

# City of Wauwatosa, Wisconsin

## Architectural and Historical Intensive Survey Report of Residential Properties Phase 2



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# Abstract

This report documents the second phase of an architectural and historical intensive survey of residential properties and resources located within the boundaries of the City of Wauwatosa, Wisconsin, as of 2019. The first part of the survey consisted of a reconnaissance survey of the southeast one-third of the City of Wauwatosa as the second of three phases covering residential properties in the city. After which, a research effort was conducted to ascertain the architectural and historical significance of the resources identified during the reconnaissance survey. The resulting products of the project were produced according to standards set by the Wisconsin Historical Society's Division of Historic Preservation and include the following:

## Intensive Survey Report

The intensive survey report includes a summary of the research and a brief history of the community. It provides a historical context for the evaluation of historic resources and serves as a means for identifying significant properties, complexes, and districts eligible for listing in the National Register of Historic Places. It also contains recommendations for future surveys, research, priorities for National Register listing, and strategies for historic preservation.

Disclaimer: This report was produced and reviewed by the Wisconsin State Historic Preservation Officer during a period when the provisions of the Covid-19 virus quarantine was in effect. Thus, confirmation in person regarding individual and district eligibility was done remotely rather than on-site in Wauwatosa. National Register of Historic Places potential eligibility must be confirmed subsequently before proceeding.

## Survey and District Maps

Survey maps indicate all previously and newly surveyed properties as well as properties already listed in the National Register of Historic Places. Complex and district maps identify boundaries and all resources in the potential complexes and districts. These maps are included in the Survey Results Chapter in this intensive survey report.

## Electronic Documents

The Wisconsin Historical Society's website contains an electronic database, called the Architecture and Historic Inventory (AHI), for all inventoried properties. It can be viewed at [www.wisconsinhistory.org](http://www.wisconsinhistory.org). Also, an electronic copy of this report is saved on a compact disc and held at the Wisconsin Historical Society.

# Table of Contents

Contents	Page
Acknowledgements.....	1
Abstract.....	2
Table of Contents.....	3
Chapter 1 Introduction.....	5
Chapter 2 Survey Methodology.....	7
Chapter 3 Historical Overview.....	11
Chapter 4 Architecture.....	19
Chapter 5 Planning & Landscape Architecture.....	99
Chapter 6 Notable People.....	103
Chapter 7 Bibliography.....	107
Chapter 8 Survey Results.....	113
Chapter 9 Recommendations.....	159
Chapter 10 Notes.....	165
Chapter 11 Appendix.....	169
Income-Producing Property Tax Credit Program Brochure	
Guidelines for Planning Historic Preservation Tax Credit Projects in Wisconsin	

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## Introduction

The City of Wauwatosa received a Historic Preservation grant-in-aid administered by the Wisconsin Historical Society from the National Park Service, U.S. Department of the Interior to hire Legacy Architecture, Inc., an architectural and historic preservation consulting firm based in Sheboygan, Wisconsin, to conduct the second phase of an intensive survey of architecturally and historically significant residential resources within the boundaries of the City. The major objective of the project was to identify individual resources, complexes, and districts of architectural or historical significance that are potentially eligible for listing in the National Register of Historic Places.

The survey was executed during the period from November 2019 to June 2020 by Principal Investigators Rowan Davidson and student Bridget Greuel with editorial assistance by Jennifer L. Lehrke and clerical assistance by Gail Biederwolf, of Legacy Architecture, Inc. It consisted of several major work elements: completing a reconnaissance survey, conducting research, evaluating resources, and preparing an intensive survey report. The boundaries of the second phase of the survey were delineated as shown on the Survey Area Map at the end of Chapter 2 and comprise approximately 2,450 acres of the city's total 8,470 acres, approximately bounded by Mount Vernon Avenue and Hawthorne Avenue to the south, North Mayfair Road to the West, Milwaukee Avenue to the north, and North 59th Street to the east. The survey identified approximately 1,065 resources of architectural and historical interest, including eight individually eligible resources, as well as five potential districts comprised of 401 resources.

The purpose of this survey report was not to write a definitive history of the City of Wauwatosa, but rather to provide an overview of the history of the city in relation to a series of themes or study units and to provide basic information on the resources that were identified during the residential reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community.

This architectural and historical intensive report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison, and a copy of the report is kept at the Wauwatosa City Hall and Wauwatosa Public Library.

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# Survey Methodology

## Introduction

The second phase of the Architectural and Historical Intensive Survey of residential properties was conducted in the City of Wauwatosa over several months, beginning in November of 2019 and concluding in June of 2020. The architectural firm of Legacy Architecture, Inc. of Sheboygan, Wisconsin, executed the survey. The principal investigator Rowan Davidson along with student Bridget Greuel, conducted the reconnaissance survey fieldwork, performed historical research, authored the report, and prepared survey maps. Jennifer L. Lehrke edited the intensive survey report and generally oversaw the survey. Gail Biederwolf provided clerical support. The City of Wauwatosa Architectural and Historical Survey of residential properties consisted of four major work tasks: (1) reconnaissance survey, (2) architectural and historical research, (3) evaluation of significant resources for inclusion in the intensive survey report, and (4) preparation and presentation of the intensive survey report.

## Reconnaissance Survey

In January 2020, a windshield survey of the City of Wauwatosa was conducted that resulted in the identification of approximately 1,065 resources of architectural and historical interest. During this time, an entry was made in a spreadsheet for each resource, including the location, name, architectural style, and other key pieces of information, and a digital photograph was taken. The residential portions of the City of Wauwatosa within the delineated boundary area as shown on the survey map at the end of Chapter 2 were surveyed street-by-street and structure-by-structure for resources of architectural and historical significance.

Records for approximately 358 previously surveyed resources were updated. Information contained in the Wisconsin Historical Society's online Architecture and Historic Inventory (AHI), particularly the address, was confirmed and corrected if needed, and field observations were recorded if any alterations, additions, or demolition work had been done to the structure since last surveyed. A new digital photograph of each property was taken to be added to the AHI. As is customary, the three residential resources already listed in the National Register of Historic Places, individually or contributing within districts, were excluded from the survey. In addition to updating the previously surveyed resources, 351 of which were still survey worthy, 707 new resources of interest were observed and documented. Information such as an address, name, and architectural style was noted, and field observations were recorded which were later entered in the AHI. A digital photograph of each property was also taken for inclusion in the AHI. In areas where a potential historic district was identified, all buildings within its boundaries were observed and documented. In addition, all the existing and newly surveyed



properties were identified by AHI number on maps which are included in Chapter 8 Survey Results.

## Architectural and Historical Research

Architectural and historical research of the City of Wauwatosa was conducted by the principal investigator throughout the project to provide a historical context to evaluate resources. Of foremost importance were items located at the Wauwatosa Historical Society, including, but not limited to, their extensive collection of research on local history. Secondary information was also found at the Wisconsin Historical Society, the City of Wauwatosa Assessor's office, and the Wauwatosa Public Library.

Summaries of the city's history are included in this report and arranged in themes according to guidelines set forth by the Historic Preservation Division of the Wisconsin Historical Society. Resources deemed eligible for listing in the National Register were evaluated based on their association with these themes.

## Evaluation of Significant Resources

After the reconnaissance survey and research were completed, the data was analyzed to determine which individual properties, complexes, and districts were potentially eligible for listing in the National Register of Historic Places. The evaluation of individual historic resources, complexes, and districts were also reviewed with the Historic Preservation Division of the Wisconsin Historical Society prior to inclusion in this report. The evaluation was performed according to the National Register's Criteria for Evaluation and Criteria Considerations which are used to assist local, state, and federal agencies in evaluating nominations to the National Register of Historic Places. The Criteria for Evaluation and Criteria Considerations are described in several National Register publications as follows:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions, or used for religious purposes, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic period or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

As noted above, a historic district is placed in the National Register of Historic Places in a manner similar to individual properties, using essentially the same criteria. A historic district is comprised of resources; that is, buildings, structures, sites, or objects located in a geographically definable area. The historic district is united by historical factors and a sense of cohesive architectural integrity. District resources are individually classified as contributing or non-contributing.

- A. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because:
  - a.) it was presented during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or
  - b.) it independently or individually meets the National Register criteria.
- B. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property or district is significant because:
  - a.) it was not present during the period of significance [less than 50 years old or moved to the site],
  - b.) due to alterations, disturbances, addition, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or
  - c.) it does not independently meet the National Register criteria.

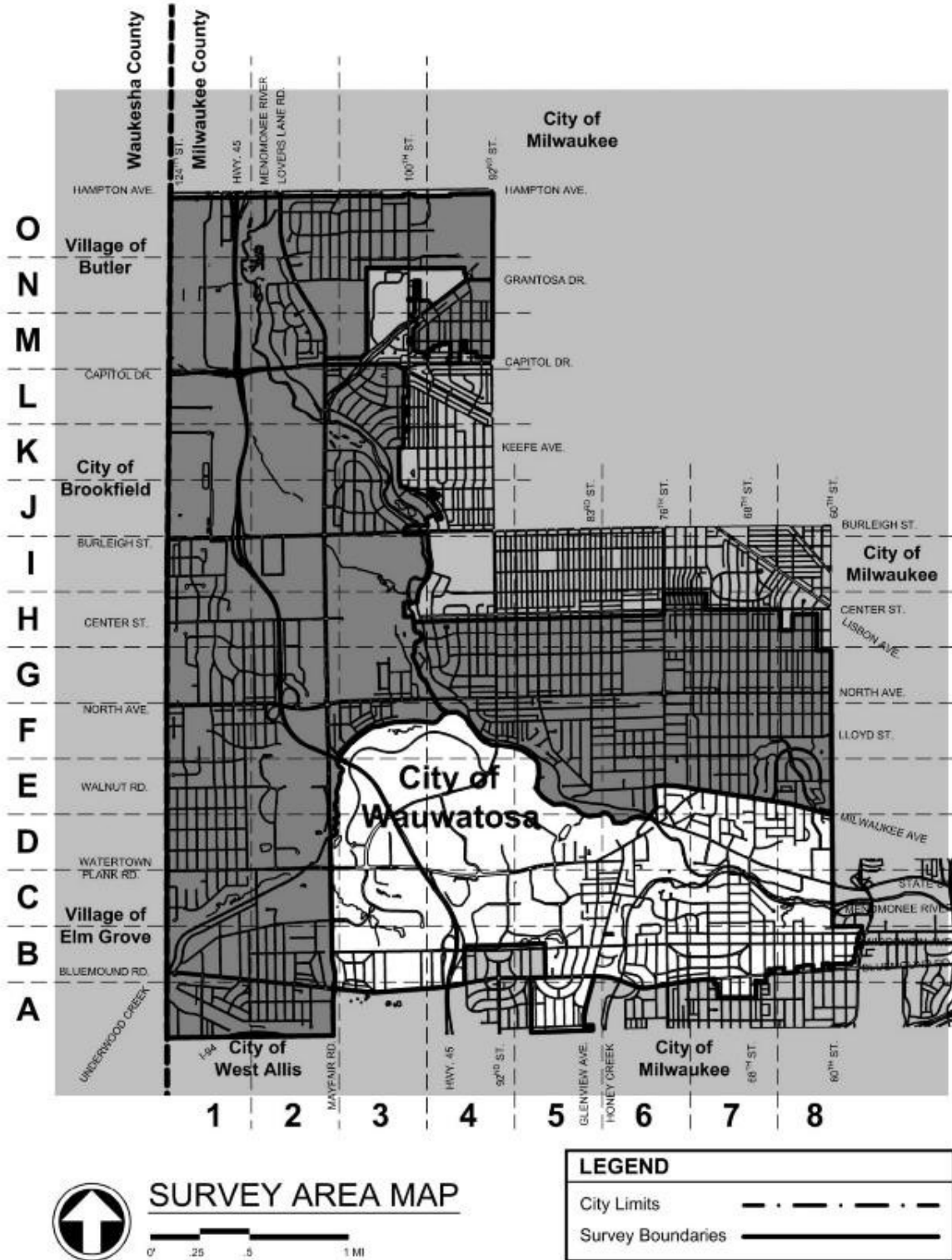
## Preparation and Presentation of the Intensive Survey Report

This survey report describes the project and survey methodology, gives an overview of the history of the City of Wauwatosa, summarizes the thematic research and survey results, and gives recommendations for the Wauwatosa Historic Preservation Commission. This report does not include a definitive history of the city; rather, it provides a broad historical overview of many themes in one publication. It is intended to be a work in progress that can lead to future research and can be updated over time as new information is collected.

Copies of the final survey report were issued to the Historic Preservation Division of the Wisconsin Historical Society and the Wauwatosa Historic Preservation Commission.

Legacy Architecture, the Wauwatosa Historic Preservation Commission, and the Historic Preservation Division of the Wisconsin Historical Society conducted two public information meetings regarding the survey. The first meeting was held on November 6, 2019, to introduce

the survey team and the project process to the community. A second meeting held on July 15, 2020, presented the results of the project including the survey report, potentially eligible individual properties and districts, and information on the National Register of Historic Places to the City of Wauwatosa and the Historic Preservation Commission.



## Historical Overview

The land that would become Wauwatosa was occupied by the Menomonee tribe north and east of the Milwaukee River and the Potawatomi tribe south and west of the river in the early 19th century. The United States Government purchased the land from the Potawatomi tribe in 1833, and proceeded to relocate Native Americans, surveyed the land into parcels for sale, and organized and opened the area for settlement. In 1835, the area was organized as a part of the Town of Milwaukee in the newly formed Milwaukee County.<sup>1</sup>

Wauwatosa's first permanent white settler, Charles Hart arrived in Milwaukee County in 1835 and purchased a large tract of land five miles to the west on which to develop a settlement. He built a log home, sawmill, and grist mill on the west side of the Menomonee River that same year. Seventeen other settlers joined him, and the settlement became known as Hart's Mills, the second settlement in Milwaukee County after that which would become the present-day City of Milwaukee. A United States military road from Milwaukee to Madison was constructed through the settlement near the mills in 1836. The following year, the federal government constructed the first bridge across the Menomonee River at Hart's Mills to serve the military road. A portion of the military road route remains today as Milwaukee Avenue, Harwood Avenue, and Watertown Plank Road. In 1837, Charles Hart's brother, Thomas, joined him in operating the mills. The Harts subdivided 160 acres into residential lots centered along the road leading north of the settlement away from the mills, which became known as Wauwatosa Road, south of present-day North Avenue. Twenty-eight of the lots were purchased within a year, many by Yankee settlers from the state of New York. The intersection of these two main roads on the northeast bank of the Menomonee River became the center of the small community.<sup>2</sup>

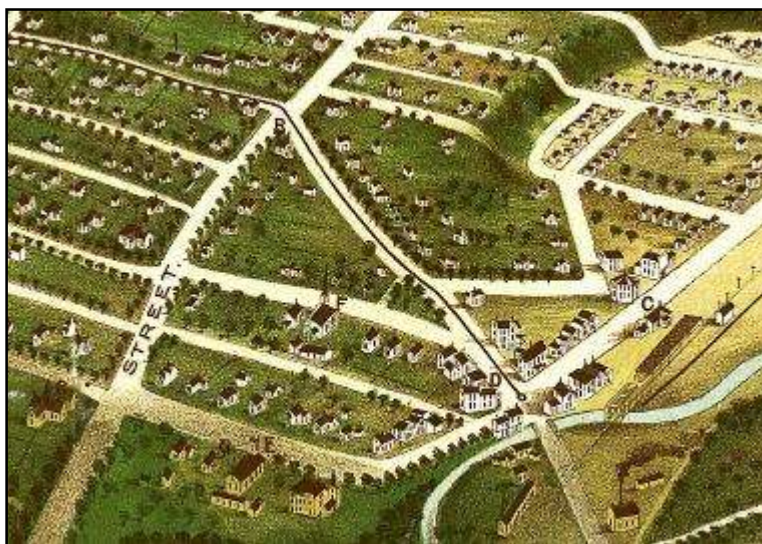
A cemetery was established north of the settlement in 1839, which was eventually moved to a larger, permanent location along present-day Wauwatosa Avenue north of North Avenue. The settlement, which served primarily as the commercial center for the surrounding farming community and a transportation hub clustered around the mills, added a blacksmith shop by 1840. The first public school in the community was established near its center in 1841.<sup>3</sup>

In 1842, the western half of the Town of Milwaukee including the settlement of Hart's Mills was established as the Town of Wauwatosa. The Town of Wauwatosa's original borders encompassed the area demarcated by present-day Greenfield Avenue to the south, Hampton Avenue to the north, 27th Street to the east, and the Waukesha County line at 124th Street to the west. The new town was named after the local Potawatomi Chief Wauwataesie, whose name was the Potawatomi word for Firefly. The area, along the Menomonee River Valley, is home to many fireflies during the summer months. The first town meeting was held on April 5, 1842, and Charles Hart was elected chairman. Portions of the town would eventually be annexed into the neighboring cities of Milwaukee, West Allis, and the former City of North Milwaukee.<sup>4</sup>

Beginning in 1848, the portion of the military road between Milwaukee and Watertown was converted into a toll plank road and came to be known as the Milwaukee-Watertown Plank Road west of the village center. The construction of the Milwaukee & Mississippi Railroad reached Wauwatosa from Milwaukee in 1850, and the settlement's commercial area expanded.<sup>5</sup>

Wauwatosa's early Baptist congregation was active in harboring runaway slaves, making the settlement a prominent location along the Underground Railroad during the 1840s and 1850s.<sup>6</sup>

In 1852, Wauwatosa's Congregational parishioners constructed the first dedicated church building in the community at the present-day corner of Church Street and Menomonee River Parkway. That same year, a 160-acre tract of land was purchased across the river by Milwaukee County to serve as the county's poor farm. The Milwaukee County Grounds, located on the south side of the river, east of Underwood Creek, steadily grew and would include the County Poor House and Almshouse, the Milwaukee County School of



*Detail of Wauwatosa and the Western Suburbs of Milwaukee, birds-eye-view, Warner Bros. & Wambold, 1892.*

Agriculture and Domestic Economy, the Muirdale Sanitarium, the County Insane Asylum, the Home for Dependent Children, the County Water Works, and other county social welfare services and hospitals to the present day. It is the present site of the large medical complex of the Medical College of Wisconsin and Froedtert Memorial Hospital.<sup>7</sup>

Known for its New England character introduced by the early Yankee settlers, the settlement of Wauwatosa featured a public common, cottage industries, and Protestant churches during the 1860s. However, after 1870, a significant number of new arrivals were German and Dutch immigrants.<sup>8</sup> The town established a high school in 1871 and its first library in 1882.<sup>9</sup>

Two large commercial agricultural developments occurred in Wauwatosa during the 1870s. In 1870, brothers Charles and James Stickney established a large pickle farm and canning company in the town on land bounded by present-day Milwaukee Avenue, North 74th Street, Hillcrest Drive, and North 68th Street. In 1873, Captain Frederick Pabst purchased a hop and Percheron horse farm for his large brewery enterprise in Milwaukee and as a rural retreat. The 178-acre farm was located along Milwaukee Avenue between the Stickney pickle farm and present-day North 60th Street.

Harrison Ludington, a wealthy Milwaukee businessman and three-term mayor of Milwaukee, established a rural retreat and farm during the 1870s along what is now Glenview Avenue south of the river.<sup>10</sup>

The area along Harwood Avenue opposite the village center was built up with numerous homes and businesses continuing south along what is now Glenview Avenue by 1876. Development north of the town's core settlement increased in the 1870s with many houses constructed along the bluffs above the river overlooking quarries in the valley. As most of the Town of Wauwatosa remained farmland through the end of the nineteenth century, much of the local industry and commerce of that time was focused on supporting agriculture, with little manufacturing. The lack of factories, rural life, and an artesian well appealed to the elites of booming nearby Milwaukee who began constructing large estates in the town.<sup>11</sup>

During the 1880s, landowners north of the settlement continued subdividing their farmland for residential development in expectation of financial gain as the community grew. New residents, often members of Milwaukee's socio-economic elite, continued moving into the area because of its good water and convenient location. A notable example of this trend, the Warren family, subdivided their farm north of the settlement as residential lots and platted Warren's Subdivision in 1884 with additions to the subdivision platted in 1893 and 1918. The area developed slowly, but consistently with large homes.<sup>12</sup>

In 1891, Pabst constructed a new east-west road, present-day Lloyd Street, through his farm to connect Wauwatosa's growing suburban residential development to Milwaukee with a streetcar line. The Milwaukee and Wauwatosa Rapid Transit Company was established in 1891 by a collaboration between Gustave Pabst and Charles Stickney to bring electrified rail service to the northern portion of Wauwatosa. The rail line and electricity were introduced the following year. The streetcar line to the north followed a path down Lloyd Street to North 73rd Street where it turned south to Milwaukee Avenue and the central commercial district. The southern line followed Wells Street to 68th Street and then north to the village center. The streetcars spurred development and service continued, on the southern branch, until 1958, which was the last operational streetcar or interurban line in Wisconsin.<sup>13</sup>

The developed area at the center of the Town of Wauwatosa officially incorporated as the Village of Wauwatosa in 1892 with a population of 2,248, although it was often already referred to as a village as it featured schools, churches, a post office, library, hotel, and numerous other businesses.<sup>14</sup>

In July of 1895, a large fire began near the center of the village and destroyed much of the central business district. To help rebuild, the local banker and first village president, Emerson Hoyt, secured a charter incorporating Wauwatosa as the first fourth-class city in the State of Wisconsin in 1897. Hoyt was later elected as the city's first mayor, and a new combination fire department and city hall was constructed.<sup>15</sup>

By the turn of the century, the City of Wauwatosa's central commercial core contained mills, the pickle factory, a quarry, wagon manufacturers, blacksmiths, saloons, general stores, a plant nursery, hotel, churches, schools, library, and commons, and the Milwaukee County Poor Farm then on the city's outskirts developed into a large number of county social service, educational, and health institutions including the Milwaukee County Hospital, Asylum for the Mentally Diseased, County Home for Children, School of Agriculture and Domestic Economy, Infirmary, and the Muirdale and Blue Mound Sanatoria.<sup>16</sup>

However, Wauwatosa's identity soon largely became that of a residential commuter suburb of Milwaukee with its many new single-family residences proportionately outnumbering commerce and industry. The streetcar proved to be an important step in the growth and character of Wauwatosa with rail lines down Wells Street, State Street, Lloyd Street, and Harwood Avenue, and south to West Allis and the county institutions, which encouraged residential growth and development of small businesses to serve the residential population. Wauwatosa is often considered Milwaukee's first suburb. To serve the growing residential development, city water, sewer, gas, electric, and telephone services were introduced in 1899.<sup>17</sup>

The City of Wauwatosa's population reached 3,346 by 1910, and a police department was established in 1915. Social organizations flourished during this time, with the establishment and expansions of the Masons, Modern Woodmen of America, Independent Order of Foresters, and Good Templars.<sup>18</sup>

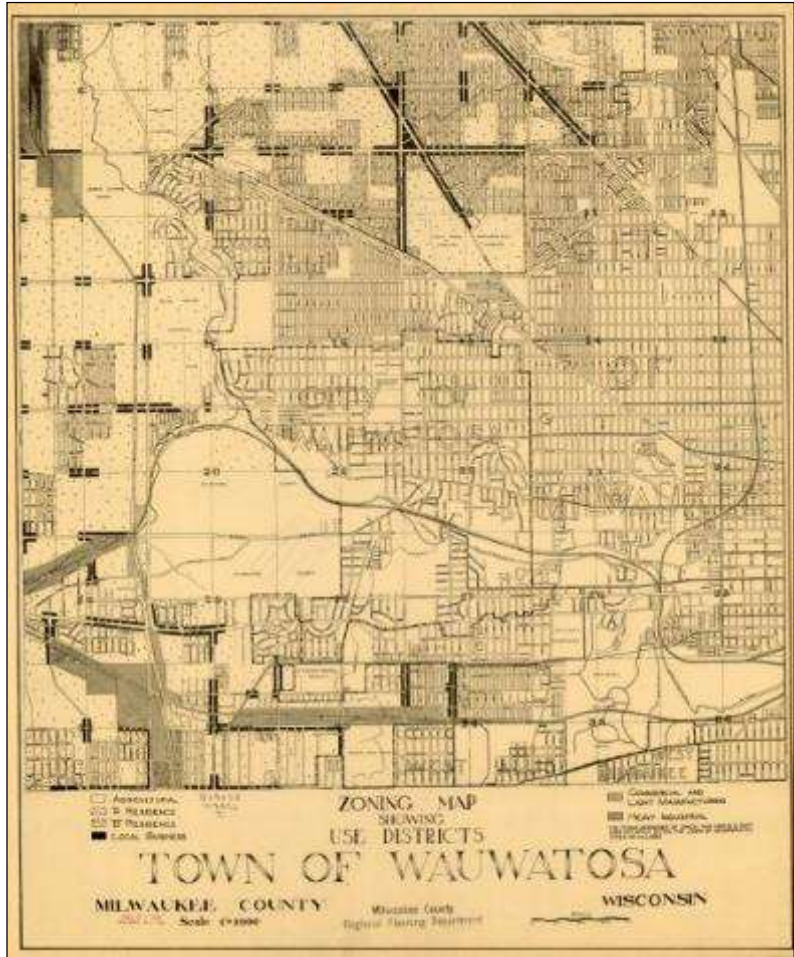
The ethnic makeup of the city changed along with its population growth. The large German population of Milwaukee expanded into Wauwatosa during the 1910s and 1920s along with significant numbers of ethnically Irish, Polish, and Italian residents.<sup>19</sup>

During the 1910s, the city began experiencing very rapid residential growth, and much of the local economy and commerce related to real estate development and home construction. When the Stickney Pickle Farm closed in 1912, the land was developed through a series of subdivisions including Watson Avenue, Windsor Heights, and the Windsor Heights addition. To this point in time, residential development was unplanned in Wauwatosa; the land was typically subdivided into lots and purchased individually on a sometimes-haphazard grid street plan.

The prominent development of a portion of the Pabst Farm as the Washington Highlands subdivision in 1916 marked a change in development style in Wauwatosa and even influencing suburban development throughout the state. Planned and designed by Werner Hegemann and Elbert Peets with concepts of the Garden City Movement, the Washington Highlands was laid out as a self-contained unit made up of curvilinear streets, large lots, boulevards, natural features, planned setbacks, planned concentrations of density at the edges, and deed restrictions intended to control aesthetic decisions in the design of the houses built there.<sup>20</sup>

Several annexations along the southern edge of the city, including the Wellauer Tract in 1915, along with Greystone Park and Government Heights, added considerable land to the city for future residential development. The example of Wellauer Park, completed in 1919 and designed by the landscape architect F.A. Cushing Smith, was developed on this annexed land. The Wellauer project included curved parallel boulevards, planned landscaping, and a series of subdivisions added over fifteen years. The Wellauer property was divided into a northern 80 acres north of Wisconsin Avenue and west of 72nd Street, and the 40 acres west of 68th Street and south of Wisconsin Avenue, which was developed first while the northern portion initially served as a small golf course. Each addition included a set of restrictive covenants that restricted ownership, setbacks, development, and architectural control.

