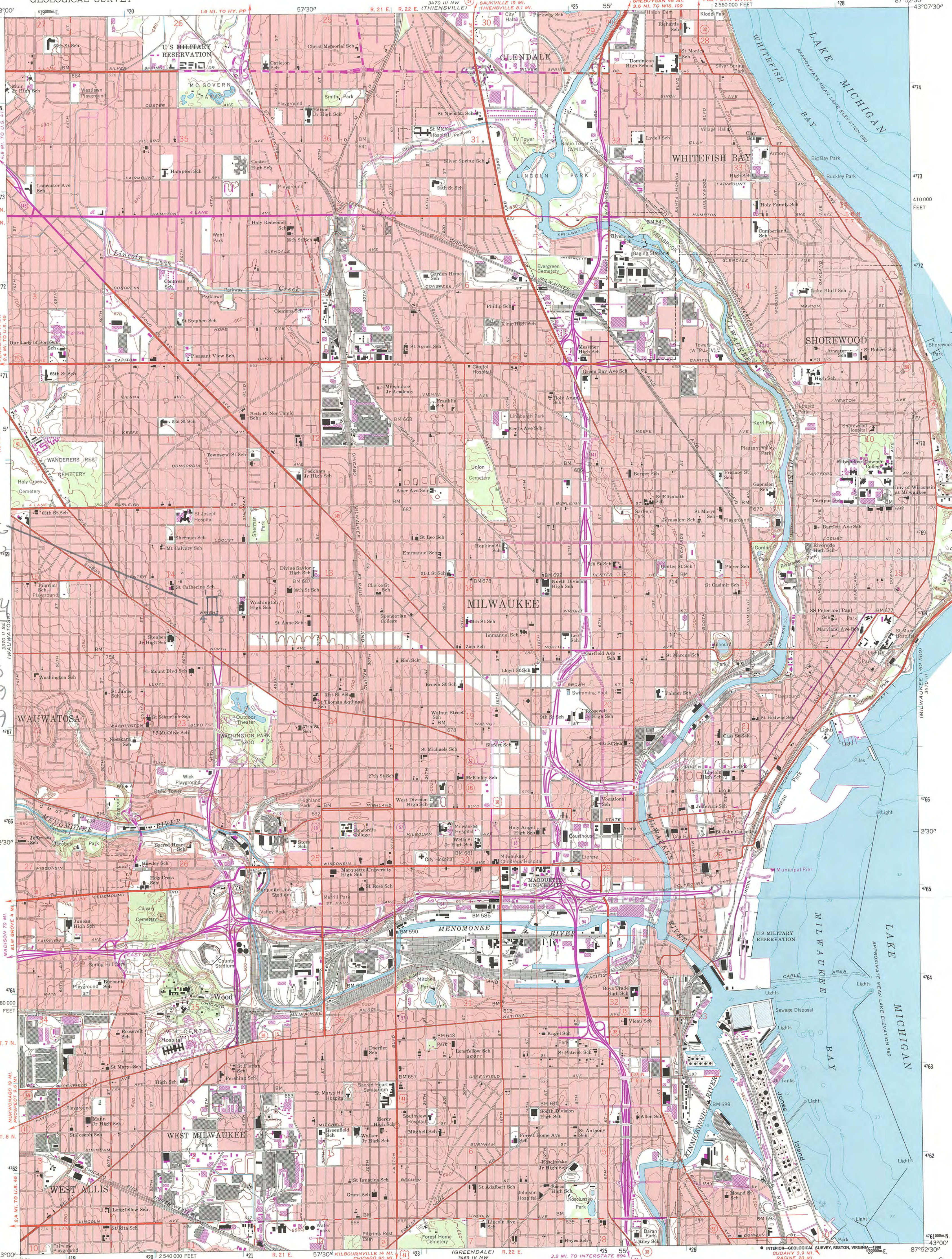
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Milwaukee, Milwaukee County, WI

Figure 2: Image of Plan No. 45 (2563 North 47th Street), from "Distinctive Buildings," 1920s sales catalog of Harry Mewes. Catalog in possession of the Milwaukee County Historical Society, Milwaukee, WI.

