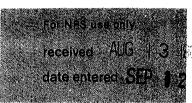
National Register of Historic Places Inventory—Nomination Form



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1. Name	raint valvas montes montes (valorities (1997)); Valorities (montes alles valorities (1997) (1997);
historic ERNEST FLAGG STONE MASONRY HOUSES OF MI	LWAUKEE COUNTY 77
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5. Location of Legal Descrip	tion
courthouse, registry of deeds, etc. Milwaukee County Couf	
street & number 901 N. 9th Street	
city, town Milwaukee	state Wisconsin
6. Representation in Existing	g Surveys
Wisconsin Inventory of Historic Places has this	s property been determined eligible?yes _x _no
1979, 1980, 1984 date	federal _x statecountylocal
State Historical Society of Wisconsin, 816 St. depository for survey records	
city, town	state W1 53706

7. Description

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Describe the present and original (if known) physical appearance

This thematic nomination includes all known stone masonry houses built in Milwaukee County by Arnold F. Meyer according to methods of construction described by New York Flagg, educated at the Ecole des Beaux Arts architect Ernest Flagg in the early 1920's. in Paris, designed stone masonry houses which have been compared to Cotswold style cottages, although their steep roofs and small towers show them to also resemble the Normandy French The historical treatment, however, is purely a surface treatment. The houses themselves were well planned and constructed with heating, ventilating, plumbing, and electrical systems of the 20th century. Although Flagg was best known for his design of the Singer Tower in New York City and other large buildings, he developed his system of small house construction during a period of soaring building costs. Flagg believed he could design attractive homes affordable by the average American citizenby eliminating sham from his designs, reducing costs through the standardization of parts, and the use of the module system in which all designs were based on a standard unit of measurement. 4 Each house be designed was an original composition with variations which took into account the requirements of space, site, and needs of the client. 5 Flagg also reduced construction costs by using space usually wasted under steeply sloping roofs for storage, by decreasing the height of, outside walls to save material, and by the use of unskilled tabor to build outside walls. Houses built according to the Flagg System may be visually identified by both exterior and interior features. The general visual characteristics of a Flagg house are the ground-hugging profile, the small scale of the house, its stone masonry construction, the use of ridgedormers, and a distinctively-shaped chimney. In Milwaukee County the majority of these houses are located in single-family residential areas. All but two are in suburbs. Lot sizes are generally small and the houses are 12 or 2 stories high. Garages were often built at the same time as the houses and attached to them to save space.

All Flagg System homes in Milwaukee County were built by Arnold F. Meyer or Arnold F. Meyer & Company, Inc.. Arnold F. Meyer admired Flagg's work and visited him in New York City

Following is a list of specific design features common to Flagg System bomes as built in Milwaukee County:

EXTERIOR FEATURES:

- 1. The exterior walls are concrete with stone facing, constructed as one unit so that the walls support themselves and the building itself. Flagg built his walls by placing stones with the flat side out in wooden forms and pouring concrete in back of the stones. Where walls are low enough to be built without theuse of scaffolding, Flagg believed that the work could be done by unskilled labor. His method of wall construction resulted in a fire-proof wall that does not require maintanance or trim. In Milwaukee, one of two common stone type were used: Niagara dolomite limestone in shades of buff or gray, and Tennessee quartzite in mauve, pink, or russet tones. Il
- 2. In an effort to reduce useless space, Flagg eliminated full attics and basements, except for a small furnace room. Storage space is created under steeply sloping roofs.

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^{*} Note: This nomination includes 25 contributing buildings (residences) and 8 non-contributing garage buildings of later (modern) construction.

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- 3. Paired openings at the roof peak are called ridge dormers. They provide ventilation and light and are kept open in summer and closed in winter. Sufficient ventilation is obtained so that ground floor windows may be kept closed permanently. 13
- 4. Stone chimneys are found on the ends of the houses and become an integral part of the house itself. The chimney openings have a distinctive rounded appearance. Flagg felt that multiple chimneys and dormers enlivened the appearance of a house and eliminated the need for further ornamentation.
- 5. Gutters and rainpipes are unnecessary on these homes. A cement walk built close to the foundation keeps rainwater from eroding the soil adjacent to the building. 15
- 6. Flagg devised a means of creating half-timber work to be used on the exterior where obtuse angles made the use of stone uneconomical. He placed wooden strips between strips of lath-beard. Stucco was applied on the outside and plaster was placed over metal lath on the inside. The resulting wall is three inches thick.

INTERIOR FEATURES:

- 1. Flagg patented a method of constructing a fireproof and soundproof partition in 1908. Wood study and laths are not needed in this partition which is made by stretching a jute screen from floor to ceiling and applying plaster on both sides. The partition is only $1\frac{1}{2}$ inches thick and is not expensive. There is no need for baseboards or mouldings. 17
- 2. Horizontal beams in first floor ceilings are left exposed to add interest to the room. Using exposed beams as an integral part of the ceiling rather than plastering over them also saves time and materials. Flagg also believed this was a means of avoiding sham.
- 3. Casement windows open inward and are easier to install than double-hung sash windows. The deep sills are made of tile set in cement and do not require paint.
- 4. Concrete floors are about three inches thick.
- 5. Standardized hardware and plumbing fixtures are used. The bathroom floor is raised eight inches to make room for pipes under the floor. Flagg often used an unusual type of hinge on interior doors.

METHODOLOGY:

The houses included in this nomination were identified from several sources. These include the article written by architectural historian Richard W.E. Perrin for the Wisconsin Academy Review, an article published in the Wauwatosa Historical Society newsletter, information obtained from Maynard W. Meyer, son of Arnold F. Meyer, and inspection of records at building inspector's offices in the varion municipalities. A windshield survey was conducted by Virginia A. Palmer, Specialist, University of Wisconsin-Extension Department of History. It included all those areas in which Maynard W. Meyer indicated that

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his fatherhad built homes. City of Milwaukee, Shorewood, Wawwatosa, Whitefish Bay, and one in Fox Point. 22 I sent a brief questionnaire to each owner and compiled a checklist which I completed after visiting each home.

Flagg System homes may be identified visually from the exterior by their stone-masonry construction, ridge-dormers, distinctive round-capped chimneys, and frequently their ground-hugging profile. It should be noted that a new house-numbering system was initiated in Milwaukee County in 1930. At this time, street numbers and, in some cases, street names were changed. Therefore, many of the Flagg System houses included in this nomination are identified by both the original and the current addresses. No house has been moved from its original site and all the original houses are still standing.

Arnold F. Meyer & Company, Inc. were the builders for most of the twenty-five houses included in this nomination. The others were built by Arnold F. Meyer before his company was incorporated. It may be of interest that Arnold F. Meyer's son, Maynard W. Meyer, who supplied some information for this nomination, was elected a Yellow of the American Institute of Architects, 1972.

FOOTNOTES:

- 1. Mary Mix Foley, The American House, (New York, 1980), p. 217, # 248.
- 2. Richard W.E. Perrin, "Up From Eclecticism: The Latter-Day Architecture of Ernest Flagg," Wisconsin Academy Review, (March, 1976), p. 16.
- 3. Harold Cary, "More Help For Home Builders," Collier's, LXXI, (May 5, 1923), p. 6.
- 4. Perrin, op. cit., p. 17.
- 5. Perrin, ibid., p. 17.
- 6. Perrin, ibid., p. 17.
- 7. Conversation with Maynard W. Meyer, son of Arnold F. Meyer.
- 8. Consersation with Maynard W. Meyer.
- 9. Frazier F. Peters, Houses of Stone, (New York, 1933), p. 12.
- 10. Ernest Flagg, Small Houses, Their Economic Design and Construction, (Essays on the Fundamental Principles of Design and Descriptive Articles on Construction), (New York, 1922), p. 18.
- 11. Perrin, op. cit., p. 20.

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- 12. Harold Cary, "More House for Less Money, "Scientific American, CXXVIII, (March, 1923), p158.
- 13. Flagg, op., cit., p.19.
- 14. Cary, Scientific American, op., cit., p. 159.
- 15. Cary, Collier's, op., cit., p. 7.
- 16. Perrin, op. cit., p. 21.
- 17. Flagg, op. cit., p. 28.
- 18. Leigh French, jr., NThe Small H use and Candor in Design, Architectural Forum, XLIV, (March, 1926), p. 181.
- 19. Flagg, op. cit., p. 110
- 20. Perrin, op. cit.
- 21. "Historic Wauwatosa," Wauwatosa Historical Society, (May, 1982), p. 3 and 4.
- 22. Conversation with Maynard W. Meyer.

descriptive materials on each individual site can be found on the attached Intensive Survey Forms.

Significance

Period	Areas of Significance—C	heck and justify below	-	
prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 1900–	archeology-prehistoric	community planning conservation economics education engineering exploration/settlemen	politics/government	e religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	1924-1926 ¹		rnest Flagg ²	
		Armold F	Meyer or Arnold W.	Mever Inc. 3 (nut 7 5

Statement of Significance (in one paragraph)

This thematic nomination includes all known examples of stone masonry houses built in Milwaukee County by Arnold F. Meyer or Arnold F. Meyer, Inc. according to Ernest Flagg's systemof construction.

After World War I, the shortage of skilled labor and materials led to a pressing need The average American could not afford to build a single family home and the agerage architect could not make an adequate profit by designing one. One effort made to remedy this situation was the Architects' Small House Service Bureau which supplied house designs by mail. 4 Although several thousand of these homes were built across the United States, some architects were critical of the mediocre design of the houses.5

New York architect Ernest Flagg (1857-1947), best known for his design of the Singer Building in New York City, U.S. Naval Academy buildings, Annapolis, and the Corcoran Art Gallery, Washington, D.C. was concerned about the American taste in architectural design. His design for the Singer Building was unusual for its time (1908) in that Flagg provided for adequate light and space around the tall building. 8 At the turn of the centur he served un a committee to reform the construction of tenement buildings. 9. The design of a single family home in good taste that the average citizen could afford was another problem which interested Flagg. Even before World War I, he had begun to experiment with innovative construction methods to produce a well-planned and built small home at about half the cost of homes built according to conventional methods. He had six demonstration homes built on his Staten Island estate and described them in a series of essays illustrated by drawings and photographs. These were published in book form in 1922. In its introduction, Flagg wrote, "The theory for the design of these homes is that the most economic way of obtaining good results is to apply the great fundamental principles of art and depend upon them for beauty, rather than upon the use either of applied ornament or more expensive materials."

Flagg demonstrated that his construction methods resulted in savings in space, labor, materials, and time. All his plans were based on the module system, a fixed unit of measurement running all through its parts, resulting in standardization of parts and workmanship. Space under sloping roofs of homes was utilized for storage. Space was also saved in eliminating cortidors on the first floor. Flagg reduced the thickness of floors and partitions, resulting also in saving space and material. The attic was eliminated from his plans and a small furnace room substituted for a basement. Unskilled labor could be used to build his low stone masonry walls which did not require scaffolding or the use of paint.

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Flagg System Homes of Milwaukee County

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Flagg's book, Small Houses: Their Economic Design and Construction, served to publicize his building methods, as did a series of articles written by him for McCall's Magazine and articles which appeared in Collier's between 1923 and 1925, Scientific American in 1923, 4 and Architectural Forum in 1926. Building plans and specifications for the homes described in McCall's magazine were available to readers through the magazine's Service Editor for \$15. The actual building of the homes was described "so accurately that your local builder can erect just such a home."

Thus, through the medium of the magazine, the services of a supervising architect were made available to readers.

Arnold F. Meyer of Milwaukee was one such local builder who became interested in Flagg's methods. Heyer had been manager of the Rath Construction Company specializing in concrete construction when he became aware of Flagg's methods for building small homes. Arnold F. Meyer & Company, Inc. was incorporated on June 19, 1924 for the purpose of building small homes according to Flagg's methods. Four of the houses were built for members of Meyer's own family and it was hoped that a demand for Flagg System homes would be created in Milwaukee County. Although at least twenty-five homes were actually built, financial condition made it necessary to terminate operations by the end of 1925 and no more homes were built.

ARCHITECTURAL SIGNIFICANCE:

The stone masonry houses built in Milwaukee County by Arnold F. Meyer & Company, Inc. according to Flagg System methods of construction are architecturally significant because they represent the efforts of Ernest Flagg, a well-known architect in New York City, to create a system of building small homes that the average middle-class citizen could afford and thus relieve a severe housing shortage after World War I. Flagg emphasized three important aspects of design: beauty, convenience, and economy. His methods were available to buidders across the country as a result of publicity they received in his book and national magazines. He obtained patents on some of his innovative building methods. 21 Among the concepts he recommended were the use of ridge-dormers in pairs for light and wentilation, thinner partitions which do not need stude or laths, stone masonry wall construction, the elimination of window and door casings, inward-swinging casement windows, standardization of parts and materials, and the preparation of plans based on the module system. These moves resulted in a saving in space, labor, and materials. Thebuildings were adapted to the conformation of the sites so that excavation, as far as possible, was unnecessary. Flagg believed that the accumulated result of these savings would mean that a house could be built at about half the cost of a conventionally built home. In 1933 Flagg used some of these innovative methods in the construction of Flagg Court, a 422 unit apartment building on Ridge Boulevard, Brooklyn. The apartment was featured in Architectural Forum magazine 23 and in the New York Times.

In a time of rising building costs the Flagg System Homes represented a significant attempt at solving the dramatic housing demands of the post-war era in Milwaukee County. The Milwaukee county homes built by the A. F. Meyer company represent a well thought out and planned development strategy for 1920s Milwaukee, involving concepts that were clearly innovative and architecturally distinctive. The collection of residences being nominated presently represent the largest number of Flagg system homes uncovered to date.

Unlike the contemporaneous ready-cut homes or Sears-built, mail order designs, the Flagg System Homes were uniquely planned within a strict modular system (3feet 9inches), applied not only to floor plans, but to elevations, sections and details including stair threads, doorways and windows. Flagg's system of "modular Coordination" anticipated by some 25

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years a national program promoted by the American Institute of Architects, contractors associations and the manufacturers of building materials. Although utilizing a myriad of space and labor saving devices, the homes' distinctive stylistic qualities belie their unique, yet rigid, construction constraints.

There was one other experiment in Milwaukee in providing low-cost homes to relieve the World War I induced housing shortage. The Garden Homes project was financed with city, county and private funds to demonstrate the feasibility of cooperative financing. Frame houses were built in 1922 but were not meant for individual ownership. It was expected that they would be owned by a stock corporation, but this concept did not succeed and occupants demanded that they be allowed to purchase the homes in which they were living. 25 The experiment, which covered only a few blocks north of the city limits, was not repeated elsewhere in the county.

We are not aware of any Flagg System homes elsewhere in Wisconsin. Others were built in the East, But the location of any, other than those built by Flagg as demonstration homes on Staten Island is unknown. This nomination includes only those houses which retain visual integrity in Milwaukee County.

- 1. Building Inspectors' offices at various municipalities.
- 2. Richard W.E. Perrin, "Up From Eclecticism: The Latter-Day Architecture of Ernest Flagg", Wisconsin Academy Review, (March, 1976), p. 17.
- 3. Building Inspectors' offices.
- 4. Thomas Harvey, "Mail Order Architecture in the 1920s", Landscape XXV, (1), p. 1.
- 5. Harvey, ibid, p. 4.
- 6. Dictionary of American Biography, 4th Supplement, 1946-50, (New York, 1974), p. 280-282.
- 7. New York Times, April 11, 1947, 25:1
- 8. The World's Work, XX, (1911), p. 14297.
- 9. Leland M. Roth, A Concise History of American Architecture, (New York, 1980),p. 143.
- 10. Ernest Flagg, Small Houses: Their Economic Design and Construction (Essays on the Fundamental Principles of Design and Descriptive Articles on Construction), New York, 1922
- 11. Flagg, ibid.., p.ix.
- 12. Ernest Flagg, "The New McCall House, Step by Step," McCalls, (October 1924), p. 60.
 13. Harold Cary, "Collier's House; Stone House Built by Ernest Flagg Methods," Colliers, LXXIII (January 12 - May 17 1924).
- 13. Harold Cary, "More Help for Home Builders," <u>Colliers</u>, LXXI, (May 5, 1923); "Saving One—Third on Collier's Small House: Another Ernest Flagg House" <u>Colliers</u>, LXXV, (2/28/25).
- 14. Harold Cary, "More Home for Less Money, the Work of Ernest Flagg," Scientific American,
- CXXVIII, (March, 1928), pp. 158-159.
 15. Leigh French Jr., "The Small House and Candor in Design", Architetcural Forum, XLIV, (March, 1926), pp. 177-178.
- 16. Ernest Flagg, McCall's, op. cit., p.60.
- 17. Perrin, op. cit., p. 19.
- 18. Milwaukee County Incorporation Records, LV (Volume) p. 99.
- 19. Among the apparent reasons for the rather limited success of the Flagg System Homes in the Milwaukee region included the fact that the anticipated cost econimies were never fully realized (the homes costing as much if not more than comparable "conventional" construction) and there was a strong resistance by the local building trades and tradesmen to the new "techniques".

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Flagg System Homes of

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- 19. Perrin, op. cit., p. 19.
- 20. French, op. cit., p. 176.
- 21. Perrin, op. cit., p. 19.
- 22. Perrin, op. cit., p. 19.
- 23. Architectural Forum, LXVI, (May, 1937), p. 414.
- 24. New York Times, May 18, 1935, p. 31.
- 25. Frederick I. Olson, "Introduction to 'Garden Homes Steps Out', by Emil Seidel", Historical Messenger of the Milwaukee County Historical Society, XXVIII, (Summer, 1972), p.74.

9 MAJER BIBLIOGRAPHICAL REFERENCES

- 1. Ernest Flagg, Small Houses: Their Economic Design and Construction (Essays on the Fundamental Principles of Design and Descriptive Articles on Construction),
 New York, Charles Scribner's Sons, 1922.
- 2. Ernest Flagg. "The New McCall House Step by Step," McCall's, October, 1924, p. 60,65; continued in November, 1924, p. 40, 93; December, 1924, p. 57, 59; January, 1925, p. 52, 54; February, 1925, p. 42, 44, 46.
- 3. Harold Cary, "More Help for Home Builders, " Collier's, LXXI, May 5, 1923, p 6,7.
- 4. Richard W. E. Perrin, "Up From Eclecticism: The Latter-Day ARchitecture of Ernest Flagg," Wisconsin Academy Review, March, 1976, p. 15-21.
- 5. Daniel A. Levy, Ernest Flagg and His Impact on Stone Construction, 1920-1924, Ph. D. thesis, University of Maryland, 1979.
- 6. Helen and Scott Nearing, <u>Living the Good Life</u>, <u>How to Live Sanely and Simply in a Troubled World</u>, New York, Schocken Books, 1970, Ch. 3 "We Build a Stone House".

ADDRESSES OF FLAGG SYSTEM HOMES BUILT BY FLAGG ON STATEN ISLAND, NEW YORK.