In 1918, Mayor Hans Koenig formed a committee of municipal progress to arrange construction of sewers and water mains along unoccupied streets to encourage development. The Wauwatosa Avenue Association was established in 1920 to beautify the street and the city more generally. This started a trend of neighborhood associations in Wauwatosa that continues to the present. The city introduced a zoning ordinance in 1921, the second city to do so in the state, consciously separating residential neighborhoods from manufacturing and commercial areas. Before the introduction of the ordinance, the land was subdivided with little concern for the arrangement of streets and buildings. The zoning ordinance further encouraged the city to remain a predominantly residential community. Wauwatosa adopted the moniker “City of Homes” during the 1920s as the city increasingly became a desirable suburban residential community.<sup>21</sup>



*Town of Wauwatosa Zoning Map, 1939. Milwaukee County Regional Planning Department. Image courtesy of the Wauwatosa Historical Society.*

The City of Wauwatosa extensively annexed land from the Town of Wauwatosa to further aid in residential development, including 137 acres added in 1926 alone. A total of 37 separate tracts of land at the periphery of the city were annexed during the 1920s. This paralleled the annexation of the land around the city on the north, east, and west by the City of Milwaukee from 1924 to 1931. Over 650 homes were constructed in Wauwatosa between 1920 and 1928. Speculative subdivisions became the dominant mode of development in the city; at its peak, one speculative house was completed every day in 1924. The population of the city doubled from approximately 5,000 in 1920 to 10,000 in 1925 as it became, at least partially, a bedroom suburb of the neighboring City of Milwaukee.<sup>22</sup>

In 1926, the Ludington farm was platted and developed as the 62-acre Ravenswood Subdivision. Many other similar subdivisions and additions were created during the 1920s and 1930s along the southern edge of the city. These subdivisions often stipulated that houses must be constructed with brick or stone facades and cost a minimum amount to construct. These



strategies were successful in attracting upper-middle-class residents such as doctors, lawyers, managers, professionals, and entrepreneurs. Subdivisions of this era were often named to suggest the English countryside, and many of the homes were constructed in the Tudor Revival and other eclectic Period Revival styles. Lots were advertised as being located near green spaces and parkways, good schools, and only a thirty-minute drive from downtown Milwaukee.<sup>23</sup>

During the 1920s, additional commercial areas developed outside of the downtown core to serve the growing residential population, most notably along North Avenue which was paved and had streetlights installed in 1918. Wide, paved roads were commonplace in the suburban city by the 1920s, and new houses were consistently constructed with garages indicating the popularity and near-universal use of automobiles. In 1931, a major street re-naming and re-numbering occurred in the City and Town of Wauwatosa which aligned the names with neighboring Milwaukee.<sup>24</sup>

The depression slowed growth throughout Wauwatosa; however, the effect was felt primarily in the first years following 1929 as building picked up again during much of the 1930s. By 1930, Wauwatosa had a population of 21,194 and a reputation for good land, schools, parks, and utilities near Milwaukee, the main factor in its population growth. As the city's residential population grew, new schools, parks, and religious institutions were established to serve the growing community. City directory listings for businesses grew from 26 in 1926 to 92 businesses listed in 1932.<sup>25</sup>

A series of parkways first planned in 1923, including several curvilinear drives along rivers in Wauwatosa, was developed by Milwaukee County starting in 1935 with Civilian Conservation Corp laborers conducting most of the work including street grading, masonry work, construction of concrete bridges, and the construction of small comfort station buildings.<sup>26</sup>

The outlying Town of Wauwatosa remained farmland until after World War II when Wauwatosa experienced an economic boom and rapid residential growth to supply returning veteran housing. New housing types and styles, such as duplex, ranch, and small traditional houses dominated new developments and were also commonly constructed to fill out earlier subdivisions. The city continued to grow rapidly during the mid-twentieth century, reaching 33,324 people by 1950, and annexing further portions of the Town of Wauwatosa. The largest annexation occurred in 1952 when the remaining eight and one-half square miles of the Town of Wauwatosa was annexed into the City of Wauwatosa, nearly as large as the existing city itself at the time.<sup>27</sup>

The annexation of developable land encouraged economic growth, attracting the expansion of Milwaukee-area manufacturers, including Briggs and Stratton, Harley Davidson, and the General Merchandise Company, to Wauwatosa. The center of this industrial and warehouse expansion was the northwest corner of Wauwatosa adjacent to the Village of Butler due to the presence of the Chicago and Northwestern Railway and the development of Highway 41 between 1955 and 1963. Construction of Interstate Highway 94, connecting Milwaukee with Madison, along the southern edge of Wauwatosa began in 1956 and was completed by 1960. The interstate served to create a barrier at the southern edge of the city.<sup>28</sup>

A new civic center housing the city hall, public library, and war memorial were constructed in 1957. Streetcar service to Wauwatosa ended in 1958, outmoded by the prevalence of the

automobile. Construction of Mayfair Mall, which would become the largest and most successful shopping mall in the Milwaukee metropolitan area, began on the west side of the city in 1959. By the 1960s, Wauwatosa became a popular location for the development of office and other commercial buildings, particularly near Mayfair Mall and the county grounds. An emphasis on automobile-centered suburban style development on the outskirts of the city resulted in increased commercial vacancies in downtown Wauwatosa. Planning recommendations of the era increased surface parking lots and the re-routing of major cross-town traffic around the small downtown.<sup>29</sup>

Residential development continued steadily, towards the west and northwest sides eventually reaching full build-out. An open housing ordinance passed in the city in 1968, making it unlawful to discriminate in the sale or renting of housing in Wauwatosa for any reason. By 1970, Wauwatosa's population peaked at 58,676 residents. The southern portion of Wauwatosa is divided into a few smaller neighborhoods including Quarry Heights, Wauwatosa Village, Jacobus Park, Wellauer Park, Wellauer Heights, Jennings Park, Glenview Heights, Ravenswood, the Milwaukee County Grounds, the Medical Center, and Bluemound Manor.<sup>30</sup>

By 2011, the city's population declined to 45,396, due to an aging population, smaller average household sizes, and the Milwaukee metropolitan area's continued suburban growth further outward, especially west of Wauwatosa into Waukesha County. To this day, Wauwatosa maintains a predominantly residential character yet is notable for its substantial amounts of park and recreational areas, major regional medical center, and one of the metropolitan area's premier shopping destinations. The city's history represents many pioneering facets of suburban development in Wisconsin.<sup>31</sup>

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# Architecture

## Introduction

Architecture in Wisconsin has mirrored the trends and fashions that were evident in the rest of the United States. Wauwatosa's historic residential architecture stock is no different. Beginning with the Gothic Revival style, most major residential architectural styles and forms of the nineteenth and twentieth century are seen in the city. This chapter includes a brief description of the major residential architectural styles and vernacular building forms evident in the city followed by representative examples of that style which were included in the survey. A brief history of many of the architects, engineers, and contractors who worked in the area is also included along with listings of buildings that were included in the survey that are associated with those persons or firms.<sup>32</sup>

## Architectural Styles

### *Romantic / Picturesque Styles (1820-1880)*

Throughout most of the nineteenth century, several eclectic architectural fashions took shape, unlike the previous Colonial era when a style based solely on classical Greek and Roman precedents dominated American architecture. The impetus of this movement was the 1842 publication of the first American pattern book of house styles to have full-façade drawings, *Cottage Residences* by Andrew Jackson Downing. For the first time, builders and their clients had distinct options. As the architectural profession was yet to be formalized in the United States, architects at this time were almost all self-trained. Many eventually wrote and published pattern books. These publications were the primary source for carpenters to increase knowledge to become a designer or architect.<sup>33</sup>

It was during this era that Wauwatosa was first settled, in 1836, and developed as a rural community. The central settlement that incorporated as the Village of Wauwatosa in 1892 with a population of 2,248 was located outside of the boundaries of the first phase of this survey. The residences constructed during this era within the boundaries of the first phase of this survey were largely rural homesteads and farmhouses scattered throughout what was countryside, most presumably of vernacular forms discussed later in this chapter. As Wauwatosa developed from a rural community into a suburb of Milwaukee, most of the residences from this era were demolished for platting and development of new suburban-style subdivisions. Therefore, few high style residences from this era remain within the boundaries of the second phase of the survey.

## *Gothic Revival*

A Picturesque movement inspired by the romantic past began in England during the mid-eighteenth century in reaction to the formal classical architecture that had been fashionable for the previous two centuries. This movement included a revival of medieval Gothic architecture, which was popularized in the United States during the 1830s, especially for picturesque country houses. The Gothic Revival style was popular in Wisconsin from 1850 to 1880 and is characterized by its picturesque form and massing, steeply pitched and most often cross-gabled roof, decorated curvilinear verge boards, and Gothic pointed-arch openings. Windows and wall surface finishes typically extend into the gable ends without termination by an eave or trim. Similarly, wall dormers and ornate, shaped chimneys with polygonal decorative chimney pots commonly project above the roofline. One-story porches are common, often supported by flattened Gothic arches. Fenestration is often large and pointed with tracery and colored glass and topped with a window hood; cantilevered oriel and one-story bay windows are common. The style was constructed in both wood and masonry. However, wood-frame “Carpenter Gothic” examples predominated, often clad with horizontal clapboards or vertical board-and-batten siding that contributed to the style’s accentuated verticality. In its masonry form, the style was also a common religious style, often with a basilican plan with a steeple at the entrance, and characterized by buttresses, battlements, pinnacles, and towers.<sup>34</sup>



*A. B. Mower House, 1885*  
*7343 Milwaukee Avenue*

Only one example of a Gothic Revival style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7343 Milwaukee Avenue	A. B. Mower House	1885	Surveyed

## *Greek Revival*

The Greek Revival style was an architectural expression of the increased interest in classical Greek culture at the turn of the nineteenth century due to contemporaneous archeological investigations emphasizing Greece as the “Mother of Rome,” American sympathy to the Greek War of Independence during the 1820s, and diminished British influence after the War of 1812. The style largely originated for public buildings and grew to be the dominant architectural style in the country by the mid-nineteenth century, spread by booming westward settlement and the

proliferation of carpenter’s guides and pattern books promoting it. As architecture was not yet an organized profession in the state at this time, these published resources were vital to the local carpenters and builders who made Greek Revival the first national style to have a wide impact on buildings in Wisconsin, where it was popular from 1840 to 1870. The style was generally not an exact copy of historic precedents, but rather a reinterpretation that resulted in an American architectural style that was easily adapted to local building variations. Wisconsin developed a brick, fieldstone, and quarried rock masonry tradition in the style in contrast to wood-framed, clapboard-clad versions more common in other regions. Greek Revival buildings typically have a low-pitched hipped or gabled roof form and cornice line emphasized by a wide band of trim representing a classical entablature. The style is characterized by the adaptation of the classic Greek temple front as a full-width or entry porch with a triangular-shaped, low-sloped pediment roof supported by a symmetrical arrangement of columns, which may be of the classical Doric, Ionic, or Corinthian order. In simpler designs, the columns are translated into fluted pilaster corner boards, and the gabled roofline has returned eaves. Fenestration is arranged in a regular and symmetrical pattern. In some instances, first-floor windows are tall and topped by a pediment-shaped window head while the second-floor windows or small attic windows are tied into or completely located within the large frieze board. The front entry door may be topped with a transom and flanked by sidelights.<sup>35</sup>



*H. Rose House, 1860  
1608 Wauwatosa Avenue*

Only one example of a Greek Revival style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1608 Wauwatosa Avenue	H. Rose House	1860	Surveyed

*Italianate*

The Picturesque movement also included new interpretations of the less formal architecture of Italian villas, farmhouses, and townhouses. The Italianate style was popular in Wisconsin from 1850 to 1880, the predominant American residential style of its time and especially popular in expanding Midwest towns and cities. Houses are square or rectangular in plan, cubic in mass, and most often two or three stories in height. A common residential variant is L-shaped in plan wrapped around a square three-story tower. The style’s most characteristic residential element is a low sloped hipped roof with wide soffits that is seemingly supported by a series of decorative,

oversized single or paired wooden brackets commonly placed on a deep frieze board that itself may be elaborated with panels or molding. The hipped roof is commonly topped with a cupola. The fenestration arrangement is regular and balanced with tall, thin, and often arched or curved windows that are topped with decorative window heads or hood moldings. Masonry examples may feature a pronounced string course and rusticated quoins. Italianate houses are often adorned with a decorative porch that is supported by thin wooden columns and decorative brackets. Italianate commercial buildings most typically reference the style's bracketed cornice, often rising above a flat or shed roof and decorative window hoods.<sup>36</sup>



*House, 1900*  
1532 Alice Street

Only one example of an Italianate style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1532 Alice Street	House	1900	Surveyed

### *Victorian Styles (1860-1900)*

Beginning in the late nineteenth century, dramatic changes in American architecture and construction began in tandem with rapid industrialization and growth of the railroads. The most notable change was the advent of balloon framing, the first method of constructing buildings from light, two-inch boards held together by wire nails, which replaced heavy-timber framing as the most common construction method. Due to this advancement, buildings could be more easily and affordably constructed with complex ground plans and massing. Also, for the first time in history, building components such as doors, windows, roofing, siding, and decorative detailing were able to be mass-produced and shipped across the country. Styles of the Victorian era clearly reflect these changes in their extensive use of complex shapes and elaborate detailing, features previously limited to only the most expensive houses. Simultaneously, large strides were made in the areas of design education and discourse. The first formal architectural education programs were established in the United States during this time and were located throughout the country by the end of the century. Also, the scale and distribution of architectural design publications and journals increased, which began including larger illustrations, smaller-scaled architectural details, and features on American Colonial and European architectural history. While most Victorian styles were based on medieval precedents, intentions were less on

precise historical copying and included an eclectic mix of details. This experimentation would lead to the first truly modern styles at the turn of the twentieth century.<sup>37</sup>

### *Queen Anne*

The Queen Anne style was popularized during the late nineteenth century by a group of English architects led by Richard Norman Shaw. The name of the style is a misnomer, as it was based on the late medieval architecture of the Elizabethan and Jacobean eras rather than the formal Renaissance architecture of Queen Anne's reign. The initial British versions of the style relied heavily on half-timbering and patterned masonry, while a distinctly American interpretation grew around delicate spindle work and classical style ornamentation. The Queen Anne style was popular in Wisconsin from 1880 to 1910 and is characterized by its asymmetrical plan and massing and lavish surface decoration. Architectural elements that lend to the varied massing include polygonal towers and turrets, tall chimneys, large wrap-around porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are typical. Wall surfaces tend to be adorned with wood clapboards, scalloped fish-scale shingles, stone, brick, as well as other ornamental details. The fenestration is often irregular and may include a border of colored glazing in the upper sash of a double-hung window.<sup>38</sup> Ornamentation and decorative detailing can be ascribed to four basic subtypes. "Spindle work" examples of the style predominate and feature delicate turned wooden porch posts and gingerbread or Eastlake ornamentation, most commonly at the porch balustrade, as a frieze or valance suspended from the porch ceiling, in the gable ends, and under wall overhangs at cut-away bay windows. Lacy spandrels, knob-like beads, and incised detailing are common decorative elements. "Free Classic" examples of the style are common and feature classical columns as porch supports, either full height or raised on a pedestal and commonly grouped in units of two or three, as well as Palladian windows, cornice-line dentils, swags and garlands, and other classical details. "Half-Timbered" examples are rare and, like the British origins of the style, feature half-timbering in gables and on upper story walls, heavy turned porch posts and spandrels, and groupings of three or more windows. Also rare are "Patterned Masonry" examples with masonry walls accented by patterned brick, stone, or terra cotta detailing and little wood ornamentation. Gable ends and dormers are sometimes parapeted and shaped.<sup>39</sup>



*House, 1903  
625 N. 64th Street*



*House, 1898  
925 N. 70th Street*





*Harrison and Eve Ludington House, 1881  
343 Glenview Avenue*



*House, 1891  
1196 Kavanaugh Place*



*House, 1884  
1217 Kavanaugh Place*



*House, 1900  
1223 Kavanaugh Place*



*Harry S. Temple House, 1885  
1233 Kavanaugh Place*



*House, 1880  
1243 Kavanaugh Place*



*A. Barnes House, 1864  
1252 Kavanaugh Place*



*House, 1910  
7017 Milwaukee Avenue*

A common residential architectural style in Wauwatosa during its time, 34 examples of Queen Anne style residences were included in the survey. Representative examples of Queen Anne style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
625 N. 64th Street	House	1903	Surveyed
925 N. 70th Street	House	1898	Surveyed
343 Glenview Avenue	Harrison and Eve Ludington House	1881	Surveyed
1196 Kavanaugh Place	House	1891	Surveyed
1217 Kavanaugh Place	House	1884	Surveyed
1223 Kavanaugh Place	House	1900	Surveyed
1233 Kavanaugh Place	Harry S. Temple House	1885	Surveyed
1243 Kavanaugh Place	House	1880	Surveyed
1252 Kavanaugh Place	A. Barnes House	1864	Surveyed
7017 Milwaukee Avenue	House	1910	Surveyed

*Eclectic / Period Revival Styles (1880-1940)*

Unlike the free stylistic mixtures of the preceding Victorian era, the turn of the twentieth century saw a new movement of eclecticism come to dominance that stressed relatively pure copying of traditional architecture across the full spectrum of Western architectural history – particularly Classical Greek and Roman as well as their Italian and French Renaissance interpretations, English and French medieval, and architecture from the early British and Spanish colonies. While beginning quietly in the last decades of the nineteenth century with European-trained architects, the trend gained momentum with the Chicago Columbian Exposition of 1893 which stressed historically accurate architecture. This period of historicism was only briefly interrupted by the first wave of American modern architecture in the American Craftsman and Prairie styles. During this time, from about 1900 to 1920, Eclectic styles were still popular but often incorporated aspects of those early modern styles, prominently broad roof overhangs, exposed roof rafters, front porches, and grouped windows. However, popular taste shifted back to the traditional revival styles after World War I, undoubtedly due to the millions of American soldiers returning from the war in Europe where they became familiar with the authentic precedents of these historic styles. While some architects of the time designed creative interpretations of the

style; photographs of historic architecture were widely available to designers and their clients through many architectural journals and illustrated books that allowed for a high degree of historical accuracy. Additionally, by the early 1920s, the technology of cladding buildings with a thin brick or stone veneer was perfected which revolutionized the design of small homes with the new affordability of masonry exteriors. It had been previously difficult to closely copy European styles, which were most often built of solid masonry and decorated with stone or brickwork patterns. Although the Great Depression led to a simplification of houses with less architectural detail, the Period Revival styles remained the most dominant architectural styles until the end of World War II.<sup>40</sup>

### *Neoclassical Revival*

The Neoclassical Revival style was a revival of classical Greek and Roman architecture. It was popular in Wisconsin from 1895 to 1935, largely because of the World's Columbian Exposition in Chicago in 1893 which featured buildings of this style. The style especially became known as the architecture of monumental public, commercial, and institutional buildings. Examples of the Neo-classical style feature symmetrical façades with a central entry that is clearly defined by a full-height porch with a pediment supported by classical columns and pilasters and often constructed of smooth or polished stone masonry articulated with a rusticated base, middle, and top. Detailing is simple, limited often to dentils or modillions beneath boxed eaves, a wide frieze band, a roofline balustrade, and an elaborate entry door surround. Window openings are typically large; bay windows, paired windows, triple windows, and transom windows may be present. Arches and enriched moldings are rare. Columns in early examples are often fluted with Ionic or Corinthian capitals; examples built after 1925 often have more slender, unfluted, and often square columns without capitals. Later examples also more commonly feature Chinese Chippendale railing motifs.<sup>41</sup>



*Edwin and Mary Gaines House, 1923*  
694 Crescent Court



*Florence V. Trecker House, 1939*  
630 Honey Creek Parkway

A rare residential architectural style in Wauwatosa during its time, only two examples of Neoclassical style residences were included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
694 Crescent Court	Edwin and Mary Gaines House	1923	Contributing <sup>A</sup>
630 Honey Creek Parkway	Florence V. Trecker House	1939	Contributing <sup>B</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

<sup>B</sup> Contributing to the proposed Jennings Park Historic District

### *Colonial Revival*

After the Philadelphia Centennial Exposition in 1876, the last two decades of the nineteenth century saw a resurgence of interest in the American colonial architecture of the Atlantic seaboard, generally the Georgian and Federal architectural styles as well as the secondary influence of post-medieval English and Dutch Colonial traditions. The restoration and recreation of Colonial Williamsburg, Virginia, during the early twentieth century, renewed interest in the style. While the earliest examples of the Colonial Revival style tended to be free interpretations with details inspired by colonial precedents, the turn of the twentieth century saw tastes shift towards carefully researched copies with more correct proportions and details. The Colonial Revival style was popular from 1880 through the 1960s, largely but not exclusively as a residential style. Houses are generally rectangular in plan, typically two stories in height, and covered by a moderately pitched gabled roof. Examples characteristically feature a symmetrical façade with windows balanced on both sides of a central front door commonly with fanlight and sidelights and accentuated with either a decorative crown, pediment, or entry porch supported by simple pilasters or slender columns. Windows are generally double-hung sashes with multi-pane glazing in just the top or both sashes; windows are often in adjacent pairs. Other common elements include roof dormers, denticulated cornices, and shutters. Exterior cladding may include clapboards, brick, stone, or a combination of masonry on the first floor with clapboard siding above.<sup>42</sup>

The inherent simplicity and regularity of the style lent itself well to standardization, which allowed for the style's continued popularity through the changing building practices brought on by the Great Depression and World War II as well through the postwar changes in taste and architectural fashion. Later examples are occasionally asymmetrical L-shaped forms, to accommodate a breezeway and semi-attached garage, or most often shallower pitched side-gabled forms with simplified door surrounds, cornices, and other details, if present, that merely suggest their colonial precedents rather than closely mirroring them. There has hardly been a gap in time when Colonial inspired buildings were not being built somewhere in the country since the inception of the style in the 1880s. A dramatic drop in popularity during the late 1950s and 1960s marked the beginning of a transition from these simplified interpretations of the style to a renewed interest in architectural accuracy and Colonial-inspired buildings of the subsequent "New Traditional" era that continues to this day.<sup>43</sup>



*Addison and Anna Dorr House, 1919  
517 N. 68th Street*



*H. Holtz House, 1948  
617 N. 74th Street*



*Harold A. Hollister House, 1930  
622 N. 78th Street*



*Anthony Buscaglia House, 1942  
1266 N. 85th Street*



*George H. Betker House, 1947  
8605 Bluemound Road*



*Foley Apartments, 1950  
741 Glenview Avenue*



*Arthur D. Mueller House, 1936  
7511 Grand Parkway*



*Herb Lenickeck House, 1936  
8727 Hawthorne Avenue*



*Robert C. Merz House, 1938  
8444 Hill Street*



*Robert C. Moore House, 1937  
1066 Kavanaugh Place*



*John A. Gruesser House, 1938  
7805 Mary Ellen Place*



*Dale H. Swanson House, 1941  
1085 Perry Court*

One of the most popular residential architectural styles in Wauwatosa during its time, 217 examples of Colonial Revival style residences were included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
517 N. 68th Street	Addison and Anna Dorr House	1919	Contributing <sup>A</sup>
617 N. 74th Street	H. Holtz House	1948	Surveyed
622 N. 78th Street	Harold A. Hollister House	1930	Contributing <sup>B</sup>

1266 N. 85th Street	Anthony Buscaglia House	1942	Surveyed
8605 Bluemound Road	George H. Betker House	1947	Surveyed
741 Glenview Avenue	Foley Apartments	1950	Surveyed
7511 Grand Parkway	Arthur D. Mueller House	1936	Surveyed
8727 Hawthorne Avenue	Herb Lenickeck House	1936	Surveyed
8444 Hill Street	Robert C. Merz House	1938	Surveyed
1066 Kavanaugh Place	Robert C. Moore House	1937	Surveyed
7805 Mary Ellen Place	John A. Gruesser House	1938	Contributing <sup>B</sup>
1085 Perry Court	Dale H. Swanson House	1941	Surveyed

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

<sup>B</sup> Contributing to the proposed Jennings Park Historic District

### *Georgian Revival*

Because of their reference to the more formal Georgian and Federal architecture, some forms of the Colonial Revival style are more specifically referred to as the Georgian Revival style. Popular in Wisconsin from 1900 to 1940, these tend to be larger in scale and more richly finished than typical Colonial Revival buildings. Characteristics of the Georgian Revival style are formal symmetrical facades, rectangular plans, hipped roofs, and classical embellishments including denticulated cornices, elliptical fanlights, sidelights flanking doorways, Palladian windows, broken pediments, and classical columns. Largely a residential style, the Georgian Revival style was also popular for churches during the early twentieth century, especially with Protestant congregations. Churches of this style exhibit the characteristic symmetry and classical detailing, as well as a prominent steeple.<sup>44</sup>



*David Jennings House, 1925*  
7715 Wisconsin Avenue

Only one example of a Georgian Revival style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7715 Wisconsin Avenue	David Jennings House	1925	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Jennings Park Historic District

## *Regency*

Some forms of the Colonial Revival style are more properly referred to as the Regency style, as they are more closely based on the style of English precedents rather than American. The Regency style, generally a more simplified version of Colonial Revival, was most popular during the 1930s and relies more heavily on classical proportions and lines rather than decorative embellishments. Simplified colonial door surrounds, quoins, plain roof-wall junctures, and octagonal accent windows are typical. Some examples feature low-parapeted roof-wall junctures or a delicate ironwork entry porch covered by a minimal canopy roof. The exterior of Regency style houses is commonly brick, stucco, or painted plaster.<sup>45</sup>



*Robert C. Huth House, 1941*  
7304 Wellauer Drive



*Mowat Waldren Jr. House, 1965*  
7704 Wisconsin Avenue

A rare residential architectural style in Wauwatosa during its time, only two examples of Regency style residences were included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7304 Wellauer Drive	Robert C. Huth House	1941	Surveyed
7704 Wisconsin Avenue	Mowat Waldren Jr. House	1965	Surveyed

## *Dutch Colonial Revival*

The Dutch Colonial Revival style is a somewhat less formal version of the Colonial Revival or Georgian Revival styles and was popular in Wisconsin from 1900 to 1940. Despite its name, very few examples of the style closely follow early Dutch Colonial architecture as precedent. The style is characterized by a gambrel roof, occasionally ending with deep, flared eaves, which are much more influenced by the typical gambrel roofs of the Shingle style. Clapboards, shingles, brick, and stone are materials commonly used in combination with the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale suburban residences in the early twentieth century.<sup>46</sup>





*Frank J. Skobis, Jr. House, 1924*  
557 N. 68th Street



*Jerry A. Keogh House, 1921*  
611 N. 68th Street



*Harry and Harriet Ziemann House, 1928*  
645 Crescent Court



*W. I. Day House, 1921*  
6838 Grand Parkway



*Melang Perrigo House, 1924*  
7116 Maple Terrace



*House, 1884*  
1522 Mower Court



*House, 1900  
1522 St. Charles Street*



*Walter H. and Catherine Bender House, 1896  
6200 Wisconsin Avenue*

A common residential architectural style in Wauwatosa during its time, 21 examples of Dutch Colonial Revival style residences were included in the survey. Representative examples of Dutch Colonial Revival style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
557 N. 68th Street	Frank J. Skobis, Jr. House	1924	Contributing <sup>A</sup>
611 N. 68th Street	Jerry A. Keogh House	1921	Contributing <sup>A</sup>
645 Crescent Court	Harry and Harriet Ziemann House	1928	Contributing <sup>A</sup>
6838 Grand Parkway	W. I. Day House	1921	Contributing <sup>A</sup>
7116 Maple Terrace	Melang Perrigo House	1924	Surveyed
1522 Mower Court	House	1884	Surveyed
1522 St. Charles Street	House	1900	Surveyed
6200 Wisconsin Avenue	Walter H. and Catherine Bender House	1896	Eligible

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

### *Tudor Revival*

The turn of the twentieth century saw a rise in interest in Medieval and early Renaissance English residential architecture which became known as the Tudor Revival style, representing a broad range of precedent building traditions from small folk cottages to grand manors. Popular in Wisconsin from 1900 to 1940, the style is typified by a steeply pitched roof dominated by one or more prominent cross gables, a feature atypical of many English prototypes yet the most universally present dominant feature of American examples. Irregular plan and asymmetrical massing are typical. Other characteristic elements include tall, narrow, and multi-paned windows in multiple groups; oriel windows; one- or two-story semi-hexagonal bay windows; round or flattened “Tudor” arches; overhanging gables and second stories; decorative strapwork; wide, ornamental verge boards; and massive chimneys commonly crowned by decorative pots. Exterior wall materials are typically a combination of brick, stone, clapboard, wood shingles, and stucco, often with informal patterned stone or brickwork accents. The style exploded in popularity during the 1920s, when the development of masonry veneering methods allowed the style’s characteristic masonry exterior to become affordable on even the most modest of residences. A hallmark of the style is decorative half-timbering, generally on the second floor or

gable ends, infilled with stucco or brick. Porches under the main roof, often to the side, and arcaded wing walls are common. Rare examples attempt to mimic the picturesque thatch roofs of rural England by rolling roofing materials around the building's eaves and rakes.<sup>47</sup>

The earliest examples of the style tended to be formal, architect-designed landmark houses that closely copied detailing from the Elizabethan and Jacobean periods. This variation is therefore often referred to by the contracted name Jacobethan. Examples are generally of stone masonry or brick with stone detailing. They characteristically feature raised parapet walls on the principal gables, often in shaped Flemish gables. Flat-roofed towers and bays with battlements or castellated parapets, and Gothic or Renaissance-inspired elaborate detailing are common; half-timbering is rare on these Jacobethan examples of the Tudor Revival style.<sup>48</sup>



*Edward Goodman House, 1927*  
555 N. 61st Street



*Walter Gerlinger House, 1925*  
815 N. 66th Street



*Julius Burbaca House, 1927*  
613 N. 70th Street



*Alfred H. Hebenstreit House, 1932*  
663 N. 77th Street



*Robert W. Whitmore House, 1928  
614 N. 78th Street*



*Frank C. Prohl House, 1931  
103 N. 87th Street*



*George and Margaret Eisenberg Jr. House, 1929  
8141 Brookside Place*



*Fred Siekert House, 1930  
1362 Martha Washington Drive*



*R. Kearney House, 1937  
8122 Rockway Court*



*Ervin and Florence Piepenbrink House, 1926  
8220 Rockway Court*



*Curtis C. Tracey House, 1928*  
6819 Wellauer Drive



*Louis V. McNamara House, 1939*  
7907 Wisconsin Avenue

The most popular residential architectural style in Wauwatosa during its time, 235 examples of Tudor Revival style residences were included in the survey. Representative examples of Tudor Revival style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
555 N. 61st Street	Edward Goodman House	1927	Surveyed
815 N. 66th Street	Walter Gerlinger House	1925	Contributing <sup>A</sup>
613 N. 70th Street	Julius Burbaca House	1927	Contributing <sup>B</sup>
663 N. 77th Street	Alfred H. Hebenstreit House	1932	Contributing <sup>C</sup>
614 N. 78th Street	Robert W. Whitmore House	1928	Contributing <sup>C</sup>
103 N. 87th Street	Frank C. Prohl House	1931	Surveyed
8141 Brookside Place	George and Margaret Eisenberg Jr. House	1929	Contributing <sup>D</sup>
1362 Martha Washington Drive	Fred Siekert House	1930	Surveyed
8122 Rockway Court	R. Kearney House	1937	Contributing <sup>D</sup>
8220 Rockway Court	Ervin and Florence Piepenbrink House	1926	Contributing <sup>D</sup>
6819 Wellauer Drive	Curtis C. Tracey House	1928	Contributing <sup>B</sup>
7907 Wisconsin Avenue	Louis V. McNamara House	1939	Contributing <sup>C</sup>

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

<sup>B</sup> Contributing to the proposed Grand Parkway Historic District

<sup>C</sup> Contributing to the proposed Jennings Park Historic District

<sup>D</sup> Contributing to the proposed Brookside-Rockway Historic District

### *French Revival*

French Revival style architecture became popular for suburban houses during the early twentieth century after many American builders and architects returned to the United States after serving in France during World War I, where they became familiar with the broad range of medieval French architecture. Great variety in form and detailing can be found in examples of the French Revival style which was popular from 1915 to 1945; however, the style is typified by tall, steeply pitched hipped roofs which commonly feature an upward flare at the roof's juncture with the walls. Homes of this style are often large and are often composed of a central hall and two identical, or at least compositionally balanced, wings. Common are circular towers, shuttered windows, second story windows that interrupt the cornice and rise above the eaves, and

segmentally arched doors, windows, and dormers. The French Revival style shares several common elements with the Tudor Revival style, most notably the use of a variety of different wall materials, including brick, stone, stucco, and half-timbering, and roof materials, such as tile, slate, stone, or thatch. As a result, many French Revival style houses resemble this other style; however, they are most often distinguishable by the style's lack of dominant front-facing gables characteristic of the Tudor Revival style.<sup>49</sup>



*Joseph Hausch House, 1925  
115 N 87th Street*



*Roger Allison House, 1934  
175 N 87th Street*



*George and Dorothy Dreher House, 1941  
1067 Perry Court*



*Walter and Hertha Fernekes House, 1924  
6927 Wellauer Drive*

An uncommon residential architectural style in Wauwatosa during its time, eight examples of French Revival style residences were included in the survey. Representative examples of French Revival style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
115 N. 87th Street	Joseph Hausch House	1925	Surveyed
175 N. 87th Street	Roger Allison House	1934	Surveyed
1067 Perry Court	George and Dorothy Dreher House	1941	Surveyed
6927 Wellauer Drive	Walter and Hertha Fernekes House	1924	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

*Mediterranean Revival*

While Italian Renaissance architecture served as a precedent for several earlier American architecture styles, the turn of the twentieth century saw a renewed interest in more accurate copies than the earlier free interpretations of the Italianate style. Popular throughout the country from 1890 to 1930, the Mediterranean Revival style was relatively rare in Wisconsin. Examples of this style are most often architect designed. They are characteristically clad with brick veneer or stucco with stone trim and feature low-pitched hipped roofs with widely overhanging eaves supported by decorative brackets. Openings may be straight or arched, often round arched on the first floor with smaller and less elaborate windows on upper floors. Mediterranean Revival style houses are often planned around a courtyard and exhibit flat wall surfaces broken by arcading terra cotta, plaster, tile, or other ornamentation sometimes drawing on classical motifs. Stone balconies and porch railings, quoins, belt courses, pedimented windows, classical door surrounds, molded cornices, roof-line balustrades, and clay tile roofs are also common details.<sup>50</sup>



*Robert N. Graves Duplex, 1928  
1406 N. 63rd Street*



*Lawrence Couloir House, 1931  
619 N. 72nd Street*



*Matthew J. Buckley House, 1929  
7026 Grand Parkway*



*Otto P. Hunt House, 1926  
7113 Grand Parkway*



*Michael M. Green House, 1929  
7745 Mary Ellen Place*



*Fred B Haskins House, 1929  
6030 Wells Street*



*Harry C. Merritt House, 1925  
7117 Wells Street*



*Frances Seefeld House, 1930  
7237 Wisconsin Avenue*

A popular residential architectural style in Wauwatosa during its time, while rarer in Wisconsin in general, 51 examples of Mediterranean Revival style residences were included in the survey. Representative examples of Mediterranean Revival style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1406 N. 63rd Street	Robert N. Graves Duplex	1928	Surveyed
619 N. 72nd Street	Lawrence Couloir House	1931	Surveyed
7026 Grand Parkway	Matthew J. Buckley House	1929	Contributing <sup>A</sup>
7113 Grand Parkway	Otto P. Hunt House	1926	Contributing <sup>A</sup>
7745 Mary Ellen Place	Michael M. Green House	1929	Contributing <sup>B</sup>
6030 Wells Street	Fred B Haskins House	1929	Surveyed
7117 Wells Street	Harry C. Merritt House	1925	Surveyed
7237 Wisconsin Avenue	Frances Seefeld House	1930	Surveyed

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

<sup>B</sup> Contributing to the proposed Jennings Park Historic District



## *Spanish Colonial Revival*

While the earliest Period Revival buildings based on Hispanic precedents reflected the simple Spanish missions of the southwestern United States, the 1915 Panama-California Exposition in San Diego introduced to this country the more elaborate Spanish influenced architecture found in Latin American countries. This exposition inspired architects to look directly to the architecture of Spain for precedent. Concurrently, architects wishing to study in Europe began concentrating on Spain while much of the continent was involved in World War I. There they found a diverse range of architecture, from highly decorative detailing to vernacular dwellings whose simplicity emphasized their massing rather than ornamentation. While most popular from 1915 to 1940 in southwestern states and Florida, the Spanish Colonial Revival style was rarely used in Wisconsin. The style is characterized by asymmetrical facades, stucco wall surfaces, and low-pitched gabled and hipped roofs with little or no eave overhang. Roofs are characteristically covered with half-cylinder Mission tiles or S-shaped Spanish tiles. Examples typically feature round arches above doors, beneath porch roofs, and at least one principal focal window, which is commonly triple-arched or parabolic in shape and is commonly filled with stained glass. Other common details include wrought-iron balconies and porch railings, cantilevered balconies, dramatically carved doors emphasized by adjacent spiral columns, pilasters, carved stonework, patterned tiles, and other decorative details of Moorish, Byzantine, Gothic, or Renaissance influence. Some examples of the style can have a very rustic demeanor and include mission-style elements such as less elaborate heavy wood entrance doors, vigas, wood or iron grillwork, and shaped gables. Round or square towers, arcaded walkways usually leading to a rear garden, walled entry courtyards, and fountains are also common.<sup>51</sup>



*William J. Armitage House, 1927*  
190 N. 89th Street



*Charles W. Hadler House, 1922*  
6913 Grand Parkway

An uncommon residential architectural style in Wauwatosa during its time, while rare in Wisconsin in general, four examples of Spanish Colonial Revival style residences were included in the survey. Representative examples of Spanish Colonial Revival style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
190 N. 89th Street	William J. Armitage House	1927	Surveyed
6913 Grand Parkway	Charles W. Hadler House	1922	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

## Monterey

The Monterey style is a simplified, modern, and informal sub-category of the Spanish Revival based on the Anglo-influenced Spanish Colonial houses of northern California that blended Spanish adobe construction with pitched roof Colonial houses of New England. The style was popular from 1925 to 1955, primarily in California and Texas, and is rare in Wisconsin. A suburban residential style, Monterey houses are identified as two-stories with a rectangular or L-shaped plan and the style's hallmark second-story balcony, usually cantilevered or supported by heavy brackets and covered by the principal roof that dominates either three quarters or the entire length of the main façade and commonly features ornamental wrought iron or simple wood columns and railings. Exterior walls are typically flat brick masonry, stucco, wood clapboard, shingle, or vertical board and batten siding; the first and second stories commonly have different cladding materials, most often wood clapboards over brick. Examples typically feature low sloped gabled and hipped roofs, absent or simple door and window surrounds, large first floor windows often double-hung and extending to the ground, paired windows, and false shutters.<sup>52</sup>



*Leon F. Reed House, 1941*  
672 N. 74th Street



*Robert C. Cannon House, 1952*  
7805 Wisconsin Avenue

A rare residential architectural style in Wauwatosa during its time, three examples of Monterey style residences were included in the survey. Representative examples of Monterey style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
672 N 74th Street	Leon F. Reed House	1941	Surveyed
7805 Wisconsin Avenue	Robert C. Cannon House	1952	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Jennings Park Historic District

## Swiss Chalet

The Swiss Chalet style is derived from the vernacular architecture of the Swiss Alps, was first popular during the mid-nineteenth century Exotic Revival era, and experienced an abbreviated period of limited renewed popularity in the early twentieth century. The style is characterized by its low-pitched front-gabled roofs with wide overhanging eaves and exposed rafter ends.

Examples of the style are typically one-and-one-half or two-and-one-half stories in height. Characteristic elements also include colorfully painted exteriors, window shutters, second story porches, or balconies with flat cut-out patterned wood balustrades, decorative bargeboards, patterned stickwork, or half-timbers on exterior walls, and other decorative woodwork. Popular during the late nineteenth century and the first half of the twentieth century, this eclectic style is often used in pastoral resorts across North America, especially in places populated by people of Scandinavian descent.<sup>53</sup>



*William Streck House, 1952*  
615 N. 103rd Street

Only one example of a Chalet style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
615 N 103rd Street	William Streck House	1952	Surveyed

*Early Modern Styles / Early 20th Century American Movements (1900-1950)*

The first wave of American architecture that was not based on historic precedent occurred at the turn of the twentieth century and was led by Frank Lloyd Wright’s pioneering of the Prairie Style and the American Craftsman interpretation of the English Arts and Crafts movement. Early modern styles incorporated new concepts of free-flowing interior spaces, new spatial effects, and a new vocabulary of ornament that did not mimic historic forms. Eventually, more futuristic modern styles developed in the Art Deco and Art Moderne movements, still retaining some ornamentation.<sup>54</sup>

*Prairie*

One of the few indigenous American styles, the Prairie style is influenced by the architecture of the Chicago-based architects known as the Prairie School, of which Frank Lloyd Wright is the acknowledged master. The Prairie style was popular in Wisconsin from 1895 to 1925. It is primarily a residential style that emphasizes horizontality, evident in its characteristic low-sloped and generally hipped roofs with wide overhanging and typically boxed eaves, horizontal banding of casement windows, horizontal trim, and accent materials used for cornices, porch caps, and belt courses. These buildings are typically two-stories with one-story wings, porches, and porte-cocheres and may be clad in brick with stone trim or stucco with dark wood trim. The style’s

horizontality is often achieved through the exterior cladding materials with recessed horizontal mortar joints. Massive, square, or rectangular masonry piers and porch supports are a hallmark element, often in wood on more vernacular examples. Large, low chimneys or hearths are common that seemingly anchor the building to the ground.<sup>55</sup>



*Frank J. Hoyer House, 1922  
6911 Aetna Court*



*Anthony Siegl House, 1912  
7101 Aetna Court*



*Fred H. Straus House, 1917  
7123 Aetna Court*



*George and Marjorie De Longe House, 1912  
6735 Cedar Street*



*Alex Birno House, 1921  
7104 Cedar Street*



*Thomas E. Cavanaugh Apartment, 1924  
7907 Harwood Avenue*



*Ernest Watson House, 1922*  
7127 Maple Terrace



*Clark and Florence Dunlap House, 1923*  
6937 Wellauer Drive

An uncommon residential architectural style in Wauwatosa during its time, 14 examples of Prairie style residences were included in the survey. Representative examples of Prairie style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
6911 Aetna Court	Frank J. Hoye House	1922	Surveyed
7101 Aetna Court	Anthony Siegl House	1912	Surveyed
7123 Aetna Court	Fred H. Straus House	1917	Surveyed
6735 Cedar Street	George and Marjorie De Longe House	1912	Eligible <sup>A</sup>
7104 Cedar Street	Alex Birno House	1921	Surveyed
7907 Harwood Avenue	Thomas E. Cavanaugh Apartment	1924	Surveyed
7127 Maple Terrace	Ernest Watson House	1922	Surveyed
6937 Wellauer Drive	Clark and Florence Dunlap House	1923	Eligible <sup>B</sup>

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

<sup>B</sup> Contributing to the proposed Grand Parkway Historic District

### *American Foursquare*

The American Foursquare style, popularized by mail-order catalogs and speculative builders, was a popular domestic architectural style in Wisconsin from 1900 to 1930. Part of a larger movement toward a simplified and rectilinear architecture that was heavily influenced by the Prairie style, the style is primarily distinguished by its broad proportions, boxy massing, and lack of overt stylistic references. A typical house is two stories in height, with a hipped roof, widely overhanging eaves, and a central dormer. Brick, stone, stucco, concrete block, clapboards, and shingles are the most used exterior surface materials, often in combination by floor. The simple exterior reflects the straightforward interior plan of the Foursquare, typically featuring four large rooms on each floor and a corner entry hall and stairwell. A one-story porch across the front façade often features Tuscan columns and a filled-in or balustraded railing. Examples are occasionally embellished by Period Revival, Craftsman, or Prairie style details.<sup>56</sup>



*House, 1913  
1442 N. 70th Street*



*House, 1910  
6912 Cedar Street*



*House, 1907  
6838 Maple Terrace*



*Emil Gross House, 1922  
7044 Maple Terrace*



*House, 1912  
1529 St. Charles Street*



*House, 1908  
6814 Wells Street*

An uncommon residential architectural style in Wauwatosa during its time, 19 examples of American Foursquare style residences were included in the survey. Representative examples of American Foursquare style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1442 N. 70th Street	House	1913	Surveyed
6912 Cedar Street	House	1910	Surveyed

6838 Maple Terrace	House	1907	Surveyed
7044 Maple Terrace	Emil Gross House	1922	Surveyed
1529 St. Charles Street	House	1912	Surveyed
6814 Wells Street	House	1908	Surveyed

### *Arts and Crafts*

The English Arts and Crafts Exhibition Society was established in 1888 by a group of British artists and architects dedicated to a revival of the traditional craftsmanship, ethics, aesthetics, and cooperation of medieval guilds and the early nineteenth-century Gothic revival in England. They opposed what they perceived as the evil of industrial standardization. The movement encompassed the comprehensive design of furniture, decorative and fine arts, and architecture. The style is characteristically simple in form and rich in embellishment. The style was very rarely used in Wisconsin from 1900 to 1920. In contrast to the contemporaneous American Craftsman and Bungalow styles, Arts and Crafts houses are simple in form with little decoration, often with expansive stucco surfaces interrupted by irregularly placed multi-paned windows. Even large examples are humble. Wood shingle roofs are common, occasionally with rolled edges mimicking thatch. Wood is extensively used for interior finishes.<sup>57</sup>



*House, 1913  
816 N. 66th Street*



*House, 1910  
836 N. 67th Street*



*William H. Hassie House, 1908  
6614 Cedar Street*



*House, 1908  
6726 Cedar Street*



*House, 1916  
6934 Cedar Street*



*William H. Sprague House, 1924  
7043 Cedar Street*



*Carl J. and Julia Jorgensen House, 1910  
6611 Wisconsin Avenue*



*August Hoffman House, 1903  
6742 Wisconsin Avenue*

An uncommon residential architectural style in Wauwatosa during its time, while rare in Wisconsin in general, 13 examples of Arts & Crafts style residences were included in the survey. Representative examples of Arts & Crafts style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
816 N. 66th Street	House	1913	Contributing <sup>A</sup>
836 N. 67th Street	House	1910	Contributing <sup>A</sup>
6614 Cedar Street	William H. Hassie House	1908	Contributing <sup>A</sup>
6726 Cedar Street	House	1908	Contributing <sup>A</sup>
6934 Cedar Street	House	1916	Surveyed
7043 Cedar Street	William H. Sprague House	1924	Surveyed
6611 Wisconsin Avenue	Carl J. and Julia Jorgensen House	1910	Eligible
6742 Wisconsin Avenue	August Hoffman House	1903	Surveyed

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

### *American Craftsman*

The American Craftsman style, descending from the English Arts and Crafts movement in the nineteenth century, was popular in Wisconsin from 1900 to 1920. Typically, American Craftsman style houses in Wisconsin are two-and-one-half stories in height and constructed of



brick, stucco, or stone with contrasting wood bands. The style is characterized by quality construction and simple exterior and interior detailing such as low-pitched, broad gable or hipped roofs with wide overhanging eaves with exposed rafter tails, large front dormers, decorative brackets, decorative (often false) beams, porches, prominent chimneys, and simple sashes. Porches are most often supported by the style's distinctive tapered square columns and heavy piers that continue to the ground without breaking at the porch floor level. Glazed sun porches or open wood pergolas are common.<sup>58</sup>



*Hans Petersen House, 1923  
559 N. 67th Street*



*House, 1914  
6913 Cedar Street*



*Hans Petersen House, 1922  
7505 Lincoln Place*



*Frank L. and Annette Bader House, 1913  
6750 Maple Terrace*



*Oscar C. and Paula Bader House, 1913  
6756 Maple Terrace*



*House, 1915  
7211 Milwaukee Avenue*



*Sam Hoyt House, 1898  
1515 Mower Court*



*House, 1907  
6624 Wells Street*



*Edith Erwin House, 1924  
6606 Wisconsin Avenue*



*House, 1919  
6822 Wisconsin Avenue*

A popular residential architectural style in Wauwatosa during its time, 47 examples of Craftsman style residences were included in the survey. Representative examples of American Craftsman style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
559 N. 67th Street	Arthur H. Heib House	1923	Surveyed
6913 Cedar Street	House	1914	Surveyed
7505 Lincoln Place	Hans Petersen House	1922	Surveyed
6750 Maple Terrace	Frank L. and Annette Bader House	1913	Eligible <sup>A</sup>
6756 Maple Terrace	Oscar C. and Paula Bader House	1913	Contributing <sup>A</sup>
7211 Milwaukee Avenue	House	1915	Surveyed
1515 Mower Court	Sam Hoyt House	1898	Surveyed
6624 Wells Street	House	1907	Contributing <sup>A</sup>
6606 Wisconsin Avenue	Edith Erwin House	1924	Surveyed
6822 Wisconsin Avenue	House	1919	Surveyed

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

## *Bungalow*

Influenced by the small Craftsman style houses of California that were given extensive publicity in architectural plan books and lifestyle magazines, small Bungalow style houses became the most popular and fashionable modest houses in the United States during the early twentieth century. From 1910 to 1940, the Bungalow was a popular residential style in Wisconsin. The style is primarily characterized by its plan rather than its aesthetics. While there are many variants, Bungalows are typically one or one-and-one-half stories in height with simple horizontal lines, wide projecting roofs, one or two large porches, and plain woodwork. The upper level in two stories examples is subdued visually to give the house a one-story look. Roofs can be gabled or hipped and commonly have decorative, exposed rafter tails. Other characteristic features include a dominant fireplace and chimney, exposed and exaggerated structural elements, and massive piers or porch supports. Buildings of this style are clad in natural materials such as wood clapboards or shingles, brick, stone, stucco, or a combination thereof. The exterior design is commonly adapted to many different stylistic interpretations and can be seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences.<sup>59</sup>



*Edgar D. Haven House, 1924*  
*603 N. 68th Street*



*House, 1917*  
*1506 N. 69th Street*



*Alex A. Henderson House, 1922*  
*6810 Cedar Street*



*Harvey Kopperud House, 1927*  
*7105 Cedar Street*



*House, 1916  
7363 Harwood Avenue*



*John Kascolka House, 1920  
8008 Harwood Avenue*



*House, 1917  
7512 Lincoln Place*



*House, 1917  
6796 Maple Terrace*



*House, 1916  
7037 Maple Terrace*



*Frederick Bauer House, 1921  
7131 Milwaukee Avenue*

A popular residential architectural style in Wauwatosa during its time, 89 examples of Bungalow style residences were included in the survey. Representative examples of Bungalow style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
603 N. 68th Street	Edgar D. Haven House	1924	Contributing <sup>A</sup>
1506 N. 69th Street	House	1917	Surveyed

6810 Cedar Street	Alex A. Henderson House	1922	Surveyed
7105 Cedar Street	Harvey Kopperud House	1927	Surveyed
7363 Harwood Avenue	House	1916	Surveyed
8008 Harwood Avenue	John Kascolka House	1920	Surveyed
7512 Lincoln Place	House	1917	Surveyed
6796 Maple Terrace	House	1917	Contributing <sup>B</sup>
7037 Maple Terrace	House	1916	Surveyed
7131 Milwaukee Avenue	Frederick Bauer House	1921	Surveyed

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

<sup>B</sup> Contributing to the proposed Maple Terrace Historic District

### *Art Moderne / Streamline Moderne*

Related to the Art Deco, Art Moderne was also a futuristic movement celebrating the advancement of technology and industrialism, however, more volumetric, streamlined, and devoid of historical references. The Art Moderne style was popular in Wisconsin from 1930 to 1950. The style is characterized by smooth wall finishes, round corners, and emphasized horizontality, for which it is often also referred to as Streamline Moderne. Examples are typically constructed of concrete and feature flat roofs, narrow bands of windows often continuing around corners, windows or entire walls of glass block, mirrored panels, horizontal banding, circular elements, and little to no surface decoration. What decoration did exist was focused at doorways and windows and consisted of metal or structural glass panels or trim. Aluminum and stainless steel were widely used materials in this style for doors, windows, railings, and balusters.<sup>60</sup>



*Lawrence Van der Heyden House, 1938*  
1251 N 86th Street

Only one example of an Art Moderne style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1251 N. 86th Street	Lawrence Van der Heyden House	1938	Eligible

### *Bankers Modern Styles (1935-1975)*

While residential architecture was dominated through the first decades of the twentieth century by the eclectic Period Revival styles, the economic necessity for small, affordable houses during the Great Depression and changing architectural fashions after World War II led a major shift toward modern residential styles. New Federal Housing Administration (FHA) policies after World War II that were aimed at helping every returning veteran own their own home exerted a monumental influence on the subsequent, vast construction of single-family suburban neighborhoods across the country. Averse to financing more dramatic modern architecture for houses, the banks providing FHA-insured loans preferred and promoted more conservative modern styles, primarily Minimal Traditional and Ranch. For this reason, these styles are now commonly referred to as “Bankers” Modern styles. Ranch style houses dominated residential architecture through the 1970s.<sup>61</sup>

#### *Minimal Traditional*

The Minimal Traditional style was the most successful response to the challenging conditions that affected home construction in the United States when the Great Depression shut down the home-building industry. The development of small houses was encouraged by the FHA, which was created in 1934 to ensure low-interest long-term mortgage loans to stabilize the housing industry. To ensure that home ownership could remain attainable for most Americans, the FHA limited the maximum home sale price it insured so that the average home size and cost remained affordable. The architecture and residential design professions, desperate for work after 1930, enthusiastically embraced the challenge of designing small houses, and the subject soon dominated professional publications and house pattern books. The most influential publications were the FHA’s Principles of Planning Small Houses bulletins as builders knew that following their guidelines was the best way to ensure construction funds and insured mortgages for home buyers. The imminent threat of World War II and subsequent increased wartime production caused an unprecedented number of relocated workers to need small, affordable housing; this resulted in the construction of approximately 2.3 million residences across the country between 1940 and 1945. At the war’s end, a similar need arose to house the nation’s 10 million returning servicemen, resulting in an additional 5.1 million residences being constructed by 1949. Many homes constructed during this time were Minimal Traditional. Postwar prosperity led to the rise in the popularity of larger, Ranch style homes, which replaced the dominant Minimal Traditional style after 1950.<sup>62</sup>

The Minimal Traditional style, popular from 1935 to 1950, utilized the traditional form of contemporaneous Period Revival styles, particularly Colonial and Tudor Revival, however, it was distinctly modern in its characteristic lack of ornament. The style is typified by its one or one-and-one-half-story height, simple L- and T-shaped plans, low or moderately pitched, and most often gabled roofs with shallow eaves. The exterior is typically clad in a single material to make the house appear larger. Examples may feature a prominent entry with simple porch or platform steps, bay windows, shutters, or chimney.<sup>63</sup>



*Thomas D. Graham House, 1952*  
*539 N. 103rd Street*



*Walter Mattson House, 1953*  
*515 N. 107th Street*



*John C. Orlow House, 1948*  
*1049 N. 70th Street*



*James Richards House, 1953*  
*637 Elm Spring Avenue*



*Olen Christopherson House, 1950*  
*8613 Glencoe Circle*



*Paul B. Kissel House, 1939*  
*6024 Martin Drive*



*Richard H. Kramer House, 1950*  
8015 Portland Avenue



*Theodore A. Helmle House, 1953*  
10509 Wisconsin Avenue

A common residential architectural style in Wauwatosa during its time, 38 examples of Minimal Traditional style residences were included in the survey. Representative examples of Minimal Traditional style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
539 N. 103rd Street	Thomas D. Graham House	1952	Surveyed
515 N. 107th Street	Walter Mattson House	1953	Surveyed
1049 N. 70th Street	John C. Orlow House	1948	Surveyed
637 Elm Spring Avenue	James Richards House	1953	Surveyed
8613 Glencoe Circle	Olen Christopherson House	1950	Surveyed
6024 Martin Drive	Paul B. Kissel House	1939	Surveyed
8015 Portland Avenue	Richard H. Kramer House	1950	Surveyed
10509 Wisconsin Avenue	Theodore A. Helmle House	1953	Surveyed

### *Ranch*

The Ranch style originated in California during the mid-1930s, very loosely based on early Spanish Colonial pitched roof courtyard houses of the American Southwest and was spread across the country by California-based *Sunset Magazine* with its 1946 publication *Western Ranch Houses*. Other residential housing magazines soon joined the trend in promoting the style and the casual family-oriented lifestyle it well suited. They often described the style as “middle of the road modern” and “modern inside, traditional outside.” As the automobile became the principal means of transportation in the country after World War II, the standard narrow urban lot style of development was replaced by a form with wider sprawling lots, and the Ranch style became the dominant architectural style for single family residences throughout the United States, particularly in large suburban tract developments.<sup>64</sup>

Ranches, popular from 1935 to 1975, are typically broad, single story houses with emphasized horizontality, built low to the ground, and rectangular, L-, or U-shaped in plan with asymmetrical façades. Roofs are low-pitched and often hipped or gabled, commonly with moderate or wide overhanging eaves. A garage is attached to the main façade facing the street, side, or rear. Typically, the front entrance is located off center, almost always sheltered under the main roof of the house, and often recessed. Single or paired entry doors



are common and may range from a simple, plain flush door to having heavily decorative, curvilinear, or square panels with a single or matching sidelights or side panels. Entry or partial width porches, also almost always contained under the main roof of the house, can be found. When present, porch supports are most often simple wood posts or patterned wrought iron. As a remarkable range of pre-manufactured windows were available during the era, most Ranch houses feature a variety of different sizes and types of windows in either metal or wood with horizontal or multi-pane light patterns. One or more large picture windows are universally present, commonly with operable sections; however, in later examples, groups of tall fixed vertical panes were often used instead of a large single picture window. Short windows are often grouped into ribbons placed high in the wall, often in bedrooms to allow light and ventilation without loss of privacy and to accommodate flexibility in furniture arrangement. Corner windows with corner support, sliding glass doors, and jalousie windows are common. Exterior elaborations are common, including built-in planters, emphasized heavy chimneys, masonry screen walls, rear covered verandas, and rear patios often with built-in or free-standing masonry grills. Wooden or aluminum siding and brick are the most typical wall claddings, often used in combination with the entry area differentiated from the main body of the house. Examples of the Ranch style may incorporate modest elements of other traditional styles. While commonly constructed throughout the Ranch era, more heavily styled Ranches are classified as “Styled Ranches” of the “New Traditional” movement.<sup>65</sup>



*William H. Cox House, 1951*  
*556 N. 105th Street*



*Walter J. Lazynski House, 1955*  
*818 N. 73rd Street*



*Henry R. Marshall House, 1954*  
*731 N. 74th Street*



*Joseph J. Mollica House, 1955*  
*841 N. 74th Street*



*Theodore Dolhum House, 1957  
818 Geralayne Circle*



*Oscar H. Braiger House, 1958  
7728 Geralayne Drive*



*Howard Lentz House, 1950  
7214 Maple Terrace*



*John C. Lindler House, 1956  
7436 Maple Terrace*



*Calvin F. Droegkamp House, 1954  
7225 Wells Street*



*Robert Karen House, 1954  
7230 Wells Street*

One of the most popular residential architectural styles in Wauwatosa during its time, 194 examples of Ranch style residences were included in the survey. Representative examples of Ranch style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
556 N. 105th Street	William H. Cox House	1951	Surveyed
818 N. 73rd Street	Walter J. Lazynski House	1955	Contributing <sup>A</sup>

731 N. 74th Street	Henry R. Marshall House	1954	Contributing <sup>A</sup>
841 N. 74th Street	Joseph J. Mollica House	1955	Contributing <sup>A</sup>
818 Geralayne Circle	Theodore Dolhum House	1957	Surveyed
7728 Geralayne Drive	Oscar H. Braiger House	1958	Surveyed
7214 Maple Terrace	Howard Lentz House	1950	Contributing <sup>A</sup>
7436 Maple Terrace	John C. Lindler House	1956	Contributing <sup>A</sup>
7225 Wells Street	Calvin F. Droegkamp House	1954	Contributing <sup>A</sup>
7230 Wells Street	Robert Karen House	1954	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Wellauer Heights Historic District

### *Split-Level Ranch*

Split-Level Ranches originated during the 1930s but were especially popular between 1950 and 1975 and are a multi-story variation of the one-story Ranch. As such, Split-Levels retain the horizontal lines, low-pitched roof, overhanging eaves, and other characteristic elements of the Ranch style in a multi-story form. Split-Levels are comprised of three or more separate floor levels that are staggered and separated from each other by partial flights of stairs. Typically, each distinct level corresponds to one of three general functions: noisy living areas, quiet living areas, and sleeping areas. The lowest level houses the garage and a family room. The mid-level wing houses the quiet living areas, and the upper level contains the bedrooms. The middle level most often is the location for the main entry and may feature a one-and-one-half story foyer. The style can feature a wide variety of exterior wall materials, often multiple materials in combination. Examples of the style may incorporate modest elements of other traditional styles, particularly Colonial Revival. While commonly constructed throughout the Ranch and Split-Level era, more heavily styled later period Split-Levels are classified as “Styled Ranches” of the “New Traditional” movement.<sup>66</sup>



*David J. Carlson House, 1957*  
8220 Brookside Place



*Alphonse J. Starek House, 1954*  
7504 Wisconsin Avenue

An uncommon residential architectural style in Wauwatosa during its time, 13 examples of Split-Level style residences were included in the survey. Representative examples of Split-Level style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
8220 Brookside Place	David J. Carlson House	1957	Surveyed

<sup>A</sup> Contributing to the proposed Wellauer Heights Historic District

### *New Traditional Styles (1935-present)*

While some Period Revival styles continued to be built into the 1960s, residential architecture during the period from 1950 to 1970 was dominated by modern forms and styles. However, some modern style houses were constructed with traditional detailing in the form of the Styled Ranch styles. By the late 1960s, a new period began reviving the popularity of traditional forms and detailing, especially for residential architecture. New Traditional styles and a renewed taste for traditional architectural details came to dominate residential architecture during the 1970s, nurtured by nostalgia inspired by the United States' Bicentennial anniversary in 1975 and the growing historic preservation movement. Early examples of these styles showed a little attempt at closely copying historic precedents, applying historic details such as Tudor half-timbering, Georgian doorways, Second Empire mansard roofs, or Queen Anne spindlework onto one-story Ranch, Split-Level, or two-story contemporary forms. As the end of the twentieth century neared and home building boomed, preferences changed to more accurate interpretations of historic styles with simple roof forms and unified stylistic detailing. This era soon became the period with houses designed in the broadest range of architecture styles ever constructed at the same time, including revivals of almost every style found in American architectural history.<sup>67</sup>

### *Styled Ranch*

Soon after the development of the Ranch style in California during the mid-1930s and its spread across the country during the 1940s, it became the dominant residential housing style of the mid-twentieth century. While one side of the Ranch style's popularity was its modern attributes, some still preferred references to historic styles. This resulted in the application of traditional style detailing creating variations that are now referred to as Styled Ranches, which were popular during the Ranch era from 1935 to 1975 but continued to dominate one-story house design through 1985. Styled Ranches retain many of the characteristic Ranch elements including the generally broad rectangular L- or U-shaped plans and horizontal emphasis, however, they often lack the low-pitched roofs with broad overhanging eaves, short windows, and picture windows while featuring slightly higher pitched roofs, prominent entries, and multi-paned windows. Styled Ranches can have a one-story, one-and-one-half story, or split-level forms. Ranch forms met the demise of their popularity in the late 1980s, when changing tastes, desires for larger homes, and rising land prices began to favor two-story houses.<sup>68</sup>

As the Ranch style originated in California during the mid-1930s, very loosely based on early Spanish Colonial pitched roof courtyard houses of the American Southwest, early Ranch homes exhibiting more heavily Spanish Colonial Revival styled were the earliest subtype of Styled Ranches. Spanish Styled Ranches were constructed throughout the entire Ranch era and beyond into the 1980s; however, the style remained most popular in the region of its conception, California and the Southwest. Spanish Styled Ranches are characterized by stucco or buff-colored brick cladding and features that include tiled roofs that are most often red and round or parabolic arches, especially at front entries, principle windows, porches, or

courtyard entrances. Exposed roof rafters and beams, wood or metal window grilles and balconettes, and inward-slanting chimneys or wing walls are also common.<sup>69</sup>

Colonial Revival Styled Ranches evolved from the Minimal Traditional style and Cape Cod subtype of the Colonial Revival style homes of the 1940s. Colonial Revival Style Ranches are often symmetrical or include a symmetrical main block with a side-gabled or hipped roof. They are most often clad in red brick veneer or wood siding with wings in a secondary material. Characteristic elements include a prominent and often centered front door with Colonial Revival surround or entry porch, dormers, and other Colonial Revival details.<sup>70</sup>

Tudor Styled Ranches were most popular during the 1970s and 1980s and are typified by exterior decorative wood half-timbering most often infilled with stucco, which appears on almost all examples of the style. Other characteristic elements include full gable, clipped gable, and cross-gable roofs; combinations of exterior wall materials, most often brick veneer, wood siding, and stucco; casement windows, sometimes with diamond-shaped muntin patterns; and decorative garage doors.<sup>71</sup>

French Styled Ranches were most popular during the 1970s and 1980s and are typified by at least one portion, most commonly a central main block, covered by a steeply pitched hipped roof. Examples may be asymmetrically composed or a symmetrical block with side wing forms. Other characteristic elements include brick veneer exterior cladding; segmental arch doors, windows, or dormers; prominent front entry with single or paired paneled doors; and tall narrow shutters.<sup>72</sup>

One of the earliest decorative themes applied to styled ranches was a “Hansel and Gretel” storybook aesthetic, closely resembling earlier Swiss Chalet revival styles, popular primarily during the 1950s. Storybook Styled Ranches are characterized by deep decorative verge boards, scalloped trim, diamond-shaped windowpanes, and decorative window boxes.<sup>73</sup>



*Harry Fulton House, 1957  
7810 Geralayne Drive*



*Don J. Zaiser House, 1953  
1040 Perry Court*

An uncommon residential architectural style in Wauwatosa during its time, only six examples of Styled Ranch style residences were included in the survey. Representative examples of Styled Ranch style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7810 GERALAYNE DRIVE	HARRY FULTON HOUSE	1957	Surveyed
1040 PERRY COURT	DON J. ZAISER HOUSE	1953	Surveyed

### *Mansard*

At a time when residential architecture was dominated by the modern and more informal Ranch and Contemporary styles, the Mansard style was one of the sole traditional and formal residential styles still built as it could meet many zoning ordinances or deed restrictions that only allowed one-story houses or low roof heights in many new subdivisions from the 1940s through the 1970s, as a full story of living space could fit under its characteristic massive mansard roof. With the top floor's exterior clad in roofing material, the style was relatively inexpensive to build with the substantial saving on masonry wall veneer. As such, the style became popular for small scale commercial buildings and apartments in addition to single family homes. Popular from 1940 to 1985, the Mansard style is characterized by its namesake roof which is typically covered with shingles or decorative roofing materials and may feature flared eaves. Houses are most often one- or two stories in height, with the mansard roof typically forming the walls of the second story and containing dormer windows on its steep lower slope. Exterior walls on the lower levels are most often clad with brick veneer. A segmental arch over the entry door, windows, or dormers is common. Other common elements include double doors with curvilinear or circular patterns, entry door often recessed, masonry wall chimneys, and quoins. Later examples commonly feature round arches, projecting central or side wings, a projecting ledge at the top or bottom of mansard, and windows that interrupt the roof's cornice line.<sup>74</sup>



*Tosa Glen Apartments, 1977*  
1330 St. James Street

Only one example of a Mansard style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1330 St. James Street	Tosa Glen Apartments	1977	Surveyed

## *New Traditional*

While the Colonial Revival style remained popular through the 1950s, later examples were more simply detailed and limited to a small number of forms. By the 1970s, a new revival began which has become known as the New Traditional Colonial style inspired by the full range of English and Colonial precedents. While early examples of the New Traditional Colonial style were free adaptations of historic precedent and often oddly proportioned, better proportioned, and often architect-designed houses began being built by the 1980s. Characteristic elements remain like the earlier Colonial Revival style.<sup>75</sup> A renewed interest in Classical architecture inspired by the American Bicentennial saw an emulation of the earlier Neoclassical and Georgian Revival styles in the New Traditional Classical style. Like its precedents, the style is typified by a porch with full height columns or pilasters on the main façade. While early examples of the New Traditional Colonial style saw these elements freely applied to a variety of house forms with little concern for historically accurate detailing, better proportioned and detailed houses more closely modeled after historic classical precedents began being built by the 1980s.<sup>76</sup> A renewed interest in the earlier Tudor Revival style began during the late 1970s. Similar to the earlier style, the New Traditional Tudor style features dominant steeply pitched front-facing gabled roofs and characteristic half-timbering. While early examples of the style saw these elements freely applied to a variety of house forms with little concern for historically accurate detailing, better proportioned and detailed houses more closely modeled after historic precedents eventually began being built by the 1980s.<sup>77</sup>

A renewed interest in American Craftsman and Bungalow style architecture began during the 1990s. The style is characterized by simple exterior and interior detailing. Like the earlier styles, the New Traditional Craftsman style features combinations of exterior wall cladding including brick or stone veneer, stucco, and horizontal or shingle siding of either wood, vinyl, or fiber cement. A higher percentage of New Traditional Craftsman houses are two stories than were their twentieth-century precedents. Roofs are typically low- to moderately pitched gables, often broad with wide overhanging eaves and either exposed rafter tails or triangular brackets. Front porches are common and most often with tapered square columns and masonry clad piers; porches may be screened. Windows can be standard or cottage style double hung or casements in a variety of sizes and groupings commonly with Prairie style or other muntin patterns.<sup>78</sup>



*Albert Little House, 1965*  
*7033 Wellauer Drive*



*Helmuth O. Knorre House, 1971*  
*7124 Wisconsin Avenue*

An uncommon residential architectural style in Wauwatosa during its time, six examples of New Traditional style residences were included in the survey. Representative examples of New Traditional style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7033 Wellauer Drive	Albert Little House	1965	Surveyed
7124 Wisconsin Avenue	Helmuth O. Knorre House	1971	Surveyed

### Modern Styles (1920-present)

As many of the most elite European architects fled Europe during World War II, their austere International Style swept the United States from the 1930s to the 1950s, especially in its influence of commercial architecture. These early styles were the impetus to the development of numerous veins of modern architecture through the present day. Architectural historians and architects are now identifying names for many of these theories of architecture as buildings of these genres begin to reach sufficient age to be evaluated for significance per National Register of Historic Places criteria for evaluation.<sup>79</sup>

### *Contemporary Style / Mid-Century Modern*

The Contemporary style was the most popular architectural style among American architects from 1945 to 1965. The style was largely influenced by Frank Lloyd Wright and his small, affordable Usonian houses that he began designing in the late 1930s which were constructed of natural materials, built low to the ground, had broad sheltering roof overhangs, and featured open plan interiors with significant spatial and visual connections between indoor and outdoor spaces. It took until the early 1950s for Wright's ideas to enter and eventually sweep mainstream American architectural design. The Contemporary style is often also referred more generally as Mid-Century Modern. The style is characterized by its use of natural cladding materials, especially wood, stone, and brick, as well as low-pitched gabled roofs with widely overhanging eaves, commonly exposed roof beams, and windows generally present in the gable ends or just below the roofline on non-gabled façades. Flat, slant, and butterfly roofs are also common, as well as openings in the roof to allow natural light.<sup>80</sup>

Contemporary style buildings may look completely different from one side to another. Front façades may reveal little about the building itself, with broad expanses of uninterrupted wall surface typical as well as recessed or obscured entry doors. Rear and side façades are often window walls composed of sections of large, mostly fixed, single panes of glass; this indoor-outdoor connection is further enhanced by floor and ceiling materials and roof beams that continue from the inside out, making the glass wall seem to disappear. Exposed timbers and beams, low broad chimneys, and carports are other common elements.<sup>81</sup>





*Robert E. Plehn House, 1956*  
624 N. 65th Street



*Louis R. Barth Duplex, 1955*  
405 N. 68th Street



*Neal Fischer House, 1970*  
1261 N. 85th Street



*R. J. Sear House, 1954*  
1279 N. 85th Street



*Joan Giehl House, 1967*  
1248 N. 86th Street



*Frank J. Ripple House, 1961*  
7808 Geralayne Drive



*Joseph Driscoll House, 1949*  
8512 Glencoe Circle



*Apartments, 1960*  
950 Glenview Avenue

A common residential architectural style in Wauwatosa during its time, 29 examples of Contemporary Style residences were included in the survey. Representative examples of Contemporary Style residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
624 N. 65th Street	Robert E. Plehn House	1956	Surveyed
405 N. 68th Street	Louis R. Barth Duplex	1955	Surveyed
1261 N. 85th Street	Neal Fischer House	1970	Surveyed
1279 N. 85th Street	R. J. Sear House	1954	Surveyed
1248 N. 86th Street	Joan Giehl House	1967	Surveyed
7808 Geralayne Drive	Frank J. Ripple House	1961	Surveyed
8512 Glencoe Circle	Joseph Driscoll House	1949	Surveyed
950 Glenview Avenue	Apartments	1960	Surveyed

### *International*

After World War I, during the dominant eclectic Period Revival era in the United States, European architects were developing a new style of dramatic modern buildings; most notably Le Corbusier in France, J.J.P. Oud and Gerrit Rietveld with the De Stijl movement in Holland, and Walter Gropius and Ludwig Mies van der Rohe of the Bauhaus design school in Germany. They intended to create a new international architecture independent of specific materials, sites, or cultural traditions that did not imitate or recall past styles. The New York Museum of Modern Art first christened the movement of the International Style at its influential ‘Modern Architecture: International Exhibition’ in 1932. The exhibition’s accompanying publication, *The International Style: Architecture Since 1922*, by Henry-Russell Hitchcock and Phillip Johnson identified three main principles of the style. The first is an emphasis on volume or space enclosed by thin planes instead of a suggestion of mass and solidity. The second was regularity, an underlying orderliness seen clearly before the outside surfaces are applied. The third principle was the avoidance of applied, surface decoration, instead of depending on the intrinsic qualities of the materials, technical perfection, and proportions for aesthetic richness. While several European architects moved to the United States and practiced in the style as early as the 1920s, it wasn’t until the elite Bauhaus architects came fleeing Hitler during World War II that their theories had a profound influence on this country. Their presence at some of the most

prominent American architecture schools swiftly replaced the former Beaux Arts curriculum and widely disseminated their new ideas across the country. Also, of great influence was Le Corbusier's view of the house as a "machine for living" which emphasized functionalism as prime importance and the discord of traditional residential elements that were merely decorative. These ideas proved very appealing in a time of rapidly advancing technology.<sup>82</sup>

The International Style has remained popular from 1925 through the present day. The style is typified by buildings constructed with a lightweight structural skeleton that allows walls to serve solely as an enclosure of space and provide flexibility for fenestration to reflect interior needs. Hallmark characteristics include smooth and unornamented wall surfaces with a unifying cladding, asymmetrical façades composed of large and often linear window groupings and expanses of windowless wall surface, flat roofs without coping at the roofline, and a lack of decorative detailing at doors or windows. Windows tend to be grouped in vertical or horizontal bands, most often metal casements, commonly wrapping around corners. Cantilevered roofs, projections, or balconies are also common.<sup>83</sup>

The earliest examples are most often small, cube-like houses typically covered with glazed tile, white painted stucco, brick, or concrete block. If present, detailing is most likely of an Art Moderne influence. By the late 1930s, smooth board and plywood or composition panels were also used, as was the addition of an accent brick or stone wall. Houses after 1945 often incorporated a courtyard or entry hall to separate public living areas from private sleeping areas; front, side, rear, and interior courtyards especially gained popularity during this time.<sup>84</sup>

Glass as a primary exterior cladding material on residential and commercial buildings alike became a popular International Style component during the late 1940s; this "Miesian" use of glass curtain walls became especially popular for commercial buildings. Wall materials on later examples began to include poured-in-place or tilt-up pre-cast concrete. During the 1970s, a revival that continues to this day began based on the earliest white stucco-clad houses, however with façades of a far greater percentage of glass.<sup>85</sup>



*Hilda Prah House, 1936*  
*612 N. 70th Street*

Only one example of an International style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
612 N. 70th Street	Hilda Prahls House	1936	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

### *Shed*

The Shed style, popular from 1965 to 1990, was an architectural movement to create dynamic interior spaces using bold diagonals, counterpointed shapes, and multiple massing in reaction to the standard orthogonal forms of the International Style. The style also reflected a new interest in “architecture without architects” and a desire for useful and simply built houses inspired by vernacular buildings such as barns, mining structures, and folk houses. The Shed style is characterized as an asymmetrical composition of box-like forms capped with single sloped shed roofs facing a variety of directions and occasionally coupled with a gabled roof, all with smooth roof-wall junctures most commonly with little or no overhang. With little added detail, elaborations are primarily various, asymmetrically placed simple windows, including ribbons of clerestory windows on high façades or above lower roof forms, vertical groupings of tall narrow upper windows over short lower panes, square box-bay “saddlebag” windows, and windows with boxed frames. Windows are typically fixed panes set flush with the exterior wall, the tops of which may be flat or sloped with the angle of the roof; there are typically few window openings on walls that face public areas. Exteriors are typically clad in vertical, diagonal, horizontal, or shingle wood siding, plywood that imitates wood siding, and occasionally brick veneer, sometimes in combination. When present, chimneys are most often unelaborated and clad in wood. Examples are typically one or one-and-one-half stories in height. The Shed style was also well suited for passive solar building methods of the emerging environmental movement of the 1970s.<sup>86</sup>



*Charles E. Sazama House, 1969*  
1421 N 70th Street

Only one example of a Shed style residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1421 N. 70th Street	Charles E. Sazama House	1969	Surveyed

## Vernacular Forms

Vernacular architecture is a term for buildings easily described as a “backdrop” to others that can be attributed to the previously described styles. These common buildings, whose distinguishing characteristic is their simplicity, are generally classified by their exterior massing, roof shape, and the number of stories.<sup>87</sup>

### *Front Gable*

The front gable was a common form for houses, commercial buildings, halls, churches, schools, and other types of buildings in both rural and urban Wisconsin communities from 1840 to well into the twentieth century. Characterized by a rectangular plan and gabled roof, the form is named so as its major façade is placed on the gable end of the building. Front gable buildings are most commonly one-and-one-half stories in Wisconsin; however, one, two, and two-and-one-half story versions are found. Dormers can be found on half-story versions on one or both sides of the gabled roof. Proportions of earlier examples of the form are narrower than the later, generally broader examples regardless of the number of stories. Correspondingly, roofs of earlier examples tend to be steeper, and later versions more gently sloped. While typically symmetrical, a central or offset entry door may be sheltered by a small porch uncovered stoop or full porch with a shed or hipped roof. The front gable form typically has a clapboard-clad, or occasionally brick, exterior. Simply detailed sills and lintels turned porch posts, decorative shingles, and oversized parlor windows are commonly the only decorative embellishment associated with the form, a lack of which disassociates the form from recognized styles of the same period in which the front gable form predominates. This front gable form should not be confused with mundane versions of other major styles.<sup>88</sup>



*House, 1916  
7522 Lincoln Place*



*House, 1885  
7309 St. James Street*

Only five examples of front gable residences were included in the survey. Representative examples of front gable residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7522 Lincoln Place	House	1916	Surveyed
7309 St. James Street	House	1885	Surveyed

### *Side Gable*

The side gable form, while also used for commercial and public buildings, is predominately one of the earliest and most universal of all residential forms; it has been built around the world for centuries and during all periods of white settlement in Wisconsin with a variety of materials by various ethnic groups, especially between 1840 and 1940. The form is characterized by a rectangular plan and generally low-sloped gabled roof with its major façade on one of the long sides and its roof gables on the short ends. The side gable form is often adapted to half-story heights with or without dormers, from one to three stories; the one-and-one-half story version is most common in Wisconsin. While most are covered in clapboards, side gable buildings can also be commonly found constructed of fieldstone, cut stone, or brick. Many early examples are log or timber-framed structures. As with other vernacular forms, earlier examples also tend to be narrower, often only one room wide. Added wings are quite common on the side gable form, often as a one-story with a shed roof along the rear wall or as perpendicular extensions that form a T- or L-shaped plan to the rear. Porches are common, partially, or entirely spanning the front façade, and may have the building's only decorative embellishment such as small brackets or turned posts. The porch roof is generally not an extension of the main roof but is a separate shed, flat, or hipped roof.<sup>89</sup>



*F. Hess House, 1870  
8219 Wisconsin Avenue*

Only one example of a side gable residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
8219 Wisconsin Avenue	F. Hess House	1870	Surveyed

### *Gabled Ell*

The gabled ell form is one of the most ubiquitous vernacular building types built in Wisconsin from 1860 to 1910 and nearly always residential. The name is attributed to all buildings that are cruciform, L-, or T-shaped in plan. Gabled ells appear as two gabled wings perpendicular to each other, except for the cruciform version which appears as a central front gable wing flanked by perpendicular wings on each side. Although it is uncertain with what frequency construction of the two wings of the gabled ell form was done as a whole unit, it is certain that the form commonly evolved from front or side gable buildings. Examples of the gabled ell form exhibit a

variety of combinations of stories amongst its multiple wings, although a one-and-one-half story main block with a one-story side wing is most common. Constrained by generally narrow urban lot sizes, gabled ells appear more commonly in rural or small communities. Exterior surfaces are most often covered with clapboards; however, brick and stone are not uncommon. A porch with either a shed or a hipped roof is almost always located at the ell created by the junction of the two wings and has often been enclosed. The main entry door, located on the porch, is commonly located on either or both walls. The only decorative elements of the gabled ell are generally bracketing, turned posts, and a balustrade on the porch, making it the most visually interesting element of the otherwise simple form. Early examples may exhibit modest references to the Greek Revival or Italianate styles.<sup>90</sup>



*House, 1895  
933 N 70th Street*



*House, 1887  
1412 St. Charles Street*

Only four examples of Gabled Ell residences were included in the survey. Representative examples of gabled ell residences in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
933 N. 70th Street	House	1895	Surveyed
1412 St. Charles Street	House	1887	Surveyed

### *Cross Gabled*

Unlike other vernacular forms, the cross gable did not appear until late in the nineteenth century, commonly built in Wisconsin from 1890 to 1930. Examples of the form are usually two stories in height, roughly square in plan, and featuring a cross gable or cross gambrel roof; the term “cross” referring to two intersecting, identical roofs whose ridges form a cruciform. Lesser examples may achieve the crossed gabled roofs with a greatly oversized roof or wall dormers. Early cross gable examples tend to feature delicate reminders of the Queen Anne style, while later examples may exhibit broad proportions, squatty form, and other elements of the American Foursquare and Bungalow styles. However, because of their simplicity and general lack of adornments, cross gabled buildings are not strongly associated with any style. Rooflines broken by small gables and full front porches with low, often gabled, roofs are typical. On the most common clapboard-clad examples, porches often feature wood balustrades; however, masonry examples with either masonry or wooden porches are not uncommon. Windows are often paired or tripled and randomly spaced on all but the front façade, which may be organized

symmetrically despite a typically offset front door. Varying window sizes and shapes often reflect the interior location of baths, kitchens, and staircases.<sup>91</sup>



*House, 1910  
6645 Hillside Lane*

Only one example of a cross gabled residence was included in the survey.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
6645 Hillside Lane	House	1910	Surveyed

### Construction Materials and Methods

#### *Wood*

Because of its abundance in the area, wood has historically been the primary material for construction in Wisconsin. Wood has been used for residential construction in the form of studs, rafters, clapboards, shingles, and shakes. Many of Wauwatosa’s older historic buildings were originally sided with wood clapboard.



*Frank J. Skobis Jr. House, 1924  
557 N. 68th Street*



*Joan Giehl House, 1967  
1248 N. 86th Street*





*Frank J. Hoye House, 1922  
6911 Aetna Court*



*Edwin and Mary Gaines House, 1923  
694 Crescent Court*



*Harrison and Eve Ludington House, 1881  
343 Glenview Avenue*



*John Kascolka House, 1920  
8008 Harwood Avenue*



*A. Barnes House, 1864  
1252 Kavanaugh Place*



*Hans Petersen House, 1922  
7505 Lincoln Place*



*A. B. Mower House, 1885  
7343 Milwaukee Avenue*



*Sam Hoyt House, 1898  
1515 Mower Court*



*Dale H. Swanson House, 1941  
1085 Perry Court*



*F. Hess House, 1870  
8219 Wisconsin Avenue*

Representative examples of historic wood buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
557 N. 68th Street	Frank J. Skobis, Jr. House	1924	Contributing <sup>A</sup>
1248 N. 86th Street	Joan Giehl House	1967	Surveyed
6911 Aetna Court	Frank J. Hoye House	1922	Surveyed
694 Crescent Court	Edwin and Mary Gaines House	1923	Eligible <sup>A</sup>
343 Glenview Avenue	Harrison and Eve Ludington House	1881	Surveyed
8008 Harwood Avenue	John Kascolka House	1920	Surveyed
1252 Kavanaugh Place	A. Barnes House	1864	Surveyed
7505 Lincoln Place	Hans Petersen House	1922	Surveyed
7343 Milwaukee Avenue	A. B. Mower House	1885	Surveyed
1515 Mower Court	Sam Hoyt House	1898	Surveyed
1085 Perry Court	Dale H. Swanson House	1941	Surveyed
8219 Wisconsin Avenue	F. Hess House	1870	Surveyed

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

## *Stone*

Stone was a popular construction material historically due to its fire resistive properties and aesthetic qualities. It was used in churches, schools, and high-end houses. A wide variety of masonry construction techniques and stone types were used throughout Wauwatosa, including un-coursed fieldstone, un-coursed ledgerrock, un-coursed roughly square, coursed ashlar, and random coursed ashlar. While there are a few examples of more refined, smooth cut stone facades, many stone buildings in Wauwatosa have rusticated stone facades with rectangular or square building stones having a rough or rock face.

Limestone was quarried locally in southeastern Wisconsin; and during the period of much Wauwatosa's development during the nineteenth and turn of the twentieth centuries, it was considered one of the best materials for foundations and was also used extensively for windowsills and other decorative trim on masonry buildings. On many high-quality residences in Wauwatosa, limestone was used to cover portions or the entire façade. Brown, red, or tan colored sandstone was also used, almost exclusively, for trim and other carved ornaments. Marble and granite can be found less commonly on building exteriors in Wauwatosa, due to their higher cost and general rarity.

During the twentieth century, stone was popularly used as a veneer on many of Wauwatosa's public, religious, and institutional buildings as well as on the finest and even some more modest residences.



*Walter J. Lazynski House, 1955*  
818 N. 73rd Street



*Leon F. Reed House, 1941*  
672 N. 74th Street



*Robert W. Whitmore House, 1928*  
614 N. 78th Street



*George H. Betker House, 1947*  
8605 Bluemound Road



*Charles H. Basche House, 1926*  
6742 Cedar Street



*Frank J. Ripple House, 1961*  
7808 GERALAYNE DRIVE



*Otto P. Hunt House, 1926*  
7113 Grand Parkway



*John C. Lindler House, 1956*  
7436 Maple Terrace



*Richard H. Kramer House, 1950  
8015 Portland Avenue*



*R. Kearney House, 1937  
8122 Rockway Court*



*Curtis C. Tracey House, 1928  
6819 Wellauer Drive*



*Frances Seefeld House, 1930  
7237 Wisconsin Avenue*

Representative examples of historic stone buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
818 N. 73rd Street	Walter J. Lazynski House	1955	Contributing <sup>A</sup>
672 N. 74th Street	Leon F. Reed House	1941	Surveyed
614 N. 78th Street	Robert W. Whitmore House	1928	Contributing <sup>B</sup>
8605 Bluemound Road	George H. Betker House	1947	Surveyed
6742 Cedar Street	Charles H. Basche House	1926	Contributing <sup>C</sup>
7808 Geralayne Drive	Frank J. Ripple House	1961	Surveyed
7113 Grand Parkway	Otto P. Hunt House	1926	Contributing <sup>D</sup>
7436 Maple Terrace	John C. Lindler House	1956	Contributing <sup>A</sup>
8015 Portland Avenue	Richard H. Kramer House	1950	Surveyed
8122 Rockway Court	R. Kearney House	1937	Contributing <sup>E</sup>
6819 Wellauer Drive	Curtis C. Tracey House	1928	Contributing <sup>D</sup>
7237 Wisconsin Avenue	Frances Seefeld House	1930	Surveyed

<sup>A</sup> Contributing to the proposed Wellauer Heights Historic District

<sup>B</sup> Contributing to the proposed Jennings Park Historic District

<sup>C</sup> Contributing to the proposed Maple Terrace Historic District

<sup>D</sup> Contributing to the proposed Grand Parkway Historic District

<sup>E</sup> Contributing to the proposed Brookside-Rockway Historic District

## *Brick*

Historically, brick was a popular building material in Wisconsin. Due to fear of fire, it became widely used in industrial buildings and commercial buildings as a replacement for earlier wood framed buildings. Its use was also prevalent for constructing churches, schools, and houses. During the early twentieth century, it became especially popular as a veneer, especially on wood-framed houses. Typical bonding techniques found in Wauwatosa include common bond, herringbone, and basket weave patterns and colors range from cream, tan, and red to brown.



*William H. Cox House, 1951  
556 N. 105th Street*



*Robert N. Graves Duplex, 1928  
1406 N. 63rd Street*



*Alfred H. Hebenstreit House, 1932  
663 N. 77th Street*



*William H. Sprague House, 1924  
7043 Cedar Street*



*Harry and Harriet Ziemann House, 1928  
645 Crescent Court*



*Herb Lenickeck House, 1936  
8727 Hawthorne Avenue*



*Howard Lentz House, 1950  
7214 Maple Terrace*



*Michael M. Green House, 1929  
7745 Mary Ellen Place*



*Ervin and Florence Piepenbrink House, 1926  
8220 Rockway Court*



*Albert Little House, 1965  
7033 Wellauer Drive*



*Fred B. Haskins House, 1929  
6030 Wells Street*



*August Hoffman House, 1903  
6742 Wisconsin Avenue*

Representative examples of historic brick buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
556 N. 105th Street	William H. Cox House	1951	Surveyed
1406 N. 63rd Street	Robert N. Graves Duplex	1928	Surveyed
663 N. 77th Street	Alfred H. Hebenstreit House	1932	Contributing <sup>A</sup>
7043 Cedar Street	William H. Sprague House	1924	Surveyed
645 Crescent Court	Harry and Harriet Ziemann House	1928	Contributing <sup>B</sup>
8727 Hawthorne Avenue	Herb Lenickeck House	1936	Surveyed
7214 Maple Terrace	Howard Lentz House	1950	Contributing <sup>C</sup>
7745 Mary Ellen Place	Michael M. Green House	1929	Contributing <sup>A</sup>
8220 Rockway Court	Ervin and Florence Piepenbrink House	1926	Contributing <sup>D</sup>
7033 Wellauer Drive	Albert Little House	1965	Surveyed
6030 Wells Street	Fred B Haskins House	1929	Surveyed
6742 Wisconsin Avenue	August Hoffman House	1903	Surveyed

<sup>A</sup> Contributing to the proposed Jennings Park Historic District

<sup>B</sup> Contributing to the proposed Grand Parkway Historic District

<sup>C</sup> Contributing to the proposed Wellauer Heights Historic District

<sup>D</sup> Contributing to the proposed Brookside-Rockway Historic District

### *Concrete*

An experimental building material during the first decades of the twentieth century, historically, concrete was rarely used as an exterior finish material in Wisconsin. However, it eventually became a popular material characteristic of several modern architectural styles.





*Joseph Driscoll House, 1949  
8512 Glencoe Circle*



*Walter H. and Catherine Bender House, 1896  
6200 Wisconsin Avenue*

Representative examples of historic concrete buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
8512 Glencoe Circle	Joseph Driscoll House	1949	Surveyed
6200 Wisconsin Avenue	Walter H. and Catherine Bender House	1896	Eligible

*Stucco*

Stucco was commonly used as an alternative exterior finish to brick veneer, clapboard, or wood shingles on many vernacular, Bungalow, Period Revival, and International Style residences and commonly coupled with half-timber on Craftsman and Tudor Revival style buildings.



*Edward Goodman House, 1927  
555 N. 61st Street*



*Edgar D. Haven House, 1924  
603 N. 68th Street*



*Lawrence Van der Heyden House, 1938*  
1251 N. 86th Street



*William J. Armitage House, 1927*  
190 N. 89th Street



*Anthony Siegl House, 1912*  
7101 Aetna Court



*William H. Hassie House, 1908*  
6614 Cedar Street



*George and Marjorie De Longe House, 1912*  
6735 Cedar Street



*Charles W. Hadler House, 1922*  
6913 Grand Parkway



*Robert C. Merz House, 1938*  
8444 Hill Street



*Ernest Watson House, 1922*  
7127 Maple Terrace



*Harry C. Merritt House, 1925*  
7117 Wells Street



*Edith Erwin House, 1924*  
6606 Wisconsin Avenue

Representative examples of historic stucco buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
555 N. 61st Street	Edward Goodman House	1927	Surveyed
603 N. 68th Street	Edgar D. Haven House	1924	Contributing <sup>A</sup>
1251 N. 86th Street	Lawrence Van der Heyden House	1938	Eligible
190 N. 89th Street	William J. Armitage House	1927	Surveyed
7101 Aetna Court	Anthony Siegl House	1912	Surveyed
6614 Cedar Street	William H. Hassie House	1908	Contributing <sup>B</sup>
6735 Cedar Street	George and Marjorie De Longe House	1912	Eligible <sup>B</sup>
6913 Grand Parkway	Charles W. Hadler House	1922	Contributing <sup>A</sup>
8444 Hill Street	Robert C. Merz House	1938	Surveyed
7127 Maple Terrace	Ernest Watson House	1922	Surveyed
7117 Wells Street	Harry C. Merritt House	1925	Surveyed
6606 Wisconsin Avenue	Edith Erwin House	1924	Surveyed

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

<sup>B</sup> Contributing to the proposed Maple Terrace Historic District

## Aluminum

While aluminum siding is typically considered as a replacement siding which has an adverse effect on a building's architectural integrity, this is not always the case. After World War II, aluminum became popular with both builders and homeowners as a low-maintenance alternative to wood siding. Aluminum rapidly became the standard siding material for new construction, especially on small, cost-efficient Ranch and simplified Colonial Revival style residences built in from the 1940s onward.



*Helmuth O. Knorre House, 1971  
7124 Wisconsin Avenue*

Representative examples of buildings featuring historic aluminum siding in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7124 Wisconsin Avenue	Helmuth O. Knorre House	1971	Surveyed

## Individual Eligibility

The following is a list of individual residential resources included in the survey that are eligible for listing in the National Register of Historic Places under Criterion C for local significance in the area of Architecture each as one the best residential examples of its respective architectural style in the City of Wauwatosa:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1251 N. 86th Street	Lawrence Van der Heyden House	1938	Eligible
6735 Cedar Street	George and Marjorie De Longe House	1912	Eligible <sup>A</sup>
694 Crescent Court	Edwin and Mary Gaines House	1923	Eligible <sup>B</sup>
630 Honey Creek Parkway	Florence V. Trecker House	1939	Eligible <sup>C</sup>
6750 Maple Terrace	Frank L. and Annette Bader House	1913	Eligible <sup>A</sup>
6937 Wellauer Drive	Clark and Florence Dunlap House	1923	Eligible <sup>B</sup>
6200 Wisconsin Avenue	Walter H. and Catherine Bender House	1896	Eligible
6611 Wisconsin Avenue	Carl J. and Julia Jorgensen House	1910	Eligible

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

<sup>B</sup> Contributing to the proposed Grand Parkway Historic District

<sup>C</sup> Contributing to the proposed Jennings Park Historic District

## Architects and Designers

### *Frank L. Bader*

Frank Bader, who was born in Milwaukee in 1873, went on to work as a draftsman in the offices of Ferry and Clas by 1890. He established his own business in 1909 and specialized in the design of Arts & Crafts style houses constructed throughout suburban Milwaukee. He practiced in Milwaukee from 1909 to 1928 and often worked with his brother, Oscar Bader. Frank Bader was also a partner with his brother in the management of the Milwaukee Wadding and Comfort Mills, which made fibrous insulation.<sup>92</sup> Buildings attributed to Frank Bader in the survey include the following:



*Frank L. and Annette Bader House, 1913  
6750 Maple Terrace*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
836 N. 67th Street	House	1910	Contributing <sup>A</sup>
6614 Cedar Street	William H. Hassie House	1908	Contributing <sup>A</sup>
6714 Cedar Street	House	1909	Contributing <sup>A</sup>
6750 Maple Terrace	Frank L. and Annette Bader House	1913	Eligible <sup>A</sup>
6756 Maple Terrace	Oscar C. and Paula Bader House	1913	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

### *Emil Brodelle*

Emil Brodelle was born in Richmond Center, Minnesota, and moved to Milwaukee as a young man. He joined Frank Lloyd Wright's school of architecture at Taliesin in 1911 after studying at the Milwaukee School of Art. In 1912, Brodelle returned to begin his architectural practice in Milwaukee, completing only a few residential commissions. He returned to Taliesin in 1913 where he died in a tragic fire and murder spree the following year.<sup>93</sup> Buildings attributed to Emil Brodelle in the survey include the following:



*George and Marjorie De Longe House, 1912  
6735 Cedar Street*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
6735 Cedar Street	George and Marjorie De Longe House	1912	Eligible <sup>A</sup>

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

*Herman W. Buemming*

Herman Weis Buemming was born in Toledo, Ohio in 1872 to a German immigrant family. His family settled in Milwaukee in 1884, and Herman graduated in 1888. He then apprenticed with architect Charles A. Gombert before becoming a head draftsman with the Pabst Brewing Company. In 1893, he attended Columbia University and became a representative for George B. Post in Pittsburgh, Pennsylvania until 1896. After returning to Milwaukee, he established a series of architectural partnerships. The first with Gustave A. Dick from 1896 to 1907. He practiced briefly on his own and then joined with Alexander C. Guth in 1915. Buemming and Guth worked together until 1923. Buemming and Guth produced a series of residential and commercial commissions in various revival styles, particularly the Tudor Revival and Spanish Colonial Revival, across eastern Wisconsin. Many of which are in the suburbs of Milwaukee and the Washington Highlands neighborhood of Wauwatosa in particular. Herman Buemming began a practice along with his son, John Durr Buemming in 1927; however, the partnership ended when his son committed suicide in 1933. Herman Buemming then joined Clarence W. Jahn and continued to work until his death in 1947.<sup>94</sup> Buildings attributed to Herman Buemming in the survey include the following:



*John and Minnie Dahlman House, 1928  
617 Crescent Court*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
617 Crescent Court	John and Minnie Dahlman House	1928	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

*Walter A. Domann*

Walter Domann was born in 1908 and worked as an architect in Elm Grove for many years. During the 1930s, he worked closely with the Works Progress Administration on several architectural projects in Milwaukee County, including the Recreation Building in Hart Park in Wauwatosa. Little else is known at present about the career of Walter Domann.<sup>95</sup> Buildings associated with Walter Domann in the survey include the following:



*Henry H. Hoffman House, 1950  
7424 Maple Terrace*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7424 Maple Terrace	Henry H. Hoffman House	1950	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Wellauer Heights Historic District

*Raymond W. Dwyer*

Raymond Dwyer worked as a draftsman in the offices of Charles Tharinger and Judell Bogner in Milwaukee during the 1910s. He opened his design and construction business around 1920. By 1932, Dwyer was the proprietor of R.W. Dwyer, Inc., a successful contracting firm operated by members of Dwyer’s family. Dwyer was responsible for the design and construction of many houses in Wauwatosa, including properties in the National Register listed Washington Highland Historic District. He was also responsible for the design of several large Colonial Revival and Georgian Revival style apartment buildings constructed in Wauwatosa during the 1940s. By 1950, Dwyer advertised himself solely as an architect and continued to work into the 1960s, during which time he resided in Wauwatosa.<sup>96</sup> Buildings attributed to Raymond Dwyer in the survey include the following:



*Foley Apartments, 1950  
741 Glenview Avenue*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
533 N. 76th Street	Carl F. Stamm House	1928	Contributing <sup>A</sup>
611 N. 76th Street	J. J. Sullivan House	1929	Contributing <sup>A</sup>
621 N. 77th Street	Henry J. Bendinger House	1927	Contributing <sup>A</sup>
638 N. 78th Street	Jerome Paulus House	1936	Contributing <sup>A</sup>
662 N. 78th Street	J. M. Behling House	1930	Contributing <sup>A</sup>
629 N. 79th Street	Roland W. Beyerlein House	1936	Contributing <sup>A</sup>
8024 Brookside Place	A. Tei House	1932	Contributing <sup>B</sup>
8044 Brookside Place	Lester Van Ells House	1932	Contributing <sup>B</sup>
638 Crescent Court	Max Hildebrandt House	1925	Contributing <sup>C</sup>
741 Glenview Avenue	Foley Apartments	1950	Surveyed
803 Glenview Avenue	Foley Apartments	1950	Surveyed
7020 Grand Parkway	Albert J. Pitman House	1926	Contributing <sup>C</sup>
6024 Martin Drive	Paul B. Kissel House	1939	Surveyed
7753 Mary Ellen Place	Giles Clark House	1929	Contributing <sup>A</sup>
8122 Rockway Court	R. Kearney House	1937	Contributing <sup>B</sup>
7829 Wisconsin Avenue	Otto A. Hildebrand House	1930	Contributing <sup>A</sup>
8153 Wisconsin Avenue	Alfred J. Horshak House	1928	Surveyed

<sup>A</sup> Contributing to the proposed Jennings Park Historic District

<sup>B</sup> Contributing to the proposed Brookside-Rockway Historic District

<sup>C</sup> Contributing to the proposed Grand Parkway Historic District

*Max Fernekes*

Max Fernekes was born in Milwaukee in 1872 and established an architectural practice in 1895 along with J. Walter Dolliver. The firm was best known for designing larger homes on Milwaukee’s east and west sides including the Classical Fred Pabst Jr. mansion on West Highland Boulevard. Fernekes joined Edwin C. Cramer in 1900 to start a new office, which lasted until 1919. Much of the firm’s work was high-end houses in a variety of styles, but particularly English-inspired Tudor Revival and Arts and Crafts style homes. Max Fernekes’s son, Max Fernekes Jr., became a renowned Wisconsin artist as a landscape watercolor painter.<sup>97</sup> Buildings attributed to Max Fernekes in the survey include the following:



*Walter and Hertha Fernekes House, 1924  
6927 Wellauer Drive*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
6927 Wellauer Drive	Walter and Hertha Fernekes House	1924	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

*Ernest Flagg*

Ernest Flagg was born in 1857. He attended the Ecole des Beaux Arts in Paris and returned to New York to practice architecture. Flagg was responsible for the notable designs of the Singer Building in New York City, the Corcoran Art Gallery in Washington DC, and many Naval Academy buildings in Annapolis. He also wanted to develop affordable and aesthetically pleasing single family homes during the 1920s.<sup>98</sup>

In 1922, he wrote *Small Houses: Their Economic Design and Construction*, which outlined efficient construction methods, such as reducing the thickness of floors and partitions and eliminating attics. Demonstration model homes were constructed in New York, and the module system and standardized parts were popularized in national magazines beyond architectural trade magazines and journals. Common characteristics of Flagg houses include dormers, to help avoid the excessive appearance of height yet allow high amounts of daylight to the interior, and ‘mosaic rubble’ exterior walls, with stones, placed dry into forms with mortar squeezed into the joints after construction like a mosaic.<sup>99</sup>

Flagg sold his plans to builders all over the country. In Milwaukee County, Flagg’s designs were constructed by local builder Arnold F. Meyer. Meyer constructed approximately 25 homes based on Flagg’s plans in Milwaukee County before financial problems ended his company in 1925. There are five Flagg-designed houses constructed by Meyer in Wauwatosa, located at 6839 Cedar Street, 2021 Church Street, 325 Glenview Avenue, 7105 Grand Parkway, and 7707 Stickney Boulevard. All twelve of the extant Flagg model houses in the greater Milwaukee area including the five in Wauwatosa, are listed on the National Register of Historic Places. Flagg died in 1947.<sup>100</sup> Buildings attributed to Ernest Flagg in the survey include the following:



<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
6839 Cedar Street	H. R. Davis House	1924	Listed
325 Glenview Avenue	Willis Hopkins House	1925	Listed
7105 Grand Parkway	Warren B. and Anna George House	1925	Listed <sup>A</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

### *Charles L. Lesser*

Charles Lesser was born in Milwaukee in 1864 as the son of German immigrants. In 1881, he apprenticed with the architect Howland Russel and worked in firms in Omaha and St. Louis. He returned to Milwaukee in 1887 to work as a draftsman in the office of T. N. Philpot and joined Gustave H. Leipold in 1888, taking over Philpot's practice. He then joined Henry J. Van Ryan and Frank Andree in 1891. By 1901, Lesser had established his practice in Milwaukee on South 9th Street. He joined his old partner, Frank Andree in 1917, and Joseph Lindl and Albert Schutte in 1919, forming the firm of Lindl, Lesser, and Schutte. Lesser left the firm in 1925 to start his own business again, which continued to the end of his career. His work is marked by a variety of types of projects including manufacturing plants, foundries, churches, office buildings, grain elevators, schools, and a few houses in the Milwaukee region. Many of his designs are marked by explicitly ethnic inspirations and unusual geometry in what are otherwise utilitarian and revival style buildings. In 1924, Lesser moved to the Washington Heights neighborhood of Wauwatosa and designed over a dozen homes in the city. He had previously lived on the south side of Milwaukee and was responsible for many of the Schlitz Brewing Company warehouses and tied house taverns in that part of the city during the 1910s and 1920s, while Charles Kirchoff, another notable Milwaukee architect, did most of the Schlitz Company work on the north side of the city. Charles Lesser died in 1941.<sup>101</sup> Buildings attributed to Charles Lesser in the survey include the following:



*Oscar Schmidill House, 1910*  
6740 Maple Terrace

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
6740 Maple Terrace	Oscar Schmidill House	1910	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

### *Richard E. Oberst*

Richard Oberst was born in Milwaukee in 1885 and worked for his father's grading contracting business until he was 18 years old. He attended technical school in 1903 to become a draftsman and continued to work as a draftsman until 1910 when he began an architectural practice with Albert Jewett. The partnership only lasted one year, and Oberst opened his own office on West

Wisconsin Avenue in 1911. By the 1920s, Oberst practice was successful, producing designs for houses, apartment buildings, and a series of fraternal order lodges in the Milwaukee area. Most of his work was completed in the Tudor Revival style during the 1920s. As a high-ranking member of the Masons, many of his commissions were often related to the masonic order and those involved in it. Richard Oberst became one of the first registered architects in Wisconsin in 1917 when the American Institute of Architects became a regulatory body in the state. Richard Oberst continued to practice until he died in 1972.<sup>102</sup>



*Francis Revere House, 1914  
6719 Cedar Street*

Buildings attributed to Richard Oberst in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
6719 Cedar Street	Francis Revere House	1914	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Maple Terrace Historic District

### *Arthur L. Seidenschwartz*

Arthur Seidenschwartz was born in Milwaukee in 1886 as the son of German immigrants. He began his career as a machinist in 1905 before becoming a draftsman in 1908. He was a registered architect by 1919 and worked and lived on the south side of Milwaukee, mostly working on industrial buildings and church commissions. He continued to practice until the mid-1950s.<sup>103</sup> Buildings attributed to Arthur Seidenschwartz in the survey include the following:



*Arthur L. Grede House, 1926  
7029 Grand Parkway*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7029 Grand Parkway	Arthur L. Grede House	1926	Contributing <sup>A</sup>
8139 Rockway Court	James and Anna Austen House	1927	Contributing <sup>B</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

<sup>B</sup> Contributing to the proposed Brookside-Rockway Historic District

### *Robert H. Smith*

Robert Smith was born in Wauwatosa in 1892 and attended the University of Illinois in 1910 but did not graduate. By 1912, he worked at Jerry Donahue Engineers in Sheboygan, which also worked closely with Hegemann and Peets in 1916 on the Village of Kohler master plan and

landscaping. Smith became a licensed civil engineer in 1918 and lived with his family in Milwaukee by 1920. In 1922, he partnered with Charles Burd as the Smith and Burd Civil and Landscape Engineers but had begun working in real estate development instead by 1924, establishing his own company in Wauwatosa the same year. Smith referred to himself as an architect, though he had no formal training or license. By 1925, the first homes developed by the Robert Smith Company were constructed in Wauwatosa in the Ritter Highland View subdivision north of the river and on the Brookside Subdivision south of the river. The houses themselves were all high-end Tudor Revival style homes built speculatively and arranged on curving landscaped streets. Robert Smith's office was located along North Avenue in Milwaukee and went out of business in 1930. During the 1930s and 1940s, he continued to work independently as a civil engineer and established Neopak, a packaging company, in the 1950s. Robert Smith died in 1969.<sup>104</sup> Buildings attributed to Robert Smith in the survey include the following:



*Leslie and Frances Vander Linde House, 1925  
8230 Rockway Court*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
837 N. 63rd Street	Henry G. Bruhnke House	1926	Surveyed
8136 Rockway Court	Ella Gault House	1926	Contributing <sup>A</sup>
8205 Rockway Court	Herman and Esther Drummond House	1926	Contributing <sup>A</sup>
8212 Rockway Court	Rupert and Elizabeth Schmitt House	1926	Contributing <sup>A</sup>
8213 Rockway Court	Carlotta Smith House	1926	Contributing <sup>A</sup>
8221 Rockway Court	Thomas W. Brickley House	1925	Contributing <sup>A</sup>
8229 Rockway Court	Robert and Esther Smith House	1925	Contributing <sup>A</sup>
8230 Rockway Court	Leslie and Frances Vander Linde House	1925	Contributing <sup>A</sup>
6819 Wellauer Drive	Curtis C. Tracey House	1928	Contributing <sup>B</sup>
6829 Wellauer Drive	Robert H. Smith House	1928	Contributing <sup>B</sup>

<sup>A</sup> Contributing to the proposed Brookside-Rockway Historic District

<sup>B</sup> Contributing to the proposed Grand Parkway Historic District

### *John Topzant*

John Topzant was born in Milwaukee in 1890. He completed correspondence school between 1909 and 1910, during which time he began working in the office of Fred Graf. He also worked for a brief time with Henry Rotier. In 1919, Topzant established his architectural practice in Milwaukee. His work included a wide variety of building types including commercial buildings, churches, and houses. Most of these were in the Milwaukee area, though he also



*Harry A. Sjogren House, 1930  
1135 Kavanaugh Place*

completed work in Illinois.<sup>105</sup> Buildings attributed to John Topzant in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1135 Kavanaugh Place	Harry A. Sjogren House	1930	Surveyed

### *Charles W. Valentine*

Charles Valentine was born in Milwaukee in 1879. In 1897, Valentine entered the office of Ferry and Clas as a draftsman. He remained at the firm until 1909 and opened his own architectural office in 1910 in the Brewer’s Hill neighborhood. By the 1910s, however, Valentine and his family had moved to the northern suburbs of Milwaukee. His work was almost exclusively residential throughout his career and catered to a rising upper-middle-class on the north and west sides of Milwaukee and its suburbs, not uncommon for architects of the period. His work was usually in a variety of revival styles, though he also produced a wide range of bungalows. A registered architect, Valentine was also a well-regarded artist, working in watercolors and graphite sketches. Valentine, of German descent, also catered to a move in the 1920s among Wisconsin elites to favor more “American” styles of architecture in place of the Renaissance German Revival styles that Milwaukee’s German population preferred around the turn-of-the-century. Thus, Colonial, English-Tudor, and Bungalow forms were popular in the Milwaukee area during the period, and Valentine, among many architects, specialized in these styles. Valentine retired in 1940 but was went back to work with the firm of Brust and Brust for a short time in 1946 until his death in 1951.<sup>106</sup> Buildings attributed to Charles Valentine in the survey include the following:



*Joseph and Helen Kilbert House, 1929  
8217 Brookside Place*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
8217 Brookside Place	Joseph and Helen Kilbert House	1929	Contributing <sup>A</sup>
7027 Maple Terrace	John C. Hawker House	1924	Surveyed

<sup>A</sup> Contributing to the proposed Brookside-Rockway Historic District

### *Russell Barr Williamson*

Russell Barr Williamson was born in 1893 in Royal Center, Indiana. He graduated from the Kansas State School of Architecture in 1914 and moved to Chicago to work in the office of Frank Lloyd Wright. During this time, he supervised the planning and construction of the Imperial Hotel in Tokyo. In 1918, Williamson left Wright’s office and settled briefly in Kansas City, Missouri. He left Kansas City to work with Arthur L. Richardson in Milwaukee by 1921. That same year, he was licensed as an architect in Wisconsin and moved into a new home of his design in Whitefish Bay.<sup>107</sup>

He became known as the designer of smaller Prairie style homes, economical in scale and materials, that adhered to a low profile, likely influenced by his time with Wright. Williamson collaborated with local builders such as the Milwaukee Realty & Construction Company and the American Builder's Service who constructed his low-cost standardized housing in the 1920s. His work can be interpreted as the adaptation of the Prairie style to mass-production, using overhanging eaves, horizontal banding, and materials such as concrete masonry. In the early 1950s, Williamson moved to Oostburg,



*Alex Birno House, 1921  
7104 Cedar Street*

Wisconsin, where he continued to practice until he died in 1964.<sup>108</sup> There are twelve known houses in Wauwatosa attributed to Williamson, five of which are located within the boundaries of this phase of the survey. Buildings attributed to Russell Barr Williamson in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
7101 Aetna Court	Anthony Siegl House	1912	Surveyed
7111 Aetna Court	Herbert Sweers House	1919	Surveyed
7104 Cedar Street	Alex Birno House	1921	Surveyed
7127 Maple Terrace	Ernest Watson House	1922	Surveyed
6937 Wellauer Drive	Clark and Florence Dunlap House	1923	Eligible <sup>A</sup>

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

## Contractors and Developers

### *Beck-Pfeifer Building Corp.*

Little is known at the present time about the Beck-Pfeifer Company except for the following buildings in the survey attributed to the company:<sup>109</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1296 N. 63rd Court	Frank M. Albert House	1929	Surveyed
647 N. 77th Street	George Erich House	1932	Contributing <sup>A</sup>
151 N. 87th Street	Otto C. Klein House	1931	Surveyed
617 Glenview Avenue	Matthew and Mabel Hopp House	1926	Surveyed
1147 Kavanaugh Place	Ralph D. Armitage House	1928	Surveyed
1152 Kavanaugh Place	Paul Woodnorth House	1931	Surveyed
6305 McKinley Avenue	Olga Vogt House	1928	Surveyed
8436 Ravenswood Circle	William E. Radke House	1928	Surveyed

<sup>A</sup> Contributing to the proposed Jennings Park Historic District

### *Daum & Zingen Building Co.*

The Daum & Zingen Building Company was a large construction firm located in Milwaukee that built many homes and apartment buildings throughout the city's suburbs, including Whitefish Bay, West Allis, and Wauwatosa from the 1930s to the 1950s. Many of the Colonial Revival style apartment buildings throughout Wauwatosa were constructed by the company.<sup>110</sup> Little else is known at the present time about the Daum & Zingen Building Co. except for the following buildings included in the survey attributed to the company:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
170 N. 85th Street	Willis A. Bolt House	1932	Surveyed
6639 Bluemound Road	Apartment	1953	Surveyed
6641 Bluemound Road	Apartment	1953	Surveyed
6701 Bluemound Road	Apartment	1953	Surveyed
6703 Bluemound Road	Apartment	1953	Surveyed
8427 Hawthorne Avenue	Clarence W. Fausch Duplex	1944	Surveyed

### *Marshall Erdman and Associates*

Mausas Erdmanas was born in Tverai, Lithuania in 1922. He emigrated to the United States in 1938 to live with an uncle in Chicago and changed his name to Marshall Erdman. Erdman studied architecture at the University of Illinois and joined the United States Army Corps of Engineers in 1943. He returned to finish his degree following the end of World War II and received an additional degree in Political Science from the University of Wisconsin - Madison in 1946. Erdman established a construction company the same year to take advantage of rapid building and development at the time. The company incorporated as Marshall Erdman and Associates in 1951. Specializing in the design and construction of small healthcare buildings, the firm grew rapidly. One of his first major projects was the construction of the Unitarian Meeting House in Shorewood Hills, Wisconsin designed by Frank Lloyd Wright. The project bankrupted the young company but provided it with national notoriety.<sup>111</sup>



*R. J. Sear House, 1954  
1279 N 85th Street*

A pioneer in design-build practices and prefabricated building systems, Erdman worked closely with architect Frank Lloyd Wright on several projects during the 1950s. Other significant projects of the firm include the Marshall Erdman Prefab Houses in Madison completed from 1956 to 1961, medical offices at Doctor's Park in Madison from 1956 to 1967, the Wyoming Valley School in 1957, the Peace Corps camps of the Virgin Islands in 1965, the first modular medical buildings from 1974 to 1979, and the Middleton Hills planned community in Middleton, Wisconsin in 1993. The company would go on to construct over 500 houses, 2,500 medical office buildings, and dozens of other projects across the country. Erdman also introduced the U-Form-It prefabricated house kits in 1953 and later the Techline office furniture line in 1969.

Both embraced the popular modernist aesthetic of their time. By the 1990s, Erdman had over 800 employees and grossed over 175 million dollars a year. Marshall Erdman died in 1995. In 2008, Marshall Erdman and Associates was purchased by Cogdell Spencer, a healthcare real estate investment company.<sup>112</sup> Buildings attributed to Marshall Erdman in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1269 N. 85th Street	Jim Viall House	1954	Surveyed
1279 N. 85th Street	R. J. Sear House	1954	Surveyed

### *Joseph J. Mollica*

Joseph (Giuseppe) Mollica was born in Milwaukee in 1908 to Italian immigrants. In 1929, he graduated from Oshkosh State University and taught mathematics and industrial arts as a high school teacher in Milwaukee. He continued his career as a teacher until 1953; however, he also established the Joseph J. Mollica Company, a building and a real estate brokerage firm, in 1938. His company would go on to construct over 100 high-end houses in suburban Milwaukee during the 1940s, 1950s, and early 1960s. A house designed and built by Mollica's company, at 7515 West Wisconsin Avenue, won first prize of the annual home show of 1950 held by the Milwaukee Board of Realtors. He was also named builder of the year in 1958 and had served as chairperson for the Parade of Homes in Milwaukee County. Mollica served as the president of the Milwaukee Builder's Association and was the vice president of the National Association of Home Builders during the 1950s. Mollica worked briefly with Frank Lloyd Wright and Marshall Erdman and had his prefabricated Bayside house designed by Wright and built by Erdman in 1958. Joseph Mollica died in 1968.<sup>113</sup> Buildings attributed to Joseph Mollica in the survey include the following:



*Robert Rasmussen House, 1950  
7515 Wisconsin Avenue*

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
841 N. 74th Street	Joseph J. Mollica House	1955	Contributing <sup>A</sup>
650 N. 77th Street	Ray B. MacArthur House	1954	Contributing <sup>B</sup>
711 Glenview Avenue	Anna M. Sawtelle House	1948	Surveyed
7523 Grand Parkway	Eugene Baumann House	1951	Surveyed
644 Honey Creek Parkway	James Dykes House	1955	Contributing <sup>B</sup>
1025 Laurel Court	William and Mary Carney House	1951	Contributing <sup>A</sup>
1035 Laurel Court	John S. Semrau House	1950	Contributing <sup>A</sup>
1041 Laurel Court	John A. Seramur House	1957	Contributing <sup>A</sup>
7306 Maple Terrace	Arthur Hintz House	1955	Contributing <sup>A</sup>
7325 Maple Terrace	S. A. Fulton House	1954	Contributing <sup>A</sup>
7326 Maple Terrace	George Barrock House	1950	Contributing <sup>A</sup>
7335 Maple Terrace	Roy O. Billings House	1952	Contributing <sup>A</sup>
1040 Perry Court	Don J. Zaiser House	1953	Surveyed
7425 Portland Avenue	M. P. Ohlsen House	1953	Contributing <sup>A</sup>

8600 Ravenswood Circle	Carl P. Meinhardt House	1950	Surveyed
7305 Wells Street	J. E. Ziegler House	1954	Contributing <sup>A</sup>
7515 Wisconsin Avenue	Robert Rasmussen House	1950	Surveyed

<sup>A</sup> Contributing to the proposed Wellauer Heights Historic District

<sup>B</sup> Contributing to the proposed Jennings Park Historic District

### *Alfred J. Pietsch*

Alfred Pietsch was born in Milwaukee in 1887. In 1916, he established the A. J. Pietsch Company along West State Street in Milwaukee. The company was a general contractor, construction, and repair firm that specialized in commercial woodworking. Besides commercial and residential millwork and interiors, the company constructed many homes in the suburban Milwaukee area during the 1920s and 1930s. Alfred's son Richard took over in 1961 and operated the building company until his retirement in 1993. The company continues to operate to the present.<sup>114</sup> Buildings attributed to the A. J. Pietsch Company in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
612 N. 68th Street	George A. Seefeld House	1924	Contributing <sup>A</sup>
617 N. 76th Street	Balzar Hoffmann House	1929	Contributing <sup>B</sup>
108 N. 88th Street	John T. McCarthy House	1931	Surveyed
534 Crescent Court	Edwin L. Felling House	1929	Contributing <sup>A</sup>
604 Crescent Court	Benjamin and Edna Eilert House	1929	Contributing <sup>A</sup>
6912 Grand Parkway	Charles Tamm House	1925	Contributing <sup>A</sup>
7026 Grand Parkway	Matthew J. Buckley House	1929	Contributing <sup>A</sup>
7420 Grand Parkway	Jonathan V. Pilliod House	1955	Surveyed
7424 Grand Parkway	William F. McIssac House	1939	Surveyed
7434 Grand Parkway	Lange Waldemar House	1978	Surveyed
6419 Wisconsin Avenue	William J. Pietsch House	1926	Surveyed
6731 Wisconsin Avenue	Alfred J. Pietsch House	1920	Surveyed
6903 Wisconsin Avenue	Adam Friese House	1928	Surveyed
7605 Wisconsin Avenue	Fred A. Loeber House	1935	Contributing <sup>B</sup>
7715 Wisconsin Avenue	David Jennings House	1925	Contributing <sup>B</sup>
10517 Wisconsin Avenue	Ewald F. Schmitz House	1953	Surveyed

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

<sup>B</sup> Contributing to the proposed Jennings Park Historic District

### *George Schley and Sons*

George Schley was born in Waukesha County in 1868. In 1891, George moved to Milwaukee to work as a bookkeeper and general manager with the People's Building and Loan Association. In 1898, Schley opened a real estate company along with P. H. Madler. In 1904, the office closed, and Schley opened his own business in 1904 constructing homes speculatively. George Schley was not a trained designer or builder and obtained building plans from stock designs produced by local Milwaukee contractors and architects. His sons Herbert and Perce joined the firm in 1914, and the company began to develop custom design work. Herbert worked primarily on the real estate side of the business, while Perce handled architectural design and construction as the pair



slowly took over management of the company. The company was formally incorporated in 1919 and specialized in high-end residential projects in Milwaukee’s north and western suburbs.

While some projects were custom-built for individuals, most were constructed speculatively in large subdivisions in Craftsman, Arts and Crafts, and Colonial Revival styles popular in the 1910s and 1920s. George Schley and his sons constructed and sold many houses in Wauwatosa and the neighboring parts of Milwaukee from the 1900s to the 1960s. The firm was responsible for over 1,000 houses constructed and financed during its history. The business moved from its downtown Milwaukee location in 1942 and, following George’s death in 1945, reopened an office downtown. The two sons managed the business until their retirement in 1973.<sup>115</sup>



*Jacob and Ottilia Wellauer Jr. House, 1926  
7010 Wellauer Drive*

Buildings attributed to George Schley and Sons in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
644 N. 68th Street	Spencer G. Waite House	1928	Contributing <sup>A</sup>
7004 Grand Parkway	Peter P. Meisenheimer House	1928	Contributing <sup>A</sup>
7237 Grand Parkway	William E. Pfitzinger House	1938	Surveyed
1036 Laurel Court	Addison and Anna Dorr House	1950	Contributing <sup>B</sup>
7748 Mary Ellen Place	William E. Brown House	1937	Contributing <sup>C</sup>
7010 Wellauer Drive	Jacob and Ottilia Wellauer Jr. House	1926	Contributing <sup>A</sup>
7130 Wellauer Drive	Walter A. Van Dycke House	1938	Contributing <sup>A</sup>
7310 Wellauer Drive	Arthur J. Jorgensen House	1938	Surveyed

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

<sup>B</sup> Contributing to the proposed Wellauer Heights Historic District

<sup>C</sup> Contributing to the proposed Jennings Park Historic District

### *Schroeder Bros., Inc.*

Henry S., George F., Max. T. and Albert T. Schroeder established a construction and development company as a family business in 1923. The company had early success, becoming one of the largest residential construction firms in the state in the 1920s, with its lumber yard. The Schroeder brothers were among the founders of the Milwaukee Builders Association, known presently as the Metropolitan Builders Association. The company built in a wide variety of the popular Period Revival styles during the 1930s and 1940s. All the firm’s design work was conducted in-house by company employee master carpenters, not architects. By 1940, the company had its offices located at 4614 West Burleigh Street in Milwaukee, not far from Wauwatosa, and described themselves as “builders and designers of high-grade homes.” In the 1960s, the company specialized in custom-built homes. The company is still in business today.<sup>116</sup> Buildings attributed to Schroeder Bros., Inc. in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1319 N. 63rd Street	Ferd Kruvitsch House	1929	Surveyed
672 N. 74th Street	Leon F. Reed House	1941	Surveyed
609 N. 78th Street	Edward G. Meilahn House	1933	Contributing <sup>A</sup>
136 N. 88th Street	Carl Hofstetter House	1931	Surveyed
163 N. 89th Street	Edward C. Pfeffer House	1935	Surveyed
8539 Bluemound Road	Thomas J. Gorak Jr. House	1947	Surveyed
8605 Bluemound Road	George H. Betker House	1947	Surveyed
8207 Currie Avenue	Paul Richter House	1936	Surveyed
8543 Glencoe Circle	John H. Printup House	1941	Surveyed
7222 Grand Parkway	Henry W. Kusserow House	1952	Surveyed
7306 Grand Parkway	Roy H. Schroeder House	1936	Surveyed
7310 Grand Parkway	Herman A. Menck House	1937	Surveyed
1269 Martha Washington Drive	Ralph H. Price House	1939	Surveyed
8104 Wisconsin Avenue	Jonathon T. Casey House	1937	Surveyed
8128 Wisconsin Avenue	Walter O. Helwig House	1938	Surveyed

<sup>A</sup> Contributing to the proposed Jennings Park Historic District

### *William F. Thalman*

William Thalman, a native of Milwaukee, lived in Whitefish Bay in the 1920s and Glendale in the 1940s in homes which his company constructed. Most of his work was stone masonry Revival and Ranch style homes in many of the suburbs of Milwaukee from the 1920s to the 1950s.<sup>117</sup> Little is known at the present time about William F. Thalman except for the following buildings in the survey attributed to the company:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
622 N. 77th Street	Roy A. Johnson House	1939	Contributing <sup>A</sup>
677 N. 77th Street	Henry J. Ball House	1938	Contributing <sup>A</sup>
622 N. 79th Street	John H. Friar House	1936	Contributing <sup>A</sup>
638 N. 79th Street	Arnold O. Olsen House	1936	Contributing <sup>A</sup>
639 N. 79th Street	Elmer L. Lipman House	1935	Contributing <sup>A</sup>
647 N. 79th Street	Norman B. Scott House	1939	Contributing <sup>A</sup>
648 N. 79th Street	Victor S. Taugher House	1929	Contributing <sup>A</sup>
649 Glenview Avenue	Edward Smith House	1928	Surveyed
630 Honey Creek Parkway	Florence V. Trecker House	1939	Eligible <sup>A</sup>
7425 Maple Terrace	Jerome & Betty Jeide House	1950	Contributing <sup>B</sup>
7720 Mary Ellen Place	Frederick P. Kalberer House	1936	Contributing <sup>A</sup>
7805 Mary Ellen Place	John A. Gruesser House	1938	Contributing <sup>A</sup>
7813 Mary Ellen Place	Frank E. Treis House	1938	Contributing <sup>A</sup>
7830 Mary Ellen Place	Martin Malensek House	1941	Contributing <sup>A</sup>
7837 Mary Ellen Place	Rudolph P. Gingrass House	1939	Contributing <sup>A</sup>
7845 Mary Ellen Place	Joseph R. Scott House	1938	Contributing <sup>A</sup>
7907 Mary Ellen Place	Ray W. Uecker House	1939	Contributing <sup>A</sup>
7733 Wisconsin Avenue	Lawrence O. Graf House	1938	Contributing <sup>A</sup>
7814 Wisconsin Avenue	Kathryn Noetzel House	1941	Surveyed
7822 Wisconsin Avenue	Jerome F. Jeide House	1941	Surveyed
7907 Wisconsin Avenue	Louis V. McNamara House	1939	Contributing <sup>A</sup>
8025 Wisconsin Avenue	Henry J. Ball House	1937	Surveyed

8026 Wisconsin Avenue	Albert G. Pelikan House	1937	Surveyed
8034 Wisconsin Avenue	Lawrence G. McDaniel House	1937	Surveyed
8035 Wisconsin Avenue	Clyde E. Dalrymple House	1938	Surveyed
8121 Wisconsin Avenue	Robert J. Teik House	1937	Surveyed

<sup>A</sup> Contributing to the proposed Jennings Park Historic District

<sup>B</sup> Contributing to the proposed Wellauer Heights Historic District

### *John, Joseph, and Anna Tudor*

John, Joseph, and Anna Tudor were contractors that lived and worked in Wauwatosa; John Tudor lived in Wauwatosa at 2407 North 93rd Street, and Joseph and Anna Tudor lived in Wauwatosa at 9126 West Wright Street outside the survey area. Little else is known at the present time about the careers of John, Joseph, and Anna Tudor except for the following buildings included in the survey attributed to them, many in the Tudor Revival style.<sup>118</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
934 N. 75th Street	Allen K. Wolff House	1953	Contributing <sup>A</sup>
950 N. 75th Street	Stanley G. Gelhaar House	1953	Contributing <sup>A</sup>
7728 Geralayne Drive	Oscar H. Braiger House	1958	Surveyed
7738 Geralayne Drive	Edgar A. Habeck House	1960	Surveyed
7223 Grand Parkway	Robert R. Fisher House	1954	Surveyed
7305 Grand Parkway	Otto A. Waskow House	1951	Surveyed
7315 Grand Parkway	Thomas C. Ingerman House	1951	Surveyed
7436 Maple Terrace	John C. Lindler House	1956	Contributing <sup>A</sup>
7507 Maple Terrace	Jerome Brown House	1952	Surveyed
7525 Maple Terrace	Willis G. Scholl House	1956	Surveyed
7208 Wellauer Drive	John W. Zuaden House	1950	Surveyed
7230 Wells Street	Robert Karen House	1954	Contributing <sup>A</sup>
7324 Wisconsin Avenue	John Smrcina House	1957	Contributing <sup>A</sup>

<sup>A</sup> Contributing to the proposed Wellauer Heights Historic District

### *Additional Contractors and Developers*

The preceding contractors and developers represent the most prolific within the boundaries of this phase of the survey; however, many others were responsible for the construction and development of the homes in the area including the following: James Baer, Sam Bartaluzzi, Amos Daoust, D. E. and T. DeSwarte, John Edwards, Foley Construction Company, Geske and Schramek, Walter Greenwald, Joseph Grillhoesl, Harry Hausmann, Arnold Meyer, Fred Mikkelson, Herman Niemann, Roy Otto, H. J. Rock Agency, Schnick Construction Company, Anthony Schultz, August Siegesmund, Starck Brothers, Stockdale Home Builders, Chester Sullivan, R. A. Uecker, Luke Volz, Robert Werner, Wisconsin Builders, Carl Zimmermann, and many others.<sup>119</sup> Little is known about these individuals and companies at this time, though most of them were also responsible for the construction of homes elsewhere in Wauwatosa outside of the survey area.