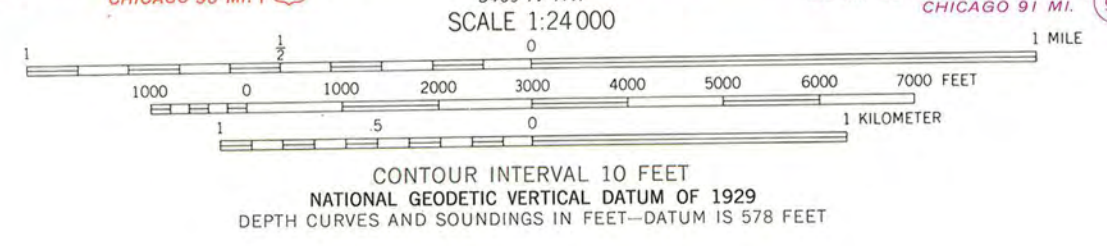


NO. 45 SPECIALLY DESIGNED AND BUILT BY HARRY MEWES. Hip roof brick veneer bungalow stone trim. Sun room, vestibule and guest closet, living room, dining room, tile walls in bath, 2 bedrooms, kitchen (pantry and cupboards), hot water heat, large recreation room in basement. All iron beams and iron post construction in basement.



North 47th Street
Bungalow Historic
District
Milwaukee
Milwaukee County
WI
UTM Coordinates:
1) 16/420777/4768398
2) 16/420877/4768398
3) 16/420877/4768209
4) 16/420777/4768209

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and City of Milwaukee
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1954-1955. Field check 1958
Hydrography compiled from U. S. Lake Survey charts 74
and 743 (1957)
Polyconic projection. 1927 North American datum
10,000-foot grid based on Wisconsin coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1971. This information not field checked



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt

U.S. Route State Route
Interstate Route

QUADRANGLE LOCATION

WISCONSIN

MILWAUKEE, WIS.
SW/4 MILWAUKEE 15' QUADRANGLE
43087-AB-TF-024

1958
PHOTOREVISED 1971
DMA 3470 III SW—SERIES 9861

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

To place on the predicted North American Datum 1983,
move the projection lines 3 meters north and
6 meters east as shown by dashed corner ticks















1431



N 47th ST

ON
WAY
←







2503

Blue sign with illegible text



2551

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



STATE REPRESENTATIVE
18th ASSEMBLY DISTRICT



NOV 30 2016

November 28, 2016

Wisconsin Historic Preservation Review Board
c/o Peggy Veregin
Wisconsin Historical Society
816 State Street
Madison, Wisconsin 53706

Dear Members of the Wisconsin Historic Preservation Review Board:

I am writing to express my support for the nomination of the North 47th Street Bungalow Historic District in the City of Milwaukee, Wisconsin to the Wisconsin State Register of Historic Places and the National Register of Historic Places.

I currently live in the Historic Concordia Neighborhood and own a historically-designated home. I understand the importance of such a designation and the value it brings to a community and specific properties. Our rich history is a major draw for home owners and visitors. As a fellow community member, historic property owner, and elected representative, I understand this district is being considered at your December 2, 2016 meeting and I am respectfully requesting the Board's approval of this nomination.

The 47th Street Bungalow Historic District is an anchor in the Sherman Park neighborhood. The District is comprised of beautiful and quality homes proudly maintained by its long-term residents. These neighbors and homeowners represent the best of Milwaukee with their enthusiasm and energy propelling the Sherman Park neighborhood to new horizons. Having walked this neighborhood and visited its doorsteps a number of times as a fellow Milwaukeean and State Representative, I can personally testify to the Board that these home-owners and residents would be honored by this designation and would continue to be unwavering in their care for the community.

Again, I believe the North 47th Street Bungalow Historic District in the City of Milwaukee, Wisconsin is worthy of being designated as a part of the Wisconsin State Register of Historic Places and the National Register of Historic Places. Thank you for your consideration of this request.

Sincerely,

State Representative Evan Goyke
18th Assembly District



WISCONSIN
HISTORICAL
SOCIETY



TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Tenth day of January 2017, for the nomination of the North 47th Street Bungalow Historic District to the National Register of Historic Places:

- 1 Original National Register of Historic Places Nomination Form
- 1 CD with NRHP Nomination form PDF
- Multiple Property Nomination form
- 12 Photograph(s)
- 1 CD with image files
- 1 Map(s)
- 2 Sketch map(s)/figures(s)/exhibit(s)
- 1 Piece(s) of correspondence
- Other:

COMMENTS:

- Please ensure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do or do not constitute a majority of property owners
- Other: