

FINAL HISTORIC DESIGNATION STUDY REPORT

I. NAME

Historic: Herman and Maria Mand House/Conrad Mand House

II. LOCATION

Legal description - Tax Key No.: 363-2602-000

Well's Add'n in the SE ¼ SEC 19 and NE ¼ SEC 30-7-22
Block 20 Lot 14-N 22' LOT 15

4th Aldermanic District, Alderman Paul Henningsen

III. CLASSIFICATION

Building

IV. OWNER

City of Milwaukee
Department of City Development
Real Estate Section
809 North Broadway
Milwaukee, WI 53202

V. YEAR BUILT:

1887

VI. ARCHITECT

Unknown

VII. PHYSICAL DESCRIPTION

This wood frame Queen Anne style house is located on the west side of North Nineteenth Street in the middle of the block bounded by W. Kilbourn Avenue and W. State Street. The neighborhood is characterized by large, late 19th century houses in a variety of architectural styles. A city playground is located across the street. The house occupies much its 47-foot by 135-foot lot with a small bermed lawn at the front, modest side yards and small rear yard. The two-and-a-half story structure sits atop a rusticated limestone foundation and features a combination gable-hip roof sheathed in asphalt. Two chimneys extend through the planes of the roof.

The main elevation features a hip roof with ornamental gable at the attic story that abuts a projecting two-story gabled bay. To the north or right is a gabled porch with turned posts and spindle fretwork. To the south or left is a shed roofed porch also with turned posts and spindle fretwork. Fenestration consists of two one-over-one sash at each story in the bay, small sash in the gable ends and a small window next to the door at the north porch. Decorative features consist of ornamental shingles in the gable ends, finials at the crests of the gables, sunburst plaques in the porch gable and between the windows at the first story, scrolled aprons below the window sills, knee brackets at the eaves and

an elegant flared water table. The clapboards here as on the remainder of the house remain in their original condition.

The north elevation is simpler in design and steps out from the main block of the house. At the cutaway corner are decorative knee brackets with a drop finial. A flat frieze board separates the two stories and a gable crowns the attic roof. It too features a finial at its crest. Windows are arranged asymmetrically to correspond with interior spaces.

The south elevation is more embellished than the north and features a three-sided bay crowned with a gabled roof. Decorative shingles, knee brackets and fretwork can be found here. At the west end of this elevation is a small side porch with simple fretwork. Above this porch and breaking through the eaves at the attic story is a small tower with a hip roof. Fenestration consists of one-over-one sash placed asymmetrically to conform to the interior room layout.

Extending across the rear of the house is a cross-gabled two-and-a-half story wing of simple design. It is lower than the main block of the house and extends beyond the plane of the original house on the south side and was built in 1891. In this wing are located a rear door and various windows on each of the two stories and gable areas.

Alterations to the exterior of the house have been minimal. The main change occurred in 1891 when the rear 15-foot by 28-foot wing was constructed, designed by local architect Jacob Jacobi. The house has been spared the indignities of artificial siding and its accompanying removal of ornamental detail. Originally a single-family home, the house was converted to a side-by-side doublehouse. The date this occurred is not documented in permit records but fire insurance maps show the residence as a single family home through 1893. It is thought that the conversion took place after 1894 and by 1901 when an extended family member moved in and is listed at the building's second address. By 1921 the house had three tenants, by 1923 there were at least six families on the premises. By 1939 the directories show 16 furnished rooms in the building. The building served as an apartment house into the 1990's. After an increasing number of violations, the owners abandoned the property and it was boarded up by July of 1998. The City of Milwaukee has recently acquired the property on tax deed. One additional structure once occupied the grounds. A \$200 frame garage was built in 1925 but it has been demolished.

VII. SIGNIFICANCE

The Mand House is significant as an exceptionally fine example of a Queen Anne style frame residence from the 1880's. Although the Queen Anne style was once commonplace in the 1880's and 1890's in Milwaukee, there are relatively few intact examples remaining in Milwaukee. Examples of the style were most commonly found on the city's near west side, near south side, lower east side and along Prospect Avenue. Extensive redevelopment and disinvestment have resulted in the loss of much of our Queen Anne style housing stock either through demolition or insensitive remodeling that has stripped the houses of their trim and ornamentation. The Mand House stands out in its neighborhood, an area once known for its wealth of beautifully detailed upper middle class and well-to-do residences. It retains most of its ornamental detail and characterizes the early phase of Queen Anne design which relied on multiple roof shapes and multiple projecting bays, on decorative shingles, fretwork, and trim to convey the richness and visual texture that was so much admired at the time.

IX. HISTORY

The property at 937-939 North 19th Street was part of a 28 block subdivision known as Well's Addition which extended from Wisconsin Avenue to Vliet Street between North 16th and North 20th Streets. The largest lots were reserved for Wisconsin Avenue, the former Grand Avenue, where mansions were

beginning to line the thoroughfare. In the rest of the subdivision, corner lots tended to be the biggest while most lots in mid-block tended to be 25 feet by 125 feet in dimension. Daniel Wells Jr. and his partners Edward D. Holton and George A. Miner platted the subdivision in 1869. Wells' partners deeded over their interest to him in 1872 by which time some residential development was occurring.

Wells sold the property that is part of this nomination to Bernhard and Ulricka Uhrig on March 9, 1886 for the sum of \$2,000 and they in turn sold the property to Hermann and Maria Mand on March 21, 1887 for \$2,500. Mand was a carpenter by trade and first appeared in the city directories in 1858. Other family members Bernhard and Valentine, presumably his brothers, were also carpenters. The family lived on today's North 6th Street through the 1860's and moved to today's 610 West Juneau Avenue in 1869. The carpentry business was run out of the rear of the premises and for a brief time, Hermann Mand operated a crockery store on the premises as well. Hermann moved his family to the 800 block of North 27th Street in 1884 and he moved once more, to today's 937-939 North 19th Street in 1887. Additional research needs to be done in determining who may have designed the new house. It is not known at this time if Hermann and/or his brothers actually worked on the construction of the house. Hermann died not long after moving to 19th Street on May 11, 1889.

Living with Hermann and Maria Mand was their only child, Conrad A. and his wife Julia Franke. They had married in 1882 and apparently always lived with the senior Mand's. Conrad started his professional life around 1872 as a clerk for Pantke and Lebeau, a business that sold hats, caps and furs on today's North Water Street. Conrad later had his own hat and cap business at 426 W. Juneau Avenue through 1889. He subsequently clerked for a store on Grand Avenue (today's West Wisconsin Avenue) and then went into real estate. He later returned to sales in 1900 and worked as a traveling salesman until his death in 1921. Conrad supported his wife and widowed mother at the 19th Street house until her death on July 6, 1903. The house would have been considered a fashionable and respectable upper middle income dwelling at the time it was constructed and may have reflected an upturn in the family's economic status.

It was during the Mand's ownership of the property that the house was converted into a side-by-side dwelling. Permit records show that a 15 by 28-foot addition was built onto the rear of the house in 1891. Local architect Jacob Jacobi is cited as the architect. He may have been the architect of the original portion of the house but it was just as common for additions to be designed by other than the original architect. This large rectangular addition with its cross-gabled roof provided a new rear exit for the building as well as a second side porch to the south elevation. What would have been a side porch on the south end of the main elevation, a common feature at the time, now became the entry to the second unit. On the interior, the original staircase can still be found at the north entrance. A second prominent staircase is located at the south, rear portion of the building. The permit records do not indicate that the addition was a conversion to a two-family. Likewise, fire insurance atlases still show the building with a single address through 1893. Perhaps the addition merely served to provide more room for the two households. Perhaps it was not considered a two family because members of the same family lived under one roof. In 1901 directories show Conrad's cousin Fred living at the house in a separately addressed unit. This coincides with the fire insurance atlases that show a second address was added to the building sometime between 1894 and 1910. There is the possibility that the 1891 addition was constructed for rental purposes but was not given a separate address until later. We may never know for sure. Interior evidence show similar door and window casings in both the north and south portions of the building.

Conrad and Julia Mand continued to live in the house after Maria's death in 1903 at the age of 80. In preparation for the sale of the building, Conrad petitioned the court for a judgement declaring him Maria's sole legal heir in 1910. On June 20, 1911 the Mand's sold the property to Morris Miller, subject to a mortgage of \$5,500. Miller was a pawnbroker and wholesale clothier who lived elsewhere on North 19th Street. Miller would eventually move into the German Renaissance Revival house next door north, addressed at 947 North 19th Street today. He in turn sold the house on January 8, 1917 to another

absentee owner, John Hunholz, a builder who lived on North 33rd Street. Hunholz, a major force in west side development at the time, sold the building to car dealer Raymond D. Rockstead on March 13, 1917. Rockstead lived on Wisconsin Avenue at the time. The house was apparently used as a two or three family rental by that time. Rockstead sold the building on land contract to one of his tenants, James F. Driscoll, on March 15, 1920 for \$8,750. Driscoll and his wife Nettie had moved into the building in 1918.

Driscoll was a cigarmaker who worked for such companies as Mi Lola, House & Kunz and J. E. Rauh Co. They occupied an apartment in the north part of the building and by 1923 had at least five other tenants in the building. Their tenants included department store clerks, painters and other blue collar workers as well as teachers. The Driscoll's added a 14-foot by 20-foot garage at the rear of the premises in 1925. The Driscoll's moved to other premises in the neighborhood in 1929 and by the late 1930's the building on 19th street was listed as a rooming house with 16 tenants. During World War II the building officially had 10 apartments. The Driscoll's moved back into the premises after the war and James Driscoll had died by 1951. Nettie Driscoll lived out her days in the building until her death on August 12, 1961. The city's Department of Building Inspection (now Neighborhood Services) indicated in 1963 that the building had one 1-room unit and three 2-room units on the first floor, two 2-room units and three 1-room units on the second floor and one 3-room unit in the third floor attic for a total of 10 units plus an illegal apartment in the basement.

Driscoll's children Catherine Driscoll Costello of Los Angeles, California, and Donald D. Driscoll inherited the property. Catherine quit claimed her interests to her brother in 1970. Later absentee owners included John and Margaret Huron (November, 1976 – February, 1982), Michael H. Engel (February, 1982 – December, 1995), and William Dennison and Bryan Nelcoff (December, 1995 to spring, 1999). Neighborhood Services records show that fire damaged the attic area of the building in 1988 but repairs were made. The City of Milwaukee has recently acquired the property on tax deed