

FINAL HISTORIC DESIGNATION STUDY REPORT
47th STREET BUNGALOW HISTORIC DISTRICT

I. NAME

Historic: None

Common Name: 47TH Street Bungalow Historic District

II. LOCATION

Address: 2500 block of North 47th Street

Legal description: See Attachment

Tax Key No.: See Attachment

7th Aldermanic District, Ald. Frederick G. Gordon

III. CLASSIFICATION

District

IV. OWNER

Multiple
See Attachment

V. NOMINATION SUBMITTED BY: Bill Daub

VI. YEAR BUILT

1922 - 1928

ARCHITECTS: Paul Bennett
Herman Bruns
George Zagel & Brother

BUILDERS: Charles F. Behnke
Henry R. Mayer
Majestic Builders Inc.
Harry Mewes
Val Schramka

VERBAL BOUNDARY DESCRIPTION:

Beginning at the intersection of the north curb line of West Wright Street and the east property line of 2500 North 47th Street; then north along the east (rear) property lines of all properties with frontage on North 47th Street to the intersection of the south curb line of West Clarke Street; then west along this curb line to the intersection of the west (rear) property line of 2579

North 47th Street; then south along the west property lines of all properties with frontage along North 47th Street to the intersection of the north curb line of West Wright Street; then east to the point of beginning in the City of Milwaukee, Milwaukee County, Wisconsin.

Please refer to the accompanying map of the historic district.

VII: BUILDING OWNERS AND LEGAL PROPERTY DESCRIPTIONS

Maurice Russell
2500 N. 47th St.
Milwaukee, WI 53210
328-0716-000

Thomas F. and Shirley Browne
2510 N. 47th St.
Milwaukee, WI 53210
328-0717-000

Debra Pipkorn
2516 N. 47th St.
Milwaukee, WI 53210
328-0718-000

William J. and Victoria Thorn
2524 N. 47th St.
Milwaukee, WI 53210
328-0719-000

Howard W. and Betty Harder
2528 N. 47th St.
Milwaukee, WI 53210
328-0720-000

Earl H. and Patricia Buford
2536 N. 47th St.
Milwaukee, WI 53210
328-0721-000

Donald J. and Wendy J. Rappe
2544 N. 47th St.
Milwaukee, WI 53210
328-0722-000

Daniel J. and Jodi D. Goldberg
2550 N. 47th St.
Milwaukee, WI 53210
328-0723-000

Kevin T. and Tina Y. Carter
2556 N. 47th St.
Milwaukee, WI 53210
328-0724-000

Andrae L. Harris
2564 N. 47th St.
Milwaukee, WI 53210
328-0725-000

Paul N. and Sharon Jewell
2570 N. 47th St.
Milwaukee, WI 53210
328-0726-000

Ewan G. and Lisa Mae Allen
2576 N. 47th St.
Milwaukee, WI 53210
328-0727-000

Bethany Ev. Lutheran Church
2031 N. 38th St.
Milwaukee, WI 53208
Re: 2503 N. 47th St.
328-1042-000

Geoffrey Strehlow
Gretchen Wadewitz
2509 N. 47th St.
Milwaukee, WI 53210
328-1041-000

Christine Faltz
2517 N. 47th St.
Milwaukee, WI 53210
328-1040-000

Hang Vang and Chue Yang
Blia Moua a.k.a. Blia Maua
2525 N. 47th St.
Milwaukee, WI 53210
328-1039-000

Yang Vang and Ger Yang
3531 N. 47th St.
Milwaukee, WI 53210
328-1038-000

P. Emraida K. Kiram
2537 N. 47th St.
Milwaukee, WI 53210
328-1037-000

Mark Wachniak
2543 N. 47th St.
Milwaukee, WI 53210
328-1036-000

David D. and Dione M. Anderson
2551 N. 47th St.
Milwaukee, WI 53210
328-1035-000

Richard J. Pawlitzke
Donald M. Mueller
2557 N. 47th St.
Milwaukee, WI 53210
328-1034-000

Loretta P. Koehler
2563 N. 47th St.
Milwaukee, WI 53210
328-1033-000

Anthony M. and Debra A. Martin
2571 N. 47th St.
Milwaukee, WI 53210
328-1032-000

Odell and Anna P. Johnson
c/o Arthur Ludwig Trustee
2579 N. 47th St.
Milwaukee, WI 53210
328-1031-000

VIII. PHYSICAL DESCRIPTION

The 47th Street Bungalow Historic District is a one block long residential area consisting of all the houses and accessory structures in the 2500 block of North 47th Street. The block is located in the Sherman Park neighborhood on Milwaukee's west side approximately three and three quarter miles from the 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 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 top out at two-and-a-half stories in height and setbacks are more or less uniform allowing for long expanses of grassy front lawns.

The 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 St. is built up with single family houses that are at most two stories in height. The buildings, with a few exceptions, are constructed of brick and feature expensive copper gutters, cement asbestos or slate roofs, half timbering, stucco and wrought iron detailing. Most of the houses are bungalows but exhibit an inventiveness and eclecticism not found in adjoining blocks. Most of the houses can be classified as Tudor or English in style while several can be classified as Mediterranean style bungalows. Lot sizes are also bigger than in surrounding blocks. Although platted with 40-foot by 122 ½-foot lots which would result in 15 structures per block face, each property was enlarged by an added 10 feet resulting in only 12 houses per block face, a feature that lends a spaciousness to the district. Deed restrictions that were placed on properties along 47th Street between Wright and Clarke Streets also resulted in uniform placement of buildings and accessory structures on the lots as well as setbacks and door placement and height of the front bermed lawns. Nineteen 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. Of the 24 houses in the district, all but two retain most of their original architectural detailing, windows, and cladding. Very little exterior alteration has occurred, even to the garages,

although permit records show evidence of bath and kitchen remodeling. The houses at 2517 and 2543 were converted to duplexes in later decades against the provisions of the deed restrictions but this has not altered their exterior appearance.

The following inventory summarizes the district's buildings and occupants.

2500 North 47th Street
Dr. Edward J. and Frieda Luntz House
(1926) Charles Huebbe, builder

This English style residence has its front door along the Wright St. side of the property due to its corner location and has two architecturally significant facades. The multi-gable brick structure features two oriel windows, one positioned above the stone-framed entrance and one on the 47th Street façade where it accents a half-timbered stucco clad gable. The house has numerous leaded glass casement windows and flared or battered walls and permit records indicate it cost \$13,000 to build. The matching brick garage features a stucco-clad gable with leaded glass window. Dr. Luntz, a dentist, purchased the property in April of 1925 but did not begin construction until the following year. He and his wife occupied the premises until 1955.

2510 North 47th Street
Charles T. and Gertrude Rosenbaum House
(1926) Charles H. Behnke, builder

The traditional side-gable form of the bungalow is here embellished by the use of the jerkinhead gable profile. Stucco and half-timber dormers and gable ends lend an English or Tudor character and fine stone trim accents the brick body of the house. The bungalow also features brackets and rafter tails at the eaves and three-over-one sash windows. The house was built for dentist Charles T. Rosenbaum and his wife Gertrude at an estimated cost of \$10,000 per permit records. Charles Rosenbaum, D.D.S., trained at the Milwaukee Medical College and began his dental practice in 1900. He also served as a special demonstrator in the dental infirmary at his alma mater. The Rosenbaums occupied the house for many decades and their son Charles Augustus lived on the premises until 1979.

2516 North 47th Street
Adolph and Katherine Damkoehler House
(1926) Henry Torke, builder

This one-and-a-half-story side-gabled brick bungalow features the jerkinhead gable profile on its public elevations. The main façade has first floor leaded glass windows grouped into a projecting box bay that is balanced by the dormer at the upper story. Stone trim accents the sills and window and door openings. The entry feature consists of an enclosed sun porch, or "sun parlor" as it would have been called at the time, located at the south end of the house and projecting out from the main body of the house. This type of sun porch entry was very popular in Milwaukee in the 1920's. Adolph Damkoehler was the assistant secretary of the Loyalty Insurance Company (formerly Concordia Fire Insurance Co.) until his retirement in 1938. He was active in Trinity Lutheran Church and died at home in December 1958. His widow Katherine continued to occupy the house until her death in February 1966.

2524 North 47th Street
Carl F. and Hilda Garny House
(1922) Charles F. Behnke, builder

The Garny house is an eclectic, one-and-a-half story brick bungalow that features a side-gabled jerkinhead roof with stucco-clad half-timbered gable ends. The half timbering wraps around the front of the house and below eaves of the roof on the three main elevations lending a vaguely English cottage character to the building. An enclosed sun porch forms the main entry feature at the north end of the façade. Of the four dormers visible on the main facades, no two are alike. At the front is a wall dormer and a three-sided dormer, at the north elevation is an ornate oriel window and a stucco-clad dormer, at the south elevation is a shed roof dormer. Stone trim is used for sills and baluster-like mullions can be found in the window openings at the front and south elevations. Permit records indicate the house was built at a cost of \$10,000. Carl Garny was the secretary of the E.R. Wagner Manufacturing Company and was a member of Trinity Episcopal Church in Wauwatosa. The Garny's lived in the house until 1954. Garny died in August 1959 at the age of 68.

2528 North 47th Street
Herman A. and Erna Harder House
(1926) Henry R. Mayer, builder

The Harder House is a side-gabled brick bungalow with stucco clad gable ends and dormers. All gables feature a jerkinhead profile. The front of the house is dominated by the open porch with battered brick piers, brick knee walls and a gabled roof with ornamental fascia boards and brackets. The stucco cladding just below the eaves of the porch roof is a hallmark of the builder, Henry R. Mayer, and can be found on his other bungalows in the Washington Heights and Sherman Park neighborhoods. Also on the front of the house are groupings of windows stacked above one another. On the first story are four windows set into a projecting box bay while at the roof is a gabled and bracketed dormer with four windows enframed by a battered casing. Permit records indicate that the construction of the house cost \$10,000. Herman Harder started out as the superintendent of the Milwaukee Dairy Supply Manufacturing Co., then was the superintendent of the Cherry-Burrell Corp. then the owner of the Harder Dairy Supply Corp. He was a member of Nazareth Evangelical Lutheran Church. His son Howard has occupied the house since his father's death in October 1963.

2536 North 47th Street
Dr. Hilmar G. and Grace Martin House
(1926) Henry Torke, builder

The Martin House is a one-and-a-half story side-gabled brick bungalow. The front dormer is crowned with a hip roof although the other gables on the house feature jerkinhead profiles. The entry is located in a projecting sunroom at the south end of the façade. Windows feature leaded glass sash. The Martins occupied the house until 1939.

2544 North 47th street
Adam and Anna Freiburger House
(1923) Fischer & Zwicke, builder

This side-gabled, one-and-a-half story brick bungalow exhibits many of the same features as the neighbors as the entry sunporch, first story box bay, hip roofed dormer and stone trim. Here the sunporch is embellished with half-timbering, brackets, and upswept fascia boards at

the gable, lending an English/Tudor character to the house. Rafter tails enliven the eave line at the roof and front dormer and the latter is clad in shingles. Windows feature leaded glass sash. Adam Freiburger was the proprietor of the Parkway Alleys also known as the Parkway Recreation Parlors. The Freiburgers lived in the house until 1932. Builders John J. Fischer and Anthony J. Zwicke formed their general contracting business in 1914 and remained in partnership through 1926. Their office and factory was located at 41st and Auer.

2550 North 47th Street

Charles H. and Matilda Olroge House

(1928) Majestic Builders Inc., design attributed to H. Lewis Mertens

The Olroge House is one of the few non-bungalow residences to be built in the 2500 block of 47th Street and was the last, chronologically, to be constructed in the district. The two-story, brick Colonial Revival style house is rectangular in shape with a side-gabled roof. The symmetrical façade features a center entrance that is framed with a Tudor style stone arch supported on carved corbels. Windows are grouped symmetrically around this entrance. The center windows on the second story are smaller than the others and are accented by a wrought iron balconet. A soldier course and blind arch distinguish the window openings on the first story. A chimney extends up the south elevation and is flanked by various windows. Charles Olroge was the president and manager of the Baderock Pavement Company. He and his wife occupied the house only briefly, and had moved by 1932. Third owner Louis C. Schmidt lived in the house from 1934 through 1961. It appears that Majestic Builders Inc may have built the house on speculation. The company was only in business for two years, 1927 and 1928. Officers included Edward T. Lauer, Eugene H. Kroeger, Norman C. Kroeger and H. Lewis Mertens. The Kroegers were involved in real estate, insurance and investments both before and after this venture. Mertens was a designer who is variously listed as architectural engineer, draftsman and architect for such millwork companies as Millwork Bureau, Grobber Manufacturing and Matthews Brothers Manufacturing. He probably supplied the design work for Majestic Builders. An add in the city directory of 1928 indicates that they were 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.

2556 North 47th Street

Oscar E. and Isabel Quast House

(1923) Oscar Quast, builder

This two-story, brick residence with double-gable front is one of the few non-bungalows in the district. The use of the gables and arched openings and flared fascia boards lend an English/Tudor character to the building. The south gable, which projects from the main body of the house, features a jerkinhead profile and enframes a grouping of rectangular windows on the second story and a series of arched openings on the first. Two of these arched openings are filled with leaded glass casement windows while the third encloses a recessed entry. The north gable enframes groupings of rectangular windows on both stories. Oscar Quast was a concrete contractor who had operated his business out of his previous home on North Booth Street before building this house. Permit records reflect his occupation and indicate that the basement was constructed of poured concrete while the first story was built of 6-inch reinforced concrete. The Quast's occupied the house through 1827. Members of the Kropp family later occupied the house from 1928 through 1956.

2564 North 47th Street
Joseph P. and Elsie R. Conrad House
(1923) Joseph P. Conrad, builder

The Conrad House is the smallest of the bungalows built on this block and was also the only wood sided structure here. The side-gabled residence features a projecting sunroom and a hooded entry on its main façade along with a three-sided hip roof dormer at the roof. A small open porch is located at the entry. The foundation material is brick. A chimney extends up the south face of the building. The windows appear to be original and feature six-over-one and nine-over-nine sash. Permit records do not indicate when the exterior was clad with vinyl siding. The tall porch railings appear to be of recent construction. The Conrad's lived in this house until the 1954.

2570 North 47th Street
Raymond and Lillian Strehlow House
(1927) R. H. Bierman, designer

This Tudor style brick house features a multi-gable façade with a projecting sunroom wing. Stone is liberally used to embellish the arched entry, to form a base for the sunroom and open terrace and to accent corners and sills. An oriel window is located on the north elevation, a large corbelled chimney extends from the center of the roof, and rafter tails can be found at the eaves. Shed roofed dormers extend out from each slope of the roof and are clad in wood shingles. Permit records do not indicate if these dormers are original to the house or were added later. Solar collectors were added to the south slope of the roof in 1984. The front storm window above the entry has been altered and replaced with a modern sliding window. Raymond Strehlow was a vice-president of the Ideal Shoe Manufacturing Company and later a buyer, foreman and vice-president of Mid-States Shoe Company. He occupied the house until 1958.

2576 North 47th Street
Edward F. and Emily Schirmer House
(1924)

This side-gabled, one-and-a-half story brick bungalow features a front dormer, front bay and side bay that are roofed in imitation of English thatch roof cottages. A recessed front porch also serves as the main entrance into the house. A chimney extends up the north face of the building. It appears that virtually all the original windows have been removed and replaced with white vinyl clad casements. A new vinyl bay window has been added to the north elevation and there is evidence of changes to window placement. Permit records do not document any of these alterations. Edward Schirmer was a partner in the Schirmer & Bandlow grocery. The Schirmer's occupied the house until 1931. William C. and Gertrude Gobel occupied the house the longest, from 1947 through the late 1980's.

2503 North 47th Street
Charles H. and Ella Vollmar
(1924) George Zagel & Brother, architect, Charles Behnke, builder

This brick bungalow is a classic Zagel design with a jerkinhead cross-gabled roof, stucco-clad gables and a fenestration pattern that can be seen in many of his bungalows from this period.

This pattern, visible on the main façade, consists of a triad of windows grouped within a segmental opening and flanked by individual arched windows. The gabled dormer above features three windows enframed by arched casings. The entrance is located at the south end of the façade and is approached through a shallow porch with arched opening. A shaped parapet, clad in stucco, surmounts the porch. Stone trim can be found in the stringcourse below the windows, at the keystones, and as impost blocks at the arches. Decorative tiles accent the porch piers. The roof has cement asbestos shingles. The use of light color brick, arches and stucco give the bungalow its Mediterranean Revival character. Permit records indicate that the house cost \$11,000 to build. The rear garage was built to match and uses the same materials down to the stucco in the gable ends. First owner Charles Vollmar was the secretary of the Prinz & Rau Manufacturing Co. and lived here until 1956. Since that time the house has served as the residence for clergymen of Bethany Evangelical Lutheran Church located at 2031 North 38th Street.

2509 North 47th Street
Charles F. and Amanda Behnke House
(1924) George Zagel & Brother, architect

Contractor Charles Behnke, who was responsible for building a number of the houses on the block, chose Zagel to design his own residence. The original architectural plans are dated 1922 and show this as the Zagels' 79th project for that year. The construction permits were taken out in May of 1924 at which time the house was estimated to cost \$9,400. The English/Tudor bungalow features a side-gable roof, a prominent entry porch and a projecting box bay that is surmounted by a gabled dormer. The porch has battered piers and a half-timbered stucco-clad gable end with shaped fascia boards. The front dormer is treated in a similar fashion. Stone is used to accent sills and the porch piers. The Behnke's occupied the house until 1943. Behnke was in the contracting business for 45 years. In addition to residences, he built Bethany Evangelical Lutheran Church, of which he was a member, and also Emmaus Parish hall and several commercial and industrial buildings. Probate Judge Rudolph J. Mudroch and his family were the next owners until the late 1970's. Mudroch's son John recollected in an interview in 1994 that builder Charles Behnke had a reputation for good quality construction.

2517 North 47th Street
Gustav E. and Dorothea Strandt House
(1923) Herman Bruns, architect

The Strandt House is an excellent example of the influence of Milwaukee's ethnic architecture on local bungalow design. Unlike many of the house on this block, this one-and-a-half story brick bungalow features a cross-gabled roof with the gable end fronting to the street. Gables are given a jerkinhead profile. A projecting porch shelters the entry and a three-sided bay occupies the north end of the façade. The bold scale of ornamental details makes the house more Germanic than English in character. Gable ends are stucco-clad with half-timbering and are further embellished with shaped fascia boards and brackets. Rafter tails extend from the roof. Windows feature upper sash with diamond shaped leaded glass panes. Mullions between windows feature scrolled baluster-like trim. The base of the front bay has battered walls accented with stone trim. The brick piers of the porch have battered stone buttresses. Copper gutters and a slate roof attest to the care and expense that went into the design of the house. Permit records list the cost of the house at \$8,500 but given the quality of materials, it probably cost considerably more. Permit records do not list the architect of the project but Herman Bruns was cited as the architect of record in the Daily Reporter on January 13, 1923. The interior of the house is 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 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.

Gustav E. Strandt had begun experimenting with various dairy machinery devices in his teens and was only 18 years old when he organized the Cedarburg Milk Company. In 1922 he became president and general manager of the Milwaukee Dairy & Supply Co. that was located at 30th and Burleigh. 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 head of the G.E. Strandt Engineering Co. The Strandts were members of Bethany Lutheran Church and Gustav was an elder there. Gustav Strandt died in 1940. There appear to be no exterior alterations to the Strandt house. Gustav's widow converted the interior into a duplex in 1942. This conversion did not affect the main portion of the house and consisted of building rooms in the former attic area.

2525 North 47th street
Fred V. and Lulu Benz House
(1927) Herbert F. Behnke, builder

This picturesque brick and stucco house is one of the more distinctive dwellings on 47th Street and incorporates a variety of window shapes and sizes as well as building materials. The side gabled roof has twin peaks and is clad with cement asbestos shingles. Gable ends are clad with stucco. The open sided porch sports a gabled roof and has battered or tapered brick piers. A large stucco-clad dormer and a small three-sided "lookout" dormer are located at the main façade. The north elevation features an oriel window while a chimney and a polygonal bay enliven the south elevation. Upper story windows on the front and south elevations are framed with arched casings that have prominent keystones. Wrought iron balconets embellish the front dormer windows and the pair of piano windows on the south façade. Irregular shaped stones are worked into the masonry as accents at corners and at the chimney. Permit records indicate that the house cost \$16,000 to build. The brick veneered garage cost \$500. Fred Benz worked as a purchasing agent for T.M.E.R. & L. (The Milwaukee Electric Railway & Light) Company. The Benzes were members of Sherman Park Evangelical Lutheran Church and lived in the house until 1955.

2531 North 47th Street
Adolph J. and Elsa Lippold House
(1926) Paul Bennett, architect

This side-gabled brick bungalow features stucco-clad and half-timbered gable ends and dormers that give it an English/Tudor character. A large gabled dormer and a small, enclosed porch with gabled roof dominate the façade. Window groupings feature scrolled baluster-like mullions. A stucco-clad bay is located at the south elevation. Adolph Lippold was the chief engineer of the Milwaukee Dairy Supply Manufacturing Company and later the Cherry-Burrell Corp. Herman Harder, the superintendent of the same companies, lived directly across the street and company president, Gustave Strandt lived two doors down so there were business ties if not family ties between the households. The Lippolds occupied this house through 1957.

2537 North 47th Street
Herman C. and Ida Harloff House

(1927) Willian Keierleber, contractor

The use of multiple, steeply pitched gables give this house an English/Tudor character. Like most of its neighbors, the brick residence features a side-gabled roof, here clad with cement asbestos shingles. A large gabled entry wing extends from the façade and is entirely clad in brick. A shed roof dormer, clad in stucco, is also found at the front façade as well as an open terrace with brick corner piers. Herman Harloff had a real estate, loans and insurance business in the 2900 block of W. Lisbon Avenue. The Harloffs lived in the house until 1932. Second owner Willmer G. Schmidt lived here through the mid-1960's.

**2543 North 47th Street
Fred C. and Alvina Barkow House
(1927) Albert Lassanske, builder**

The designer of this eclectic brick bungalow is unknown at the present time. Permit records only cite the name of the builder, Albert Lassanske. Copies of documents provided by the Barkow's granddaughter, Connie Lieding, show that Charles Malig witnessed the contract between Fred Barkow and Albert Lassanske. Correspondence from the Milwaukee Tile & Mosaic Co. to Malig regarding the tile work for the house also could indicate Malig as the architect. Malig was the chief designer for the city's Department of Public Works at this time and may have been moonlighting and designing residences on the side. However, there is a noticeable similarity between this house and the Vollmar house at 2503, which is known to have designed by George Zagel. Perhaps the design was purchased from Zagel and supervised by Malig.

Both houses share the cross-gabled roof with jerkinhead profile. Both place three windows in the front dormer and there is the arrangement, on the first story, of a tripartite window in a segmental opening flanked by arched windows. In this example, however, the open-sided porch has been replaced by an entry sunroom with arched windows. The roof of this porch lacks the stucco parapet of the Vollmar house. The front dormer is clad in brick instead of stucco. A brick planter fronts the windows of the façade. Gable ends on the south elevation are stucco clad and one features half-timbering, a detail that detracts from the otherwise Mediterranean style of the building. Windows throughout have leaded glass sash.

Fred Barkow was the secretary-treasurer of the H. Barkow Company, which manufactured auto bodies and tops. The firm had been founded in 1879 by Barkow's father, Herman "Long John" Barkow, who had trained at the Krupps Works in Germany. Originally operating as a wagon works on Milwaukee Street in the Third Ward, the business began to manufacture auto and truck bodies in 1910. The company was still in business in the Third Ward in the late 1970's. The Barkows were members of Bethany Evangelical Lutheran Church. Fred Barkow died in the early 1930's and members of his family continued to occupy the 47th Street house until 1972. City directories show that the house was converted into a duplex around 1942 although no permits were taken out for this work. The exterior of the house has had little if any alteration.

**2551 North 47th Street
Jesse Owen and Mary A. Franklin House
(1922) George Zagel & Brother, architect**

This English style brick bungalow exhibits all of the details that made Zagel a popular architect among homebuyers in the 1920's. The broad façade is almost all window on the first story with groupings of multi-paned casements across the front set into rectangular or segmental

openings. Two gables, with stucco cladding and half timbering, add punctuation to the design and the dormer gable sports an oriel window. Stone is used to trim the window openings, sills and battered end walls. Permit records indicate that the house cost \$12,000 to build. Contractor Charles Behnke was responsible for the construction.

The house's interior was built with all the modern conveniences of the day including an incinerator and built-in icebox. A housekeeper's room with call buzzer is located in the basement as well as a recreation room complete with working fireplace.

Jesse Owen Franklin operated the wholesale fruit and vegetable produce firm, J.O. Franklin & Sons, located in the 300 block of N. Water Street. Franklin's wife Mary Adeline died at the age of 67 on March 11, 1938. Franklin died at home on April 4, 1945 at the age of 74.

Second owner Anthony J. Berg was quite the man about town, always seen with a bow tie and stogie. He had a varied career, operating a beer distributorship, becoming public relations director for the A.W. Huss Co., working as sales manager for Grobber Brothers and then as a salesman for Dutch Masters cigars. He also ran for alderman from the 22nd ward. The Bergs occupied the house from 1946 through 1973 when the current owners acquired the property.

2557 North 47th Street
Alfred H. and Selma Greiwisch House
1924) Peter Graf, builder

This brick bungalow shares many features with its neighbors including a side gabled roof, prominent front wall dormer and projecting enclosed entry porch. An open terrace with brick sidewalls extends across the front façade. The asbestos shingles in the dormer and south gable end may have replaced original stucco cladding. Alfred Greiwisch was the president of Bayley Heating Supply Co.. The Greiwischs occupied the house through 1952.

2563 North 47th Street
George F. and Lillian Koehler House
(1926) Harry Mewes, builder

Builder Harry Mewes featured a photograph of this home as design number 45 in his house plan book titled "Distinctive Buildings". The brick bungalow has a prominent hip roof with broad overhanging eaves and features a projecting sunroom with arched windows filled with leaded glass. The hip roof above this sunroom has a small eyebrow dormer. An arched opening is used for the entry and it is accented with cut stone. Unusual is the exterior entry to the sunroom immediately adjacent to the main entrance to the house. A stucco-clad dormer is located at the south elevation. George Koehler was the president of Universal Printing Co.. Members of the Koehler family continue to occupy the house at present.

2571 North 47th Street
John J. and Elsa Dietz House
(1927) Val Schramka, builder

Val Schramka was known for his handsome houses, one of which is located on Washington Boulevard in the Washington Heights neighborhood. Whether Schramka had an in-house designer or purchased designs from established architectural firms is not known. This Tudor style brick residence stands out from its bungalow neighbors. The house is a shallow L-plan in form and its steeply pitched gable roof extends to shelter a recessed entryway that is accented by arches and cut stone trim. A multi-sided bay with nine-over-nine sash windows, a pair of

six-over-one sash and a tiny arched window complete the fenestration of the front façade. A small shed roof dormer is situated on the south slope of the roof and adds to the asymmetry of the overall design. Rough cut pieces of stone have been randomly worked into the masonry surface to lend variety and texture to the façade. John J. Dietz worked as auditor of the West Side Bank. The Dietzes lived at this address until 1955.

2579 North 47th street
Peter and Mary Hirt House
(1924) Peter Hirt, builder

This English style brick bungalow shares some similarities with the Franklin house at 2551 and may have been designed by George Zagel. Like the Franklin house, the Hirt house features two gable ends on the façade, both of which are stucco-clad and half-timbered. The dormer gable has a small oriel window as well. The prominent side gable along Wright Street is likewise stucco-clad and half-timbered. Fenestration is arranged in a fashion similar to the Franklin house but the sash themselves are simpler in design and the entire front façade is narrower. Stone is used to trim sills, copings along the front terrace and the openings to the windows as well as the chimney. The Hirt House lacks some of the finer details of the Franklin house, however, like the elaborate leader heads at the gutters and the battered end walls. Permit records show this house to have cost \$10,500 to build while the matching brick veneered garage with half-timbered gable end cost \$600. Peter Hirt was a mason contractor and cement block manufacturer and occupied the house through 1939. The Moy B. Toy family owned the house from the early 1940's through the late 1970's and the present owners, the Johnsons, have lived in the house since that time.

IX. SIGNIFICANCE

The North 47th Street Bungalow Historic District is significant for its planning history and architecture and its association with Milwaukeeans who contributed to the economic development of the city.

Planning had a major role in how this block of 47th Street developed. Covenants with the deeds specified not only the usual single family residence and minimum cost per dwelling but also specified setbacks, size of front porch, location of entry door, location of accessory buildings, height of front berm and landscape features that would insure an attractive, park-like setting for substantial, well-designed buildings. These covenants were instituted privately, by the developer, and were not imposed by the city of Milwaukee, which was just beginning to institute its first zoning code at the time. Unlike other deed restrictions for subdivisions in this area of Sherman Park, race was not a factor in the covenants.

This collection of fine residences forms the epitome of bungalow design in Milwaukee. The scale, proportions and use of costly building materials on what was considered a modest house type exemplifies the popularity of the bungalow even among persons who had considerable income. The relative small area of development, one block, and the short time period in which all the buildings were constructed, seven years, contribute to the uniformity of appearance that makes this block stand out from its neighbors. Architects like George Zagel and Paul Bennett and Herman Bruns are known to have designed some of the bungalows and manage to give the form an unexpected diversity. Many of the houses appear to have been built by custom homebuilders. Such builders came into their own during the prosperous 1920's and are known to have secured their designs either through purchase of plans from established architects or by having in-house architects who have remained unknown and unsung to this date.

The early residents of 47th Street tended to be prosperous professionals in the medical field, in building construction, in engineering, in real estate or headed up some of the city's larger businesses. While their names and the names of their businesses, like Gustav Strandt and the Milwaukee Dairy & Supply Company, may not be immediately recognizable today, these individuals and their businesses did contribute to Milwaukee's reputation as a progressive and innovative industrial center.

X. HISTORY

The 2500 block of North 47th Street lies within the Southeast quarter of Section 14, Township 7 North, Range 21 East on land that was originally part of the Town of Wauwatosa. This area was mostly rural in character until the Milwaukee Park Commission purchased land in the early 1890's for what today are Washington Park and Sherman Park. Real estate speculation followed and as Sherman Boulevard became an improved thoroughfare numerous subdivisions were platted along its length. As developers prepared their parcels for construction, they petitioned for annexation to Milwaukee until, bit by bit, the entire west side became part of the city. Housing development began to occur around 1910 east of Sherman Boulevard and by the mid-teens west of the boulevard. There are some 22 subdivisions within the Southeast quarter of Section 14. The 2500 block of 47th Street falls within two of these subdivisions. The east side is part of the First Continuation of Jackson Park, a re-subdivision in 1911 of part of Jackson Park, which had been platted in 1892. The First Continuation of Jackson Park encompassed four blocks bounded by Sherman Boulevard, West Clarke Street, North 47th Street and W. Wright Street. The property was owned by the Jackson Park Land Company whose officers included C.L. Kissling and August Richter, Jr. The west side of 47th Street was located in Jefferson Heights, a subdivision platted in 1920 by the Norma Land Company whose officers included Charles Reichenbach and R.S. Witte. Blocks to the east, west, north and south of the nominated block appear to have begun development slightly earlier and consist of single family bungalows and "bungalow flats" or duplexes.

Further research might reveal a single individual responsible for the unique development in the 2500 block of 47th Street. Each purchaser got not the standard 40-foot lot that was platted but instead, a 50-foot wide lot made possible by the acquisition of 10 additional feet from the adjoining lot. This made for less density on the block, only twelve houses per block face instead of fifteen. Deeds from both developers incorporate restrictive covenants that would ensure quality construction and uniform siting and landscape features. These covenants only apply to the properties between West Wright and West Clarke Streets. Builder Charles Behnke might have been partially responsible for this development since he was the contractor for the first two homes built on the block in 1922, the Franklin house at 2551 and the Garry House at 2524. He went on to build his own house at 2509 in 1924 and then the Rosenbaum House at 2510 in 1925. Some of the details found in the covenant would be the type of specification a builder/contractor might consider.

The deed restrictions found in this block were intended to attract prosperous individuals and are more detailed than many found in the adjoining areas of the Sherman Park neighborhood. The restrictions were intended also to protect property values and ensure the homeowners' investments. Until the zoning code was fully implemented in the 1920's, property owners could construct whatever they wished to on their land. A residential area could be overrun with boarding houses, saloons, livery stables and factories. Health officials, consumers, and politicians all came to see how destructive this uncontrolled development was to a stable community and by the turn of the century efforts began at changing development patterns. In lieu of government regulations, developers themselves began to include covenants in their

subdivisions to ensure that no saloons, factories or other so-called noxious uses would threaten their development. Most of the subdivisions around Sherman Boulevard incorporate some form of covenant, mostly restricting to single family or two-family residences and specifying the setback from the center line of the street and the minimal cost per dwelling. The covenant for the 2500 block of 47th Street was more encompassing and was designed to enhance the physical appearance of the block.

These deed restrictions, in effect through January 1, 1955, include the following provisions:

- 1) only private owner-occupied dwellings or residences were allowed, although the property could be rented to a "desirable tenant and family"
- 2) that the cost not be less than \$7,000
- 3) that the setback, inclusive of porches or verandas not be less than 55 feet from the center line of 47th Street, if there is no porch then the setback is 59 feet
- 4) porches are restricted to a width of 10 feet and could not exceed one story in height
- 5) houses are to be located at the north end of the property and set back 3 feet from the lot line
- 6) houses were restricted to a width of 32 feet with no side or rear entrances on the north elevations except for corner lot number 1 (no. 2579)
- 7) no residence could be used for business or professional purposes except by medical professionals in an emergency situation
- 8) that the properties be graded "to an elevation of seven inches above the level of the street sidewalk at the front of said lot to slope or rise gradually by degrees, without any terrace or other sudden or abrupt rise or fall, to an elevation of thirteen inches above the level of the street sidewalk, at a point fifty-five feet from the center line of 47th Street, so said lot shall be uniform"
- 9) no bushes or hedges were allowed in the area between the curb and the sidewalk fronting the lots
- 10) private garages had to be built at the northern end of the lots and be built to accommodate no more than two cars
- 11) no driveways were allowed to enter a property from 47th Street
- 12) no posts were allowed on either side of a house and no fences were permitted from the rear of the house to the front of the lot
- 13) no business or professional sign could be erected except in the form of one name plaque on the house door, said plate not to exceed four by twelve inches in dimension

The above deed restrictions resulted in a unified look to the 2500 block which is lacking on adjacent blocks. By and large the house type of choice was the bungalow. Interestingly, most of the houses were of brick construction and features side-gabled roofs. Prominent front dormers and porches or enclosed sun porches extend from the main mass of the house. Ornamentation was concentrated in the gable ends with half-timbering, brackets, and shaped rafter tails being the norm. Windows are given high style treatment and virtually every house has leaded glass sash on the primary elevations. Oriel windows and small "lookout" dormers can be found on several of the houses. Some of the residences still retain their cement asbestos shingled roofs and one retains its slate roof, both expensive materials to this day. All of the houses were built with garages; most are two-car but there are also some that are one-car. Of the 24 garages in the district 18 are of brick construction and many have stucco-clad gable ends and ornamental trim resembling the houses behind which they sit. Most retain their original garage doors of multi-panel design.

House construction began in the district in 1922 with the Garry (no. 2524) and the Franklin (no. 2551) houses. Construction peaked in 1926 with the construction of six houses and in 1928 the last of the residences was built (no. 2550). The development attracted prosperous middle class

professionals. Included were two dentists (Dr. Edward Luntz and Dr. Charles T. Rosenbaum), one physician (Dr. Hilmar G. Martin), six building contractors (Charles F. Behnke, Charles H. Olroge, Oscar E. Quast, Joseph P. Conrad, Raymond Strehlow, and Peter Hirt) and a host of individuals who owned their own companies or were officers in large corporations. One well-known businessman was Fred C. Barkow who headed up an auto body company in the Third Ward. The Barkow firm was still in operation there into the 1970's. Another was Gustav Strandt whose Milwaukee Dairy & Supply Company sold Strandt's patented rotary milk bottle filler around the world. Two other residents also had ties to Strandt's business, Herman A. Harder at no. 2528 who was the superintendent of the company and Adolph J. Lippold at no. 2531 who was the chief engineer. By and large the first owners were of German ethnicity and had such surnames as Damkoehler, Koehler, Schirmer, Harder, and Freiburger among others. Much like the owners of houses in the Grant Boulevard or Hi-Mount Boulevard historic districts, the first residents tended to be a stable population and averaged 25 years occupancy in their homes. Two properties, no. 2528 and no. 2563, have remained in the same family to the present day. Only three of the original owners lived in their houses briefly, but they sold to families who remained in their houses for 40, 28 and 13 years. This long period of continued owner occupancy has led to the remarkable preservation of the housing stock where few alterations have been made to the buildings' exteriors.

The Architects

Three known architects were active in the 2500 block of North 47th Street and additional research might reveal the names of others designers as well as additional projects by these architects. Builders such as Henry R. Mayer and Harry Mewes and Val Schramka had reputations for quality homes and provided the homeowners with a complete package from design to construction. Their contributions to the development of North 47th Street should not be minimized. In some instances, builders like these purchased plans from established architects and sometimes they had in-house design staff who remained anonymous.

PAUL BENNETT

Paul Bennett is one of a host of little-known, little-researched architects who worked in Milwaukee in the early 20th century. From city directory listings it appears that Bennett had already been trained as an architect when he arrived in Milwaukee in 1915. He first lived at 676 3rd Avenue (today's 1720 South 8th Street) with a Walter S. Bennett, the proprietor of Koehler's Automatic Base Ball Co.. This business was located at or near the corner of Second and Wisconsin Avenue. Neither Walter nor his business appears in the later city directories.

Paul Bennett's first job appears to have been with the George W. Adams Building Company, located in the Caswell Building at 152 W. Wisconsin Avenue. This business handled real estate, loans, investments and home building. Walter F. Neumann was the company's resident architect as well as vice-president and Bennett probably worked under his direction. Between 1917 and 1919 no specific employer is listed for Bennett but he most likely continued working for the Adams Building Company. In 1920 Bennett worked for "Mil ER & Co". By 1923 Bennett was employed as an architect for Robert L. Reisinger & Co., a general contracting and concrete construction firm located at 2344 N. Oakland Avenue. The company's add stated it handled promotion, designing, financing and construction of buildings and engineering projects.

Bennett subsequently opened his own architectural practice at 1132 W. North Avenue in 1925. He moved this office to 1934 W. North Ave. in 1932. The downturn in the economy during the Great Depression forced many architects like Bennett to scale back their activities and in 1933 Bennett started working out of his home at 2409 North 11th St. where he had been living since

around 1923. Bennett and his wife Cora moved again, in 1936, to 3425 North 14th St. Apparently in need of a job, Bennett worked briefly as an inspector and then resumed his architectural practice. City directory listings indicate that Bennett had a daughter, Virginia, and a son, Richard P., living with them. The directory's street guide for the family shows five occupants at their house. There may have been a younger child with the family or else another relative or in-law. The Bennetts are last listed in Milwaukee in 1941 and apparently left the city at that time. The 22nd Annual Report of the Wisconsin Registration Board of Architects and Professional Engineers published in 1954 shows that Bennett was still registered in Wisconsin and had been registered since 1918. He was living in Vancouver, Washington at that time. Additional research needs to be done to determine if Bennett had moved there in 1942 and if he remained in Washington State until his death.

In the districts surveyed by Milwaukee's Historic Preservation staff, only a few Bennett projects have turned up. It is likely that his early work for Adams and Reisinger would not include his name on permit records. Many of Bennett's projects would have most likely been designed for west side neighborhoods like Washington Heights and Sherman Park and suburban communities like Shorewood, Whitefish Bay and Elm Grove. Bennett designed the Lippold House at 2531 N. 47th Street, an English style Bungalow with a prominent half-timbered front gable.

HERMAN BRUNS

Herman Bruns was one of Milwaukee's unique talents, versatile not only in architecture but in interior design and the fine arts as well. Bruns was born in Manistee, Michigan on December 27, 1884, one of five children of German immigrant Benedict N. Bruns and Milwaukee native Dora Kuester. Bruns was educated in parochial and public schools and came to Milwaukee with his family on 1901. Benedict Bruns was a cabinetmaker and stair builder, and three of his four sons followed him in the building trades. Benedict J. Bruns became a practicing architect in Chicago; Otto C. became a practicing architect in Fort Wayne, Indiana and Herman J. became an interior designer and architect in Milwaukee.

Although he had learned cabinetmaking from his father, Herman Bruns's first job in Milwaukee was a six-month stint at the Steinmeyer Grocery store on North 3rd Street followed by a job as millwright at the Mayo Manufacturing Company, a chair manufacturer. Bruns furthered his education by attending business school at night and taking a course with the International Correspondence School of Scranton, Pennsylvania, specializing in architecture. He subsequently apprenticed three years with the interior design firm of J.J. Jorgenson, while studying art under Julius Siegall, Charles Schade, and F.W.Heine and at the Milwaukee Art Institute.

By this time Bruns was in his thirties. He then worked for two years for local church decorator Adolph Liebig and spent nine months on projects in Chicago, where he was able to attend classes at the Art Institute in his free time. Some years later, he married Liebig's daughter, Paula, on July 22, 1918. Bruns next apprenticed a year with the noted Milwaukee architect, Alexander C. Eschweiler, and then worked for three years as a designer for the interior design firm of Niedecken, Walbridge & Company. While working for the latter firm, Bruns also taught in the architectural department of the University Extension. During this period, Bruns furthered his education by taking courses in engineering and the strength of materials. Bruns went on to work as a designer for the Charles Solomon Company, interior decorators, during which time he studied portrait painting under Charles Schade. He also studied fine arts and design at Columbia University. After Bruns left the Solomon Company, he worked for a year for Eschweiler once again, after which he established his own architectural practice.

During World War I, Bruns worked for the United States Shipbuilding Corporation and was sent to Manitowoc, Wisconsin, to construct one hundred houses for war workers. After the war, Bruns worked for the American Appraisal Company, with whom he spent nine months in St. Louis, Missouri, estimating the value of property of the Anheuser-Busch Brewing Company. He subsequently worked for Fidelity Appraisal Company for one and a half years appraising homes, stores, and industrial properties, including the main plant and branches of the Firestone Tire and Rubber Company of Akron, Ohio. When he returned to Milwaukee, Bruns worked for nine months for architects Kirchoff and Rose. Then he taught for two and one-half years at the Milwaukee Vocational School as an instructor in architecture, mathematics, interior decorating, and estimating. The city directory shows him as associated with the Board of Industrial Education in 1921, after which he worked independently as an architect.

Milwaukee city directories catalogue his varied career, listing Bruns as a finisher (1902), painter (1903-1906), artist (1907), architect (1908), and artist or interior designer (1909-1913). Beginning in 1914 Bruns lists himself consistently as an architect, and in that year he had a full page advertisement in the directory with a logo showing the capitol letter H over which was superimposed a large flying insect, probably a bee or fly. The advertisement indicated that he was capable of designing residences, churches, public buildings, and banks and emphasized his abilities as a decorator. His first office or studio from 1914 to 1916 was at 1907 East Park Place between Cramer and Murray Streets. Between 1918 and 1920, Bruns and his wife lived behind his father's residence at 2357-2359 North 26th street between North Avenue and Meinecke Street. Bruns had his architectural practice there as well. In 1923 Bruns and his wife moved to 2673 North 44th Street, although Bruns maintained his studio behind his father's house through 1926. From 1927 to 1929 he had his practice at 2309 N. 47th Street, and then moved to 5920 W. North Avenue where he had offices from 1930 through 1932. Bruns is last listed in the city directories in 1933. His wife, Paula, continued to live at 2673 N. 44th Street through 1937 after which time she lived at a number of addresses and then disappeared from the directories from 1942 through 1951. Bruns's whereabouts during this period are not fully known at this time, but his father's obituary on November 24, 1942 indicated that sons Benedict J., Herman H. and Alvin C. were all in Chicago. Perhaps the lack of architectural commissions brought on by the Depression led Herman Bruns to join his brother's practice in Chicago or perhaps a separation from his wife led to his relocation. At present it is not known when he died. His widow Paula apparently married William Schmittals in the early 1950's. Schmittals died in 1957 and Paula died on May 10, 1964.

Not a great deal is known about Bruns's commissions. His known work is distinctive for its unique exterior form and striking interior design. Among his known projects are the Manistee Masonic Temple in Manistee, Michigan and a number of religious structures in Milwaukee including Bethany Evangelical Church, Jordan Lutheran Church, Sherman Park Lutheran Church, Siloah Lutheran Church, Temple Beth El on N. 48th Street, Anshe Lebowich Synagogue at 11th and Vine Streets, and Beth Israel Synagogue. The latter building is listed in the National Register of Historic Places and is locally designated. Church design allowed Bruns to fully express his talents as both an architect and interior designer and artist. Bruns is also known to have designed stores and office buildings throughout Wisconsin and Michigan. Locally, Bruns designed the Liberty State Bank Building at 2708 North King Drive, the Bunde and Upmeyer store at 135 West Wisconsin Avenue, and the Yahr residence at 3340 North Hackett Avenue. For the latter project, Bruns also furnished the interiors and designed the landscaping. Other local commissions include the W.E. Hautschenreuter residence in Shorewood, a frame bungalow for A.J. Proeber in Milwaukee and a three-family flat for Dr. P.J. Merten also in Milwaukee. He also worked on plans for a multimillion-dollar project known as the Palisade Hotel. A biography published in 1931 indicated that the gifted Bruns was also known as a landscape, pictorial and mural artist and painted in oil and water colors.

The Brunses were active in the arts locally, particularly in the vocal arts. Mrs. Brunse had performed as a professional vocalist prior to her marriage, while Herman Brunse served as the president and business director of the Milwaukee Musical Society and headed the Arion Musical Club and the Milwaukee Musical Society. He was on the board of directors of the Philharmonic Orchestra and a member of the Lyric Male Chorus. Brunse was also active in the Boy Scouts and various Masonic lodges.

Brunse designed the outstanding Gustav Strandt house at 2517 North 47th Street in 1923. The commission may have resulted from the connection with Bethany Evangelical Church, which Brunse designed and to which Strandt belonged. The exterior of Strandt's house is unlike any other on 47th Street or in the neighborhood due to its Teutonic character. The interior shows Brunse at his best with beautiful woodwork throughout and a unique Gothic style screen that partitions the living from the dining room. The basement rathskeller is very high style itself and the bookcase that glides away to reveal a hidden room is truly a work of art.

GEORGE ZAGEL

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

Zagel was a prolific designer with over a thousand projects to his credit ranging from stores to apartments to residences to factories. During the real estate boom of the 1920's he was particularly active. Examples of his work can be seen throughout the city. Although he designed in a variety of historic styles, his clients particularly favored the Mediterranean Revival/Spanish Colonial style during that decade.

Among his commissions are: the Drake Apartments (1925) at 1915 North Prospect Avenue; the Madrid Apartments (1924) at 2968 North Oakland Avenue; apartments at 3104 W. Kilbourn Avenue and 3407 North Oakland Avenue; the Martin Benn Building (1916) at 1676 North Van Buren Street; a double residence for Jacob Levin (1921) at 2219 East Kenwood Boulevard; the Frank Holtz residence (1926) at 1314 West Capitol Drive; a commercial building for Rory Gottfredson (1928) at 1531 North Farwell Avenue; Glorioso's Market (1927) at 1016-1020 East Brady Street and the John Hunholz residence (1926) at 5300 West Garfield Avenue. Other residential commissions can be found along Grant Boulevard, Sherman Boulevard and throughout Milwaukee's Sherman Park neighborhood, Shorewood and Whitefish Bay. Zagel also designed industrial buildings including the Moderne style factory for Geiser's Potato Chips at 3113 West Burleigh Street in 1946.

Zagel's relative obscurity in comparison with other architects can be attributed to the fact that he worked extensively with builders rather than individual clients. His house designs appeared in such promotional publications as the Harold Nott Home Plan Book and the Beck-Pfeiffer Building Guide, although his name does not appear with the illustrations of his work. Builder J.G. Jansen was among his clients as was Dr. William Heitman, who together constructed eight duplexes in the 1300 block of North 26th Street, all of Zagel design. Zagel's later works were decidedly less picturesque and included the apartment building at 1847 North Prospect Avenue (1050) and the nursing home at 2939 West Kilbourn Avenue (1959). From existing architectural drawings and photographs, it is known that Zagel designed between 1,300 to 1,500 projects through 1950 and remained active in his profession through 1975 when his brother Ferdinand died. There are three known Zagel designs on 47th Street: The Vollmar House (1924) at 2503, the Behnke House (1924) at 2509 and the Franklin House (1922) at 2551. Zagel attributions have also been made for the Barkow House (1927) at 2543, the Garry House ((1922) at 2524, the Hirt House (1924) at 2579 and the Freiburger House (1923) at 2544. These attributions have been based on verbal comments and stylistic comparisons, however, and further research will be needed to fully document these as Zagel designs.

George Zagel spent his youth and early childhood at his family's residence at 1419 North Milwaukee Street. After 1925 the family moved to 4471 North Ardmore in Shorewood where he remained the rest of his life with his wife Lila. In addition to his architectural practice, Zagel was also president and one of the founders of Sherman Savings and Loan Association, which merged with Security Savings and Loan in 1967. Zagel remained on Security's board until 1975. He died at the age of 83 from complications of a stroke in May of 1977.

THE BUILDERS

HARRY MEWES

Harry Mewes was born in Milwaukee on October 11, 1891 and received his early education in the public schools. He later attended business college and studied drafting. Entering the carpentry trade, Mewes worked as a foreman for several local construction companies before branching out on his own in 1919. His company would eventually become known as Harry Mewes Building Inc. Offices were located at today's 3117 N. Green Bay Avenue and he also ran a branch office out of his home at 3054 N. Oakland Avenue on the city's east side. Mewes' family consisted of his wife Mathilda Luck and daughters Bernice and Lucille and a son Harry Jr. He is said to have been fond of fishing, swimming, gardening, athletics and raising canaries.

One account in the late 1920's indicated that Mewes specialized in brick veneered residences and built between forty to fifty houses per year. We are fortunate that one of his sales catalogues survives, at the Milwaukee County Historical Society, dating from the 1920's that shows drawings and photos of bungalows and other residences that were available. Bungalows typically ranged from \$9,800 to just over \$11,000 and featured such amenities as iron beams and posts in the basement, garages, powder rooms, sunrooms, tiled bathrooms and fireplaces. His styles ranged from "English Bungalows" with arched windows and stone trim to Mediterranean Bungalows with shaped gables at the front of the house. Mewes indicated 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". In addition to his sales catalogues, Mewes also participated in the annual Home Show, which started in 1922 and was held in the Auditorium building downtown. Photos of the exhibition space show an almost full sized mock-up of Mewes' Mediterranean style bungalow along with scaled down Tudor facades from other builders. The popularity of his designs, which remain

appealing today some seventy plus years later, resulted in numerous examples built throughout the city's west side, Wauwatosa, and "in all parts of the city" as his catalogue attests. Ten examples of his houses can be seen the east side of the 4100 block of North 13th Street in the Rufus King neighborhood and more are scattered throughout that neighborhood. Many examples are also located in the Sherman Park neighborhood in the blocks around St. Joseph's Hospital.

By the late 1930's Mewes' business was run entirely out of his Oakland Avenue home and his son was working as a carpenter, presumably for the family business. By the late 1950's Mewes was running a wood laminating company with offices at 9824 West Capitol Drive. He retired in the 1960's and was last listed in the city directories in 1969. Like other builders of his generation, Mewes left a legacy of beautifully crafted brick bungalows, decked out with stone trim, diamond paned leaded glass windows and shaped gables, no two of which were quite alike. The house he built at 2563 North 47th Street is typical of his fine residential work and was featured as design number 45 in his house plan book titled "Distinctive Buildings".

HENRY MAYER

Henry R. Mayer was born in Jackson, Wisconsin on November 13, 1880, the son of contractor Phillip Mayer. Henry learned the carpentry trade from his father and later worked for C. Sprague (a south side Milwaukee carpenter/architect) and C. F. Behnke, also in Milwaukee. Mayer went into business for himself in 1912 and specialized in general contracting and building with an emphasis on commercial and residential projects. Mayer, the president of H. and R. Mayer Inc., was also the vice-president of Builders' Millwork Co. and was one of the founders and treasurer of Park Building and Loan Association. Active in the contracting business into the 1940's, Mayer had retired by 1950. He lived at 3145 North 45th Street #1 from the mid-1930's to the early 1960's.

It is not known at this time if Mayer designed any of the residences he constructed. The permits for known Mayer bungalows do not show any architect or designer. Perhaps he made use of stock plans or contracted with local architects for designs. Known Mayer projects include 1752 North 48th Street (1917), 2217 North 53rd Street (1923) and 2223 North 59th Street (1927). All are substantial, well-crafted masonry bungalows with prominent roofs. Mayer's two houses on Grant Boulevard, 2722 (1919) and 2749 (1919) closely resemble each other, and interestingly, were built for two officers of the North End Furniture Co., Herman C. Elwing and Henry B. Morman. The residence for Herman Harder at 2528 North 47th Street bears a close "family resemblance" to other Mayer bungalows.

XI. STAFF RECOMMENDATION

Staff recommends that the North 47th Street Bungalow Historic District (2500 North 47th Street through 2579 North 47th Street) be given historic designation as a City of Milwaukee Historic District as a result of its fulfillment of criteria e-1, e-3, e-4, and e-6 of the Historic Preservation Ordinance, Section 308-81(2)(e) of the Milwaukee Code of Ordinances.

- e-1. Its exemplification of the development of the cultural, economic, social or historic heritage of the City of Milwaukee, State of Wisconsin or of the United States.
- e-3. Is identified with a person or persons who significantly contributed to the culture and development of the City of Milwaukee.

- e-4. Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
- e-6. Its identification as the work of an artist, architect, interior designer, craftsperson or master builder whose individual works have influenced the development of the City of Milwaukee, State of Wisconsin or of the United States.

XII PRESERVATION GUIDELINES

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design submissions. Nothing in these guidelines shall be construed to prevent ordinary maintenance or the restoration and/or replacement of documented original elements.

A. Roof

Retain the roof shape. Skylights or dormers are discouraged but may be added to roof surfaces if they are not visible from the street or public right of way. Avoid making changes to the roof shape, which would alter the building height, roofline or pitch. If replacement is necessary, duplicate the appearance of the original roofing as closely as possible. New dormers should respect the scale, cladding and architectural detailing of existing dormers or gable ends.

B. Materials

1. Masonry

- a. Unpainted brick, terra cotta, or stone should not be painted or covered. Avoid painting or covering natural terra cotta or stone. This is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date.
- b. Repoint defective mortar by duplicating the original in color, style, texture and strength. Avoid using mortar colors and pointing styles that were unavailable or were not used when the building was constructed. The use of pure Portland cement for repairs can permanently damage the masonry.
- c. Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting or soda blasting or power washing limestone, terra cotta, or cream brick or other brick surfaces is prohibited. Blasting with other materials such as ground corncobs, rice husk, eggshells glass beads or other similar materials is also prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products that could have an adverse reaction with the masonry materials, such as the use of acid on limestone.
- d. Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed.

2. Wood/Metal

- a. Retain original material, whenever possible. Avoid removing architectural features that are essential to maintaining the buildings' character and appearance such as the half timbering in the gable ends, ornamental brackets and rafter tails.

- b. Retain or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials that do not duplicate the appearance of the original materials. Covering wood trim with aluminum or vinyl is not permitted.

C. Windows and Doors

1. Retain existing window and door openings. Retain the existing configuration of panes, sash, surrounds and sills, except as necessary to restore to the original condition. Avoid making additional openings or changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Avoid changing the size or configuration of windowpanes or sash. Use storm windows or protective glazing which have glazing configurations similar to the prime windows and which obscure the prime windows as little as possible.
2. Respect the building's stylistic period. If the replacement of doors or window sash is necessary, the replacement should duplicate the appearance and design and material of the original window sash or door. Avoid using inappropriate sash and door replacements. Avoid the filling-in or covering of openings with inappropriate materials such as glass block or concrete block. Avoid using modern style window units, such as horizontal sliding sash or casements, in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building. Vinyl or metal clad prime window units are not permitted. Glass block basement windows are not permitted, except on elevations where they will not be visible from the street. Glass block windows are not allowed on the primary elevations. Houses in this district are known for their abundant leaded glass windows and custom designed sash and these should be retained.
3. Steel bar security doors and window guards are generally not allowed. If permitted, the doors or grates shall be of the simplest design and installed so as to be as unobtrusive as possible.

D. Trim and Ornamentation

There should be no changes to the existing trim or ornamentation except as necessary to restore the building to its original condition. Replacement features shall match the original member in scale, design, color and appearance.

E. Additions

In general, no additions will be permitted on the front elevations of the houses as this would destroy the character of the streetscape and established setbacks. Any other additions require the approval of the Commission. Approval shall be based upon the addition's design compatibility with the building in terms of height, roof configuration, fenestration, scale, design, color, and materials, and the degree to which it visually intrudes upon the principal elevations or is visible from the public right of way. Front porches shall not be extended beyond the ten feet maximum allowed in the original deed covenants and shall remain at one story in height. Accessory structures will be located at the northerly end of the lots.

F. Signs and Exterior Lighting

The installation of any permanent exterior sign or light fixture shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign or light with the historic and architectural character of the building. Plastic internally illuminated box signs are not permitted. Retention of the original front entry light fixtures is encouraged.

G. Site Features

New plant materials, paving, fencing, or accessory structures shall be compatible with the historic architectural character of the building if visible from the public right of way. Adherence to the original deed covenants is recommended. These indicate that there is to be no planting of bushes or hedges in the terrace area between the curb and the sidewalk; no driveways are permitted from 47th Street; no fences are permitted that extend from the rear to the front of the lots so as to preserve the park like setting of the houses; front berms are to remain uniform throughout with no retaining walls permitted.

H. Guidelines for New Construction

It is important that new construction be designed to be as sympathetic as possible with the character of the structure.

1. Siting

New construction must respect the historic siting of the building. It should be accomplished so as to maintain the appearance of the building from the street as a freestanding structure. Accessory structures like garages will be located at the north end of the lots.

2. Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components, such as overhangs and fenestration that are in close proximity to a historic building must be compatible to and sympathetic with the design of the commercial building.

3. Form

The massing of the new construction must be compatible with the goal of maintaining the integrity of the building as a freestanding structure. The profiles of roofs and building elements that project and receded from the main block should express the same continuity established by the historic building if they are in close proximity to it.

4. Materials

The building materials that are visible from the public right-of-way and in close proximity to the building should be consistent with the colors, textures, proportions, and combinations of cladding materials used on the building. The

physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.

I. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. The Commission shall take the following guidelines, with those found in subsection 9(h) of the ordinance, into consideration when reviewing demolition requests.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety and is beyond hope of repair.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Location

Consideration will be given to whether or not the building contributes to the neighborhood and the general street appearance and has a positive effect on other buildings in the area.

4. Potential for Restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

5. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.