208 Neal Dow Avenue, Westerleigh (illustrated in McCall's magazine)

1929 Richmond Road, Dongan Hills (illustrated in McCall's magazine)

285 Flagg Place, Todt Hill (House on the Wall)

181 Flagg Place, Todt Hill (Gate house, Flagg estate)

209 Flagg Place, Todt Hill (Stone Court, Flagg estate)

95 West Entry Road, Todt Hill (BOw Cot)

143 Four Corners Road, Todt Hill

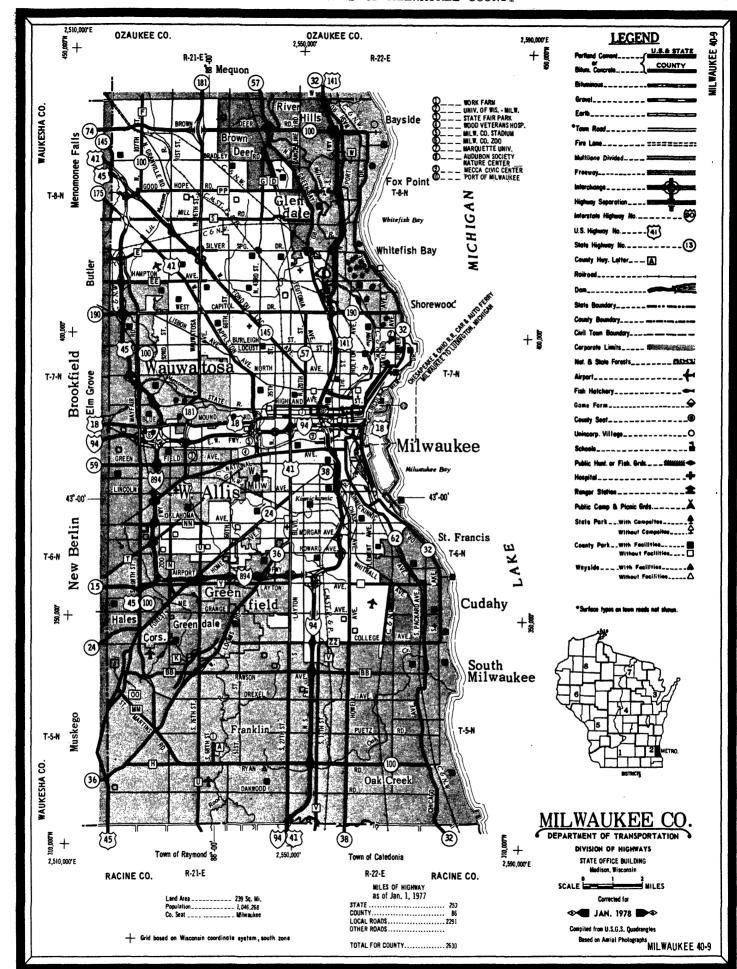
155 Four Corners Road, Todt Hill (Honeymoon Cottage)

180 Coventry Road, Todt Hill (Information from Staten Island Historical Society director.)

9. Major Bibliographical References

See continuation sheets

10. Geographical Data
Acreage of nominated property <u>each less than 1</u> acre Quadrangle name <u>Thiensville, Milwaukee, Wauwatosa</u> Quadrangle scale <u>1:24000</u>
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Verbal boundary description and justification
see continuation sheets
List all states and counties for properties overlapping state or county boundaries
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state N.A
11. Form Prepared By
name/title Virginia A. Palmer/ Specialist
organization UW- Extension, Department of History date
114 Mitchell Hall, UWM P.O. Box \$13 street & number (414) 963-5926
city or town Milwaukee state Wisconsin
12. State Historic Preservation Officer Certification
The evaluated significance of this property within the state is:
national state X local State X local State X local State
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89–665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.
State Historic Preservation Officer signature
title PIPECTOR OF HISTORIK PRESERVATION date JULY 19, 1935
For NPS use only I hereby certify that this property is included in the National Register
Keeper of the National Register Keeper of the National Register
Attest: date



NPS Form 10-900-a (3-82) OMB No. 1024-0018 Expires 10-31-87

United States Department of the Interior National Park Service

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