## Planning & Landscape Architecture

### Patterns of Community Development

#### *Annexation*

The original boundaries for the Plat of the Village of Wauwatosa were surveyed and laid out by George Steinhagen in 1892 at the time of the village's incorporation and extended well beyond the existing developed area. The boundaries remained the same when the village reincorporated as a city five years later. It was not until well into the twentieth century that the city grew through the annexation of land from the Town of Wauwatosa. Many of the annexations closely aligned with subsequent residential subdivisions. Additions included in the survey area were all located south of Wisconsin Avenue as the area north of the street was included in the original plat of the Village of Wauwatosa or was a part of the county grounds.<sup>120</sup>

<i>Historic Name</i>	<i>Date</i>
Wellauer Tract	August 1915
Graystone Park Subdivision	August 1915
Murray Hill Subdivision	October 1915
Klann's Woods Golfside Gardens	May 1923
David V. Jennings Park	February 1924
Ella Gault Tract	March 1924
Government Heights Subdivision	October 1924
Fair View Subdivision	September 1925
Bluemound Highlands Subdivision	December 1925
Ravenswood and Mrs. Fred Ludington's Homestead	September 1926
Rogers Heights Subdivision	May 1927
Well Site #5	May 1928

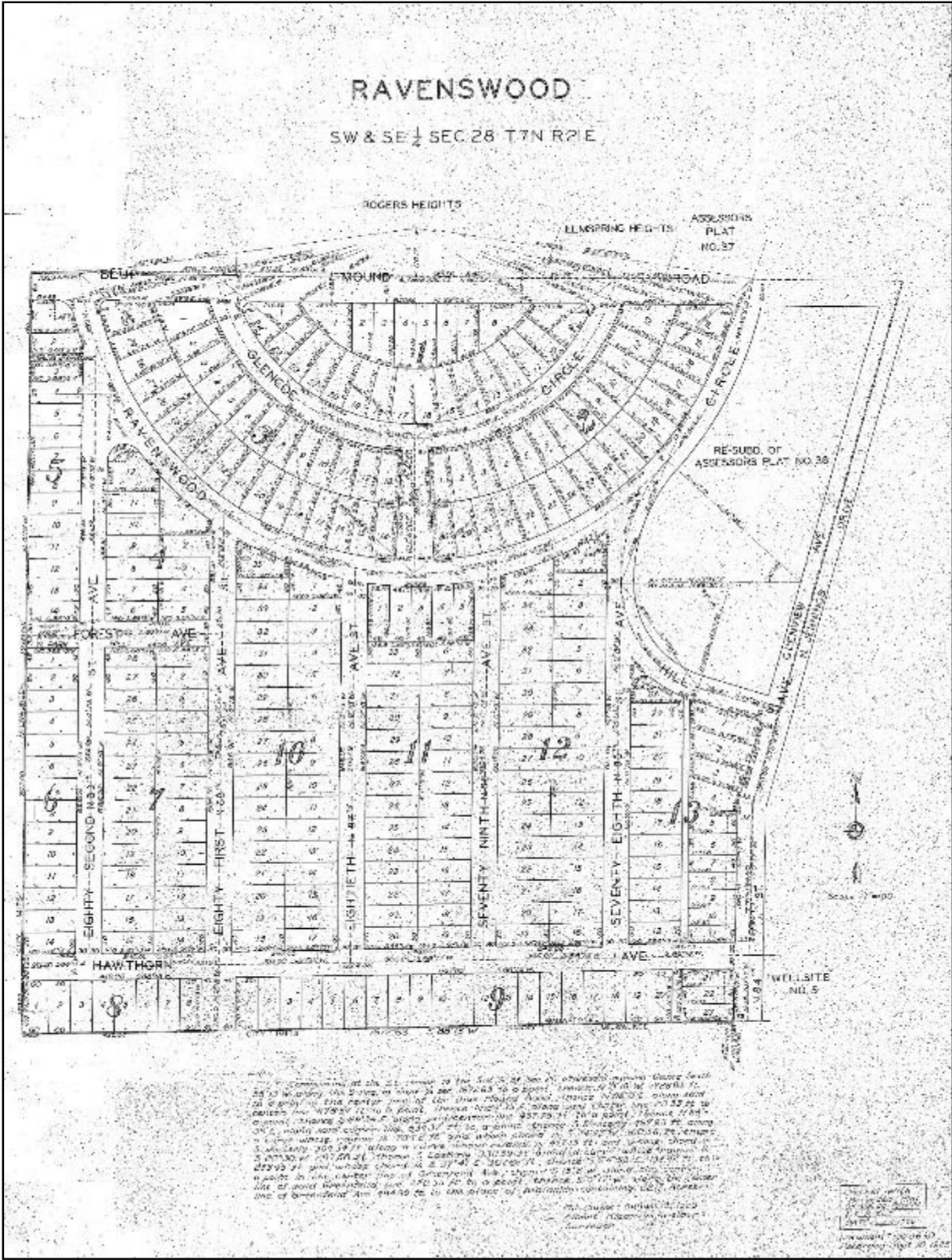
#### *Subdivisions & Additions*

Numerous residential subdivisions were platted within the village plat throughout Wauwatosa's history including the following in the survey area, listed in chronological order:<sup>121</sup>

<i>Historic Name</i>	<i>Date</i>	<i>Location</i>
J.S. & Charles Stickney's Subdivision	April 1882	Between Harwood and N. 72nd Street, North of State Street
Hildebrand's Plat	February 1884	Along N. 72nd Street north of State Street
Charles Finago's Subdivision	October 1884	Along Dewey Street, between Chestnut Street and Harwood Avenue

Douglas Heights	November 1884	Along Kavanaugh Place, between Harwood Avenue and Chestnut Street
L.L. Gridley's Subdivision	December 1886	Between Harwood Avenue and Red Arrow Court
Continuation of Government Heights	December 1887	Between Bluemound Road and Grand Avenue, and N. 60th Street and Hawley Road
Graystone Park	April 1888	Between Blue Mound Road and W. Wells Street, and N. 60th Avenue and N. 67th Avenue
Euclid Park	April 1888	South of Blue Mound Road at 70th Street
Fairview	May 1888	South of Blue Mound Avenue, between N. 63rd Avenue and N. 66th Avenue.
Stickney's Subdivision	June 1888	St. Charles Street south of Milwaukee Avenue
Godfrey's Subdivision	September 1888	Between Milwaukee Avenue and Harwood Avenue
Hunter's Subdivision	September 1888	Between Harwood Avenue and Alice Street
Hyde Park	August 1889	South of the Menomonee River, between N. 68th Street and 66th Street
Sporleder's Subdivision	January 1890	Between State Street and Blanchard Street
W. Blanchard's Subdivision	February 1890	Along N. 68th Street, between Milwaukee Avenue and Blanchard Street
Phoenix Park	May 1890	Between N. 70th Street and N. 69th Street and between Milwaukee Avenue and Blanchard Street
D. R. Brewer's Subdivision	June 1890	Along N. 70th Street between Milwaukee Avenue and Blanchard Street
Aetna Park	September 1890	Between State Street and Wisconsin Avenue, and N. 70th Street and N. 68th Street
Morgan Park	October 1890	Between Aetna Court and W. Wisconsin Avenue and N. 72nd Street and N. 70th Street
Unity Addition	October 1891	Between Kavanaugh Place and Dewey Avenue south of Harwood Avenue
Raphu Park	December 1891	Between N. 64th Street and N. 63rd Street south of Milwaukee Avenue
Vliet Street Subdivision	August 1892	Between Romona Avenue and Powell Place and between N. 68th Street and N. 65th Street
Warner's Subdivision	January 1893	Between Red Arrow Court and Portland Avenue west of Glenview Avenue
Central Park	April 1893	Between Gridley Avenue and Currie Avenue east of Glenview Avenue
Lefeber's Subdivision	November 1893	Between Harwood Avenue, Wauwatosa Avenue, and Underwood Avenue
Ringrose Subdivision	July 1909	Between Wauwatosa Avenue and Harwood Avenue south of Milwaukee Avenue
Scholtka Partition	September 1914	Blue Mound Road at N. 76th Street
Golfside Gardens	January 1918	Between N. 68th Street and N. 72nd Street south of Blue Mound Road
American Heights	May 1918	Between Blue Mound Road and Wisconsin Avenue, and N. 64th Street and N. 67th Street

Wellauer Park Additions	October 1919	Between Blue Mound Road and Wisconsin Avenue, and N. 68th Street and N. 76th Street
Lentz Subdivision	June 1922	The intersection of State Street and N. 68th Street
Blue Mound Highlands	June 1922	Between N. 72nd Street and N. 74th Street south of Blue Mound Road
Croft Subdivision	July 1923	Between N. 66th Street and N. 68th Street south of Milwaukee Avenue
David V. Jennings's Park	October 1923	The intersection of Glenview Avenue and Wisconsin Avenue
Brookside	April 1924	Brookside Place and Rockway Place
Elmspring Heights	August 1925	Elmspring Avenue between Blue Mound Road and Wisconsin Avenue
Ravenswood	September 1925	Between Blue Mound Road and Hawthorne Avenue, and 82nd Avenue and Glenview Avenue
Currieton	August 1926	Along Currie Avenue between N. 84th Street and Glenview Avenue
Roger's Heights	July 1927	Along Pleasant View Street between Blue Mound Road and Wisconsin Avenue
Riverside Manor	April 1928	The intersection of N. 68th Street and Hillside Lane
Flordale	August 1936	Auburn Avenue between N. 70th Avenue and N. 72nd Avenue
Wellauer Heights	February 1948	Along Maple Terrace between N. 76th Street and N. 72nd Street
Wellauer Heights Addition	April 1949	Along Portland Avenue between N. 76th Street and Aetna Court
Nelsen Subdivision	October 1954	Along Robertson Street between Blue Mound Road and Wisconsin Avenue



'Ravenswood.' Subdivision. South of Bluemound Road and West of Glenview Avenue. Image courtesy of the City of Wauwatosa Planning Department.

## Notable People

### Introduction

This list of “notable people” includes people who have helped to shape the City of Wauwatosa and who resided within the boundaries of this phase of the survey. These people range from entrepreneurs, industrialists, politicians, entertainers, craftsmen, and professionals. Most of these people can be associated with a historic event or building. A list of historic resources associated with these persons is listed at the end of the chapter. This chapter is not intended to include a comprehensive list of individuals who helped to shape Wauwatosa; rather, it provides a list of individuals known at this time to be associated with properties included in this phase of the survey. It is intended to be a work in progress that can lead to future research and can be updated over time as new information is collected. More research may unearth additional notable people and the resources associated with them. If there were no known extant historic resources associated with an individual, or if such resources are located within Wauwatosa but outside the boundaries of this phase of the survey, those persons may not be mentioned in this report as the primary objective of an intensive survey is to identify extant structures with both architectural integrity and historical significance that are potentially eligible for listing in the National Register of Historic Places.

Several notable people were previously documented in the survey report of the Wauwatosa Architectural and Historical Intensive of Non-Residential Properties published by Legacy Architecture in 2016, including William Grede, Emerson Hoyt, Charles Jacobus, Enoch Underwood, and Frederick Underwood.<sup>122</sup> Additional notable people were included in Phase 1 of the residential survey of the city, also published by Legacy Architecture and completed in 2018, including Theodore Ferguson, Edwin Godfrey, Jr., Charles Hart, Gov. Julius Heil, William Edward Lewis, Maud McCreery, John Morgridge, Henry Nagy, Arthur A. Ornst, William (Bill) Penzey, Jr., Charles Bennett Perry, Richard Schickel, Thomas A. Steitz, and Charles Stickney.<sup>123</sup> In addition, many of the resources associated with notable people in the history of Wauwatosa are already listed in the National Register of Historic Places, either individually or within historic districts, and were therefore excluded for this survey, including the properties of Rev. Luther Clapp, Lowell Damon, Dr. Fisk Holbrook Day, Thomas B. Hart, and Charles Kirchhoff.

#### *William “Willie G.” Davidson*

William Godfrey Davidson, the son of William H. Davidson and the grandson of Harley-Davidson Motorcycles founder William A. Davidson was born in Milwaukee in 1933. He attended the University of Wisconsin - Madison, and then the Art Center College of Design in Pasadena to study design. After graduation, Davidson worked for Brooks Stevens and then Ford



as a designer before finally joining Harley-Davidson in 1963. In 1969, he became the Vice President of styling for the company and headed the Harley-Davidson Product Development Center in Wauwatosa. During the 1970s, he pioneered the development of the FX Super Glide bike, which incorporated the aesthetics of customization into the factory manufacture of motorcycles. Along with lowriding bikes, the Super Glide changed the motorcycle consumer market.<sup>124</sup>



*Willie G. Davidson, c.2012.*

In 1981, Willie joined with other executives to take a lead in purchasing the Harley-Davidson company from the parent corporation American Machine and Foundry, which allowed the company to follow a distinctive path. Davidson has lived with his family at 534 N. 69th Street since the 1970s. The house was originally constructed in 1928. Davidson retired in 2012. A visible figure in the motorcycling community, he continues to attend rallies and public events across the country as an icon of his namesake brand.<sup>125</sup>

### *Nancy Hanschman Dickerson*

Nancy Hanschman Dickerson was born in Wauwatosa in 1927. The daughter of Frederick R. and Florence Hanschman, she lived in the family home located at 7009 Cedar Avenue. She attended Clarke College in Dubuque, Iowa briefly before going to the University of Wisconsin - Madison, where she completed her degree in 1948. Dickerson then moved to Milwaukee to work as a schoolteacher until 1951, when she moved again to Washington, D.C. She took on a position as a Senate Foreign Relations Committee researcher.<sup>126</sup>

In 1954, Nancy Dickerson was hired to work in CBS's Washington news bureau and produced a radio show called *Capital Cloakroom*. Her role in the field as a woman was extremely uncommon as most political reporters and journalists, as well as her subjects, were men. She then became the associate producer of the popular show *Face the Nation* and, in 1960, became the first female correspondent with CBS. Nancy married businessman C. Wyatt Dickerson in 1962, and the couple had two sons and lived in northern Virginia. She then moved to NBC, where she worked from 1963 to 1970, covering the politically tumultuous decade in American politics as a recognizable and popular national news correspondent. During this period, she covered live a variety of pivotal events including Martin Luther King, Jr.'s famous "I Have a Dream" speech and the assassination of President Kennedy and his funeral.<sup>127</sup>

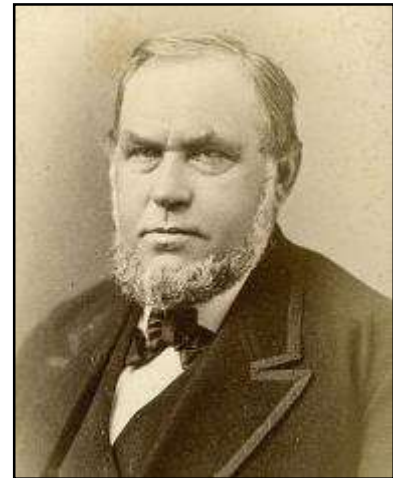


*Nancy Dickerson with President John F. Kennedy shortly after his inauguration in the Oval Office, 1961.*

Dickerson left the position in 1971 and became an independent broadcaster and producer, creating the daily news program *Inside Washington*. In 1980, she established the Television Corporation of America, which produced documentaries. She was the vice president of the National Press Club during the 1970s and received a Peabody Award. In 1989, she moved to New York City and remarried John C. Whitehead, a former Goldman Sachs executive. Nancy Dickerson died in New York in 1997. Her son, John Dickerson, is also a journalist who previously hosted the CBS program *Face the Nation* regularly.<sup>128</sup>

### *Harrison Ludington*

Harrison Ludington was born in New York in 1812. He traveled to Milwaukee in 1838 to develop timberland; instead, he opened a prosperous general store in the city. His business success allowed him to invest in logging by 1851. Ludington formed one of Wisconsin’s largest speculative lumber-producing companies, which owned tracts of timberland across the United States. He became involved in local development in Milwaukee and was elected as an alderman twice during the 1860s.<sup>129</sup>



*Harrison Ludington, c.1870.*

In 1871, Ludington was elected as Mayor of the City of Milwaukee for three consecutive terms. He was also elected as Governor of the State of Wisconsin from 1876 to 1878. In his political career, during which he was a member of the Republican Party, he was an abolitionist and worked as governor to repeal and prevent state regulation of railroads and the financial sector.<sup>130</sup>

During the 1870s, Ludington purchased 100 acres of land in Wauwatosa for a stock farm. In 1881, he retired from politics and constructed a large house at what is now 343 Glenview Avenue on his farm. The house was constructed in part for his son, Frederick, and his family, who inherited it. Harrison Ludington died in 1891. His son, Frederick, continued to operate the farm and own the house in Wauwatosa after his death. The two adjacent houses were wedding presents to Ludington’s descendants. The farm was subdivided and sold as the Ravenswood subdivision in 1926, and the Ludington House was listed as a local Landmark by the City of Wauwatosa in 1983.<sup>131</sup>

### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
534 N. 68th Street	Albert Haeger (William Davidson) House	1928	Colonial Revival	Contributing <sup>A</sup>
7009 Cedar Street	Frederick R. and Florence Hanschman Ho.	1922	Bungalow	Surveyed
343 Glenview Avenue	Harrison and Eve Ludington House	1881	Queen Anne	Surveyed

<sup>A</sup> Contributing to the proposed Grand Parkway Historic District

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## Survey Results

### Introduction

The survey conducted on the historical aspects of the City of Wauwatosa shows a genuine abundance of valuable historic properties within the survey boundaries, which comprises approximately 2,450 acres of the city's total 8,470 acres. Several of the resources surveyed were identified as potentially eligible for the National Register of Historic Places or were included in proposed districts identified as potentially eligible for the National Register of Historic Places. The examples found in the survey area suggest a community rich with history and respect for the history of the resources that are available to them. However, an intensive survey is a snapshot in time capturing the readily available information of the moment, and further information can and will come to light.

The principal investigators surveyed approximately 1,065 resources of architectural or historical interest. Of these, eight are individually eligible for listing in the National Register of Historic Places for architectural and/or historical significance. (See Chapter 2, Survey Methodology, for an in-depth list of National Register criteria). There were also five proposed districts identified as potentially eligible for listing in the National Register of Historic Places for architectural and/or historical significance comprising a combined total of 401 resources. Of the districts proposed, nearly all are primarily single-family residential areas.

This chapter contains the following results of the survey: a list of individual properties already listed in the National Register of Historic Places, a list of historic districts that are primarily or entirely residential already listed in the National Register of Historic Places, a list of individual properties identified as potentially eligible for listing in the National Register of Historic Places, summaries of the proposed historic districts identified as potentially eligible for listing in the National Register of Historic Places, a list of all resources included in the survey, and maps of the survey area where historic resources were identified.

District summaries include a map of the proposed district boundaries, narrative description of the district, statement of the district's significance and period of significance, verbal boundary description, boundary justification, and a building inventory that lists all resources included within the boundaries and indicates each resource's contributing or non-contributing status within the district.

Disclaimer: This report was produced and reviewed by the Wisconsin State Historic Preservation Officer during a period when the provisions of the Covid-19 virus quarantine was in effect. Thus, confirmation in person regarding individual and district eligibility was done remotely

rather than on-site in Wauwatosa. National Register of Historic Place potential eligibility must be confirmed subsequently before proceeding.

In addition to the contents of this chapter, several other types of information were gathered and organized through the course of the survey. From this information, the following documents were created: updated entries to the Wisconsin Historical Society’s online Architecture and History Inventory (AHI), photos of every surveyed building, and this report. This architectural and historical intensive survey report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison. A copy of the report is kept at the Wauwatosa City Hall and the Wauwatosa Public Library.

### Individual Resources Currently Listed in the National Register of Historic Places

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>
6839 Cedar Street	H. R. Davis House	1924
325 Glenview Avenue	Willis Hopkins House	1925
7105 Grand Parkway	Warren B. and Anna George House	1925

### Individual Resources Eligible for Listing in the National Register of Historic Places

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>
1251 N. 86th Street	Lawrence Van der Heyden House	1938
6735 Cedar Street	George and Marjorie De Longe House	1912
694 Crescent Court	Edwin and Mary Gaines House	1923
630 Honey Creek Parkway	Florence V. Trecker House	1939
6750 Maple Terrace	Frank L. and Annette Bader House	1913
6937 Wellauer Drive	Clark and Florence Dunlap House	1923
6200 Wisconsin Avenue	Walter H. and Catherine Bender House	1896
6611 Wisconsin Avenue	Carl J. and Julia Jorgensen House	1910

### Proposed Historic Districts Eligible for Listing in the National Register of Historic Places

<i>General Boundaries</i>	<i>District Name</i>	<i>Period of Significance</i>
Along W. Brookside Place and Rockway Place east of N. Glenview Avenue	Brookside-Rockway Historic District	1925-1950
Bounded by on the north by W. Wisconsin Avenue, on the east by N. 68th Street, on the south by Wellauer Drive, and the west by N. 72nd Street	Grand Parkway Historic District	1919-1946
Bounded on the north by Wisconsin Avenue, on the east by N. 76th Street, on the south by Wellauer Drive, and the west by Honey Creek Parkway	Jennings Park Historic District	1925-1960
Portions of Maple Terrace, Cedar Street, N. 67th Street, and N. 66th Street	Maple Terrace Historic District	1906-1926
Bounded on the north by Honey Creek Parkway, on the east by N. 72nd Street, on the south by Wisconsin Avenue, and the west by N. 76th Street	Wellauer Heights Historic District	1950-1958

# Proposed Brookside-Rockway Historic District Map



## DISTRICT MAP



### LEGEND

- Boundary
- Address  100
- Non-Contributing

## Proposed Brookside-Rockway Historic District

### *Narrative Description*

The proposed Brookside-Rockway Historic District is a well-defined cluster of 22 buildings situated along North Glenview Avenue on the south side of the City of Wauwatosa and has boundaries roughly delineated by North Glenview Avenue, Wisconsin Avenue, North Honey Creek Parkway, and West Bluemound Road. The area of large and modestly sized homes began in 1925 and was developed over the next two decades until reaching full build-out in 1950. Representative of the prevailing architectural styles of their time, Tudor Revival and Colonial Revival style residences are prominent within the district.



*Intersection of Brookside Place and Rockway Place*



*8200 block of Rockway Place*

### *Statement of Significance*

The proposed Brookside-Rockway Historic District was identified for its concentration of single-family dwellings constructed between 1925 and 1950 with a high level of historic integrity having local significance in the area of Architecture under National Register Criterion C as one of the most intact concentrations of historic residences in the City of Wauwatosa from its period of significance. The district is comprised of 21 contributing resources and 1 non-contributing resource. Detached garages are not included in this resource count. The dates of construction and historical development of the contributing resources, beginning in 1925 and ending in 1950, constitute the proposed period of significance. The district represents a fine, intact example of a 1920s and 1930s suburban single-family residential neighborhood and gains distinction and cohesion from the prevalence of fine examples of the Tudor Revival style.

### *Boundary Description*

The proposed district consists of the legal parcels associated with the contributing and non-contributing resources within the district and may be defined by this general description: Beginning at the northwest corner of the lot associated with 8217 Brookside Place, continue east along curb line of Brookside Place to a point opposite the southwest corner of the lot associated with 8204 Brookside Place, turn 90 degrees north and continue to the northwest corner of the lot

associated with 8204 Brookside Place, turn 90 degrees east and continue to the northeast corner of the lot associated with 8024 Brookside Place, turn 135 degrees and continue along the curb line of Brookside Place to a point opposite the northeast corner of the lot associated with 8122 Rockway Place, continue south along the curb line of Rockway Place to a point opposite the northeast corner of 8139 Rockway Place, turn 90 degrees south and continue to the southeast corner of the lot associated with 8139 Rockway Place, turn 90 degrees west and continue to southwest corner of the lot associated with 8229 Rockway Place, turn 90 degrees north and continue to the beginning. The boundaries of the proposed Brookside-Rockway Historic District are delineated on the accompanying district map and enclose the area of 6.42 acres. The boundaries of the proposed Brookside-Rockway Historic District enclose all areas historically associated with the district's resources.

### *Building Inventory*

The following inventory lists every resource in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; and the resource's contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
8024 Brookside Place	A. Tei House	1932	Tudor Revival	C
8044 Brookside Place	Lester Van Ells House	1932	Tudor Revival	C
8104 Brookside Place	David V. Jennings House	1941	Colonial Revival	C
8118 Brookside Place	Cliff Kasdorf House	1950	Colonial Revival	C
8128 Brookside Place	Herbert F. Johnson House	1937	Colonial Revival	C
8131 Brookside Place	Edward and Clara Bauer House	1928	Tudor Revival	C
8136 Brookside Place	Hobart K. B. Allebach House	1940	Colonial Revival	C
8141 Brookside Place	George and Margaret Eisenberg Jr. House	1929	Tudor Revival	C
8204 Brookside Place	Edwin C. Knuth House	1931	Tudor Revival	C
8207 Brookside Place	Thomas and Judith Autz House	1972	New Traditional	NC
8217 Brookside Place	Joseph and Helen Kilbert House	1929	Tudor Revival	C
8122 Rockway Court	R. Kearney House	1937	Tudor Revival	C
8136 Rockway Court	Ella Gault House	1926	Mediterranean Revival	C
8139 Rockway Court	James and Anna Austen House	1927	Tudor Revival	C
8200 Rockway Court	John and Gunnel Dilot House	1931	Tudor Revival	C
8205 Rockway Court	Herman and Esther Drummond House	1926	Tudor Revival	C
8212 Rockway Court	Rupert and Elizabeth Schmitt House	1926	Tudor Revival	C
8213 Rockway Court	Carlotta Smith House	1926	Tudor Revival	C
8220 Rockway Court	Ervin and Florence Piepenbrink House	1926	Tudor Revival	C
8221 Rockway Court	Thomas W. Brickley House	1925	Tudor Revival	C
8229 Rockway Court	Robert and Esther Smith House	1925	Tudor Revival	C
8230 Rockway Court	Leslie and Frances Vander Linde House	1925	Tudor Revival	C



# Proposed Grand Parkway Historic District Map - East



## DISTRICT MAP



LEGEND	
Boundary	-----
Address	100
Non-Contributing	



## Proposed Grand Parkway Historic District

### *Narrative Description*

The proposed Grand Parkway Historic District is a well-defined cluster of 100 buildings situated on the south side of the City of Wauwatosa and has boundaries roughly delineated by West Wisconsin Avenue, North 68th Street, West Bluemound Road, and North 72nd Street. The area of large and modestly sized homes began in 1919 and was developed over the next two decades until reaching full build-out in 1946. A few homes were constructed after this time, presumably on the site of an earlier, now non-extant house. Representative of the prevailing architectural styles of their time, Colonial Revival, Tudor Revival, Mediterranean Revival, Spanish Colonial Revival, Neoclassical, Prairie, and International style residences are prominent within the district.



*6800 block of Grand Parkway*



*6800 block of Wellauer Drive*

### *Statement of Significance*

The proposed Grand Parkway Historic District was identified for its concentration of single-family dwellings constructed between 1919 and 1946 with a high level of historic integrity having local significance in the area of Architecture under National Register Criterion C as one of the most intact concentrations of historic residences in the City of Wauwatosa from its period of significance. The district is comprised of 86 contributing resources and 14 non-contributing resources. Detached garages are not included in this resource count. The dates of construction and historical development of the contributing resources, beginning in 1919 and ending in 1946, constitute the proposed period of significance. The district represents a fine, intact example of an early to mid-twentieth century suburban single-family residential neighborhood and gains distinction and cohesion from the grand boulevard-like curving streets with large lot sizes and spacious front lawns that reflect its history as the high-end planned Wellauer Park Additions.

### *Boundary Description*

The proposed district consists of the legal parcels associated with the contributing and non-contributing resources within the district and may be defined by this general description:

Beginning at the northwest corner of the lot associated with 677 N. 72nd Street continue east to the northeast corner of the lot associated with 678 N. 72nd Street, turn 90 degrees south and continue to the northwest corner of the lot associated with 7118 Grand Parkway, turn 90 degrees east and continue to the northeast corner of the lot associated with 675 N. 70th Street, continue to point along the eastern curb line of N. 70th Street, turn 90 degrees and continue north to the northwest corner of the lot associated with 6935 Wisconsin Avenue, turn 90 degrees and continue to the northeast corner of the lot associated with 6935 Wisconsin Avenue, turn 90 degrees south and continue to the northwest corner of the lot associated with 6924 Grand Parkway, turn 90 degrees and continue east to the northeast corner of the lot associated with 6828 Grand Parkway, turn 90 degrees north and continue to the northwest corner of the lot associated with 6821 Wisconsin Avenue, turn 90 degrees east and continue to the northeast corner of the lot associated with 6746 Wisconsin Avenue, turn 90 degrees south and continue to the southeast corner of the lot associated with 502 N. 68th Street, turn 90 degrees west and continue to the southwest corner of the lot associated with 6829 Wellauer Drive, turn 90 degrees north and continue to the southeast corner of the lot associated with 6939 Wellauer Drive, turn 90 degrees west and continue to the southwest corner of the lot associated with 6937 Wellauer Drive, turn 90 degrees north and continue to the southwest corner of the lot associated with 6934 Wellauer Drive, turn 90 degrees west and continue to the southwest corner of the lot associated with 7010 Wellauer Drive, turn 90 degrees north and continue to the southeast corner of the lot associated with 7029 Grand Parkway, turn 90 degrees west and continue to the southwest corner of the lot associated with 7119 Grand Parkway, turn 90 degrees south and continue to the southeast corner of the lot associated with 7130 Wellauer Drive, turn 90 degrees west and continue to the southwest corner of the lot associated with 7208 Wellauer Drive, turn 90 degrees north and continue to the beginning. The boundaries of the proposed Grand Parkway Historic District are delineated on the accompanying district map and enclose the area of 28.24 acres. The boundaries of the proposed Grand Parkway Historic District enclose all areas historically associated with the district's resources.

### *Building Inventory*

The following inventory lists every resource in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; and the resource's contributing (C) or non-contributing (NC) class or if it is listed in the National Register of Historic Places (NRHP).

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
502 N. 68th Street	S. Troseth House	1952	Minimal Traditional	NC
512 N. 68th Street	Roy F. Cordes House	1927	Mediterranean Revival	C
517 N. 68th Street	Addison and Anna Dorr House	1919	Colonial Revival	C
520 N. 68th Street	Arthur E. Voss House	1924	Mediterranean Revival	C
528 N. 68th Street	Allen Bartlett House	1926	Tudor Revival	C
529 N. 68th Street	Fred H. Kurth House	1925	Tudor Revival	C
534 N. 68th Street	Albert Haeger House	1928	Colonial Revival	C
537 N. 68th Street	Louis P. Schlosser House	1924	Tudor Revival	C
540 N. 68th Street	Mark H. Kotz House	1927	Colonial Revival	C
545 N. 68th Street	Rose F. Bauer House	1925	Tudor Revival	C
550 N. 68th Street	Arthur Schaefer House	1926	Tudor Revival	C
553 N. 68th Street	Hubert J. Lear House	1921	Bungalow	NC

557 N. 68th Street	Frank J. Skobis Jr. House	1924	Dutch Colonial Revival	C
558 N. 68th Street	H. E. Logan House	1919	Dutch Colonial Revival	C
602 N. 68th Street	William S. Griffiths House	1919	Mediterranean Revival	C
603 N. 68th Street	Edgar D. Haven House	1924	Bungalow	C
611 N. 68th Street	Jerry A. Keogh House	1921	Dutch Colonial Revival	C
612 N. 68th Street	George A. Seefeld House	1924	Colonial Revival	C
619 N. 68th Street	Edward W. Dooley House	1921	Front Gabled	NC
620 N. 68th Street	William H. Grau House	1919	Tudor Revival	C
626 N. 68th Street	L. H. Grau House	1919	Bungalow	C
627 N. 68th Street	Louis Nuesse House	1922	Mediterranean Revival	C
638 N. 68th Street	Lawrence Henning House	1920	Dutch Colonial Revival	NC
644 N. 68th Street	Spencer G. Waite House	1928	Tudor Revival	C
652 N. 68th Street	Mary E. Harlos House	1922	Mediterranean Revival	C
612 N. 70th Street	Hilda Prah House	1936	International	C
613 N. 70th Street	Julius Burbaca House	1927	Tudor Revival	C
620 N. 70th Street	Ruth Dreutzer House	1926	Colonial Revival	C
621 N. 70th Street	Walter S. Droppers House	1927	Tudor Revival	C
627 N. 70th Street	Sylvester Leiby House	1927	American Foursquare	C
628 N. 70th Street	E. F. and Irma Keller House	1923	Tudor Revival	C
663 N. 70th Street	John Offerman House	1926	Bungalow	C
675 N. 70th Street	Leo Weiland House	1927	Mediterranean Revival	C
613 N. 72nd Street	Clarence S. Weiland House	1930	Tudor Revival	C
614 N. 72nd Street	Joseph T. Williams House	1951	Colonial Revival	NC
619 N. 72nd Street	Lawrence Couloir House	1931	Mediterranean Revival	C
622 N. 72nd Street	Charles Hanson House	1936	Colonial Revival	NC
625 N. 72nd Street	Robert Kuhn & Patricia Giovannini Ho.	2015	New Traditional	NC
660 N. 72nd Street	Harold Lutz House	1941	Colonial Revival	C
661 N. 72nd Street	William R. Tanner House	1930	Tudor Revival	C
664 N. 72nd Street	John E. Lees House	1941	Colonial Revival	C
669 N. 72nd Street	Eugene Wenzel House	1936	Colonial Revival	C
672 N. 72nd Street	Erwin H. and Clara Studer House	1941	Colonial Revival	C
677 N. 72nd Street	Fred C. Shelon House	1938	Mediterranean Revival	C
678 N. 72nd Street	Elizabeth M. Knowlton House	1941	Colonial Revival	C
532 Crescent Court	Edward and Amelia Borgnis House	1924	Tudor Revival	C
534 Crescent Court	Edwin L. Felling House	1929	Tudor Revival	C
604 Crescent Court	Benjamin and Edna Eilert House	1929	Colonial Revival	C
614 Crescent Court	William Kiepczynski House	1963	Ranch	NC
617 Crescent Court	John and Minnie Dahlman House	1928	Tudor Revival	C
622 Crescent Court	John L. Strange House	1928	Tudor Revival	C
628 Crescent Court	George L. Waite House	1923	Tudor Revival	C
633 Crescent Court	Henry Ziemann House	1927	Colonial Revival	C
637 Crescent Court	Emil W. Hahn House	1922	Bungalow	C
638 Crescent Court	Max Hildebrandt House	1925	Bungalow	C
645 Crescent Court	Harry and Harriet Ziemann House	1928	Dutch Colonial Revival	C
648 Crescent Court	Ida Ulrich House	1922	Dutch Colonial Revival	C
660 Crescent Court	Elmer M. Froelk House	2003	Colonial Revival	NC
672 Crescent Court	Carrie Fischer House	1919	Mediterranean Revival	NC
694 Crescent Court	Edwin and Mary Gaines House	1923	Neoclassical	C
6828 Grand Parkway	John J. Leach House	1926	Tudor Revival	C
6838 Grand Parkway	W. I. Day House	1921	Dutch Colonial Revival	C
6902 Grand Parkway	Rudolph C. Greuttner House	1919	Colonial Revival	C
6912 Grand Parkway	Charles Tamm House	1925	Tudor Revival	C
6913 Grand Parkway	Charles W. Hadler House	1922	Spanish Colonial Revival	C
6924 Grand Parkway	Arthur G. Haug House	1925	Dutch Colonial Revival	C

6928 Grand Parkway	Julius O. and Alma Roehl House	1925	Colonial Revival	C
6933 Grand Parkway	Albert C. Held House	1927	Mediterranean Revival	C
7001 Grand Parkway	Robert L. Kuhn House	1928	Mediterranean Revival	C
7004 Grand Parkway	Peter P. Meisenheimer House	1928	Tudor Revival	C
7020 Grand Parkway	Albert J. Pitman House	1926	Colonial Revival	C
7023 Grand Parkway	Arno N. Dietz House	1930	Tudor Revival	C
7026 Grand Parkway	Matthew J. Buckley House	1929	Mediterranean Revival	C
7029 Grand Parkway	Arthur L. Grede House	1926	Colonial Revival	C
7034 Grand Parkway	Edward L. Cafmeyer House	1927	Tudor Revival	C
7035 Grand Parkway	John J. Hudson House	1939	Colonial Revival	C
7100 Grand Parkway	Merrill Schaefer House	1927	Colonial Revival	C
7105 Grand Parkway	Warren B. and Anna George House	1925	Tudor Revival	NRHP
7110 Grand Parkway	Trygve E. and Mona Tonnsen House	1927	Tudor Revival	C
7113 Grand Parkway	Otto P. Hunt House	1926	Mediterranean Revival	C
7118 Grand Parkway	Charles D. Lawton House	1941	Colonial Revival	C
7119 Grand Parkway	Harry G. Pitcher House	1940	Colonial Revival	C
7130 Grand Parkway	Chester Sullivan House	1947	Ranch	NC
7131 Grand Parkway	E. C. Liker House	1946	Tudor Revival	C
7202 Grand Parkway	Otto L. Siekert House	1941	Colonial Revival	C
7205 Grand Parkway	Joseph H. Burbach House	1952	Ranch	NC
6819 Wellauer Drive	Curtis C. Tracey House	1928	Tudor Revival	C
6829 Wellauer Drive	Robert H. Smith House	1928	Tudor Revival	C
6839 Wellauer Drive	Bertha Williams House	1931	Colonial Revival	C
6905 Wellauer Drive	L. P. Vaughn House	1926	Tudor Revival	C
6923 Wellauer Drive	A. Speich House	1925	Colonial Revival	NC
6927 Wellauer Drive	Walter and Hertha Fernekes House	1924	French Provincial	C
6934 Wellauer Drive	William H. Lieber House	1924	Colonial Revival	C
6937 Wellauer Drive	Clark and Florence Dunlap House	1923	Prairie	C
7010 Wellauer Drive	Jacob and Otilia Wellauer Jr. House	1926	Mediterranean Revival	C
7130 Wellauer Drive	Walter A. Van Dycke House	1938	Tudor Revival	C
7208 Wellauer Drive	John W. Zuaden House	1950	Ranch	NC
6745 Wisconsin Avenue	Henrick Mot House	1925	Dutch Colonial Revival	C
6821 Wisconsin Avenue	Waldo E. May House	1924	Craftsman	C
6935 Wisconsin Avenue	Marie Morton House	1926	Tudor Revival	C

# Proposed Jennings Park Historic District Map



## DISTRICT MAP



## LEGEND

- Boundary
- Address  100
- Non-Contributing

## Proposed Jennings Park Historic District

### *Narrative Description*

The proposed Jennings Park Historic District is a well-defined cluster of 95 buildings situated on the south side of the City of Wauwatosa and has boundaries roughly delineated by West Wisconsin Avenue, North 76th Street, Mary Ellen Place, and North Honey Creek Parkway. The area of large and modestly sized homes began in 1925 and was developed over the next three decades until reaching full build-out in 1960. Representative of the prevailing architectural styles of their time, Colonial Revival, Tudor Revival, Mediterranean Revival, and Neoclassical style residences are prominent within the district.



*600 block of North 78th Street*



*600 block of North 79th Street*

### *Statement of Significance*

The proposed Jennings Park Historic District was identified for its concentration of single-family dwellings constructed between 1925 and 1960 with a high level of historic integrity having local significance in the area of Architecture under National Register Criterion C as one of the most intact concentrations of historic residences in the City of Wauwatosa from its period of significance. The district is comprised of 91 contributing resources and 4 non-contributing resources. Detached garages are not included in this resource count. The dates of construction and historical development of the contributing resources, beginning in 1925 and ending in 1960, constitute the proposed period of significance. The district represents a fine, intact example of an early to mid-twentieth century suburban single-family residential neighborhood and gains distinction and cohesion from the consistent broad terraces, regularly spaced street trees, consistent large setbacks, and spacious front lawns that anchor the district with predominantly Revival style homes.

### *Boundary Description*

The proposed district consists of the legal parcels associated with the contributing and non-contributing resources within the district and may be defined by this general description: Beginning at the northwest corner of the lot associated with 660 Honey Creek Parkway, continue

along the curb line of Wisconsin Avenue to the northeast corner of the lot associated with 7605 Wisconsin Avenue, turn 90 degrees and continue south to the southeast corner of the lot associated with 605 North 76th Street, turn 90 degrees west and continue to the southeast corner of the lot associated with 602 North 77th Street, turn 90 degrees south and continue to the southeast corner of the lot associated with 526 North 77th Street, turn 90 degrees west and continue to the northeast corner of the lot associated with 521 North 77th Street, turn 90 degrees south and continue to the southeast corner of the lot associated with 521 North 77th Street, turn 90 degrees west and continue to the southwest corner of the lot associated with 521 North 77th Street, turn 90 degrees north and follow the curving rear property lines of the lots facing Mary Ellen Place to the southwest corner of the lot associated with 7915 Mary Ellen Place, turn 90 degrees north and continue to the southeast corner of the lot associated with 610 Honey Creek Parkway, turn 90 degrees west and continue to the southwest corner of the lot associated with 610 Honey Creek Parkway, turn 90 degrees north and continue to the beginning. The boundaries of the proposed Jennings Park Historic District are delineated on the accompanying district map and enclose the area of 27.01 acres. The boundaries of the proposed Jennings Park Historic District enclose all areas historically associated with the district's resources.

### *Building Inventory*

The following inventory lists every resource in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; and the resource's contributing (C) or non-contributing (NC) class.

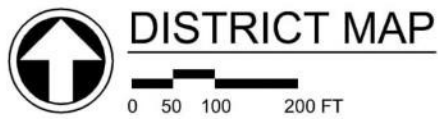
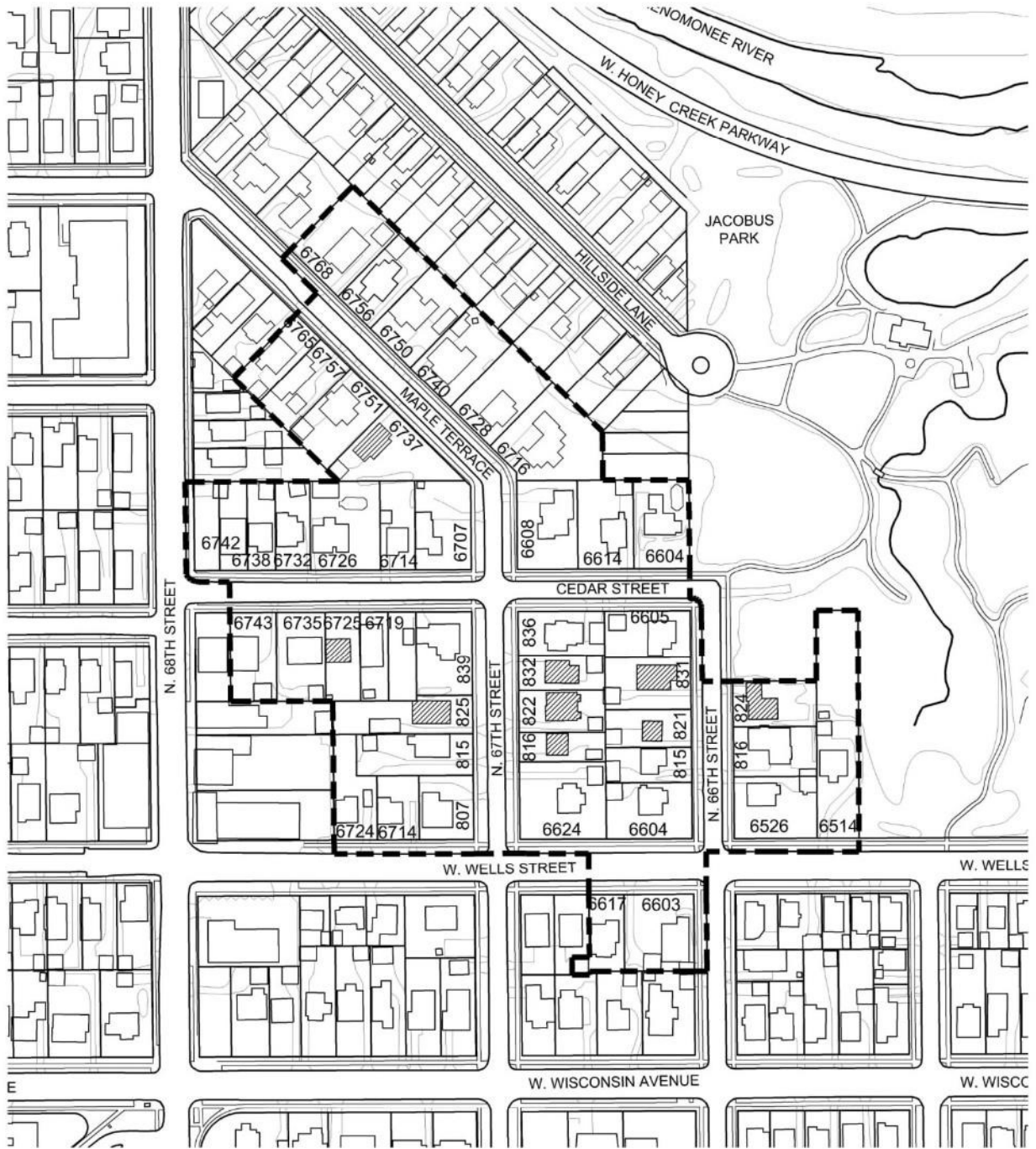
<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
611 N. 76th Street	J. J. Sullivan House	1929	Mediterranean Revival	C
617 N. 76th Street	Balzar Hoffmann House	1929	Mediterranean Revival	C
623 N. 76th Street	John H. Forrer House	1930	Tudor Revival	C
627 N. 76th Street	W. E. Kemen House	1927	Tudor Revival	C
633 N. 76th Street	Heun Henry House	1926	Tudor Revival	C
639 N. 76th Street	John J. Reddy House	1928	Colonial Revival	C
671 N. 76th Street	Melvin R. Simpson House	1956	Colonial Revival	C
521 N. 77th Street	William F. Miller House	1935	Mediterranean Revival	C
526 N. 77th Street	Porter L. Babcock House	1929	Tudor Revival	C
529 N. 77th Street	Max Meyer House	1953	Colonial Revival	C
602 N. 77th Street	R. H. Smith House	1929	Tudor Revival	C
610 N. 77th Street	George Rauch House	1955	Colonial Revival	NC
614 N. 77th Street	Walter Vergutz House	1937	Tudor Revival	C
621 N. 77th Street	Henry J. Bendinger House	1927	Tudor Revival	C
622 N. 77th Street	Roy A. Johnson House	1939	Colonial Revival	C
628 N. 77th Street	Wesley E. Schultz House	1931	Tudor Revival	C
629 N. 77th Street	William Johnson House	1958	Colonial Revival	C
634 N. 77th Street	J. J. Worm House	1927	Tudor Revival	C
635 N. 77th Street	Herman Niemann House	1954	Colonial Revival	C
640 N. 77th Street	Matthew J. Grahek House	1933	Mediterranean Revival	C
641 N. 77th Street	Joseph L. Trecker House	1927	Colonial Revival	NC
646 N. 77th Street	Joseph Clarke House	1936	Tudor Revival	C
647 N. 77th Street	George Erich House	1932	Mediterranean Revival	C
650 N. 77th Street	Ray B. MacArthur House	1954	Colonial Revival	C
653 N. 77th Street	Wallace F. Patten House	1927	Tudor Revival	C
658 N. 77th Street	Gertrude Rickmeyer House	1953	Colonial Revival	C

659 N. 77th Street	William W. King House	1937	Colonial Revival	C
662 N. 77th Street	Samuel D. Stern House	1939	Colonial Revival	C
663 N. 77th Street	Alfred H. Hebenstreit House	1932	Tudor Revival	C
668 N. 77th Street	Mary A. Murphy House	1939	Tudor Revival	C
671 N. 77th Street	Chester A. Sullivan House	1932	Tudor Revival	C
674 N. 77th Street	E. N. Lightfoot House	1937	Colonial Revival	C
677 N. 77th Street	Henry J. Ball House	1938	Tudor Revival	C
604 N. 78th Street	Alvin E. Bleck House	1928	Tudor Revival	C
609 N. 78th Street	Edward G. Meilahn House	1933	Mediterranean Revival	C
614 N. 78th Street	Robert W. Whitmore House	1928	Tudor Revival	C
619 N. 78th Street	Hanna Rice House	1929	Tudor Revival	C
622 N. 78th Street	Harold A. Hollister House	1930	Colonial Revival	C
627 N. 78th Street	Joseph M. Engman House	1931	Mediterranean Revival	C
628 N. 78th Street	Walter Zahn House	1929	Tudor Revival	C
635 N. 78th Street	John H. Burke House	1925	Colonial Revival	C
638 N. 78th Street	Jerome Paulus House	1936	Colonial Revival	C
642 N. 78th Street	Thomas Shanahan House	1957	Colonial Revival	C
645 N. 78th Street	Elmer Gramling House	1931	Tudor Revival	C
651 N. 78th Street	John H. Schlosser House	1955	Colonial Revival	C
652 N. 78th Street	Edward Lirsch House	1938	Colonial Revival	C
659 N. 78th Street	William F. Sheahan House	1950	Colonial Revival	C
662 N. 78th Street	J. M. Behling House	1930	Tudor Revival	C
668 N. 78th Street	Robert E. Callen House	1951	Colonial Revival	C
669 N. 78th Street	Fred Storm House	1952	Colonial Revival	NC
605 N. 79th Street	Harry Bremser House	1940	Colonial Revival	C
614 N. 79th Street	Arthur F. Wegener House	1941	Colonial Revival	C
615 N. 79th Street	Magdalen Gawin House	1960	Colonial Revival	C
622 N. 79th Street	John H. Friar House	1936	Colonial Revival	C
623 N. 79th Street	Maurice Squire House	1955	Colonial Revival	C
629 N. 79th Street	Roland W. Beyerlein House	1936	Colonial Revival	C
630 N. 79th Street	William Ryan House	1936	Colonial Revival	C
638 N. 79th Street	Arnold O. Olsen House	1936	Colonial Revival	C
639 N. 79th Street	Elmer L. Lipman House	1935	Tudor Revival	C
647 N. 79th Street	Norman B. Scott House	1939	Colonial Revival	C
648 N. 79th Street	Victor S. Taugher House	1929	Tudor Revival	C
655 N. 79th Street	D. A. Cunningham House	1936	Colonial Revival	C
610 Honey Creek Parkway	Francis Murphy House	1935	Tudor Revival	C
630 Honey Creek Parkway	Florence V. Trecker House	1939	Neoclassical	C
644 Honey Creek Parkway	James Dykes House	1955	Contemporary	C
660 Honey Creek Parkway	Gerlad Hayes House	1937	Tudor Revival	C
7705 Mary Ellen Place	Roger Kiekhofer House	1956	Colonial Revival	C
7715 Mary Ellen Place	Joseph Rudolph House	1936	Colonial Revival	C
7720 Mary Ellen Place	Frederick P. Kalberer House	1936	Tudor Revival	C
7723 Mary Ellen Place	John J. Wisniewski House	1937	Colonial Revival	C
7729 Mary Ellen Place	Sherman O. Anderson House	1954	Contemporary	C
7736 Mary Ellen Place	Eric H. Digman House	1930	Tudor Revival	C
7737 Mary Ellen Place	Fred J. Chlupp House	1933	Tudor Revival	C
7745 Mary Ellen Place	Michael M. Green House	1929	Mediterranean Revival	C
7748 Mary Ellen Place	William E. Brown House	1937	Tudor Revival	C
7753 Mary Ellen Place	Giles Clark House	1929	Colonial Revival	C
7805 Mary Ellen Place	John A. Gruesser House	1938	Colonial Revival	C
7813 Mary Ellen Place	Frank E. Treis House	1938	Colonial Revival	C
7821 Mary Ellen Place	Henry C. Hefty House	1949	Colonial Revival	C
7829 Mary Ellen Place	Richard J. McGinn House	1950	Colonial Revival	C



7830 Mary Ellen Place	Martin Malensek House	1941	Colonial Revival	C
7837 Mary Ellen Place	Rudolph P. Gingrass House	1939	Tudor Revival	C
7845 Mary Ellen Place	Joseph R. Scott House	1938	Colonial Revival	C
7907 Mary Ellen Place	Ray W. Uecker House	1939	Tudor Revival	C
7915 Mary Ellen Place	Richard J. O'Melia House	1938	Colonial Revival	C
7609 Wellauer Drive	Vincent L. Kelly House	1935	Mediterranean Revival	C
7605 Wisconsin Avenue	Fred A. Loeber House	1935	Colonial Revival	C
7613 Wisconsin Avenue	Helen M. Roob House	1973	Ranch	NC
7631 Wisconsin Avenue	David Jennings House	1936	Colonial Revival	C
7705 Wisconsin Avenue	Bruno G. Ganzlin House	1952	Colonial Revival	C
7715 Wisconsin Avenue	David Jennings House	1925	Georgian Revival	C
7733 Wisconsin Avenue	Lawrence O. Graf House	1938	Tudor Revival	C
7805 Wisconsin Avenue	Robert C. Cannon House	1952	Monterey	C
7829 Wisconsin Avenue	Otto A. Hildebrand House	1930	Tudor Revival	C
7907 Wisconsin Avenue	Louis V. McNamara House	1939	Tudor Revival	C

# Proposed Maple Terrace Historic District Map



LEGEND	
Boundary	-----
Address	100
Non-Contributing	

## Proposed Maple Terrace Historic District

### *Narrative Description*

The proposed Maple Terrace Historic District is a well-defined cluster of 45 buildings situated on the south side of the City of Wauwatosa and has boundaries roughly delineated by North 68th Street, Maple Terrace, Cedar Street, North 66th Street, and West Wells Street. The area of large and modestly sized homes began in 1906 and was developed over the next two decades until reaching full build-out in 1926. A few non-contributing houses were constructed after this time as infill. Representative of the prevailing architectural styles of their time, Bungalow, Craftsman, Prairie, and Arts and Crafts style residences are prominent within the district.



*6700 block of Maple Terrace*



*6700 block of Cedar Street*

### *Statement of Significance*

The proposed Maple Terrace Historic District was identified for its concentration of single-family dwellings constructed between 1906 and 1926 with a high level of historic integrity having local significance in the area of Architecture under National Register Criterion C as one of the most intact concentrations of historic residences in the City of Wauwatosa from its period of significance. The district is comprised of 46 contributing resources and 9 non-contributing resources. Detached garages are not included in this resource count. The dates of construction and historical development of the contributing resources, beginning in 1906 and ending in 1926, constitute the proposed period of significance. The district represents a fine, intact example of an early twentieth-century single-family residential neighborhood and gains distinction and cohesion from the concentration of the popular styles of the time including Bungalow, Craftsman, Prairie, and Arts and Crafts style homes.

### *Boundary Description*

The proposed district consists of the legal parcels associated with the contributing and non-contributing resources within the district and may be defined by this general description: Beginning at the northwest corner of the lot associated with 6742 Cedar Street, continue east to the southwest corner of the lot associated with 6737 Maple Terrace, turn 135 degrees and

continue northwest to the southwest corner of the lot associated with 6765 Maple Terrace, turn 90 degrees and continue northeast to the southeast corner of the lot associated with 6768 Maple Terrace, turn 90 degrees and continue northwest to the southwest corner of the lot associated with 6768 Maple Terrace, turn 90 degrees north and continue northeast to the northwest corner of the lot associated with 6768 Maple Terrace, turn 90 degrees east and continue southeast to the northeast corner of the lot associated with 6716 Maple Terrace, turn 45 degrees south and continue to the southeast corner of the lot associated with 6716 Maple Terrace, turn 90 degrees east and continue to the northeast corner of the lot associated with 6604 Cedar Street, turn 90 degrees south and continue along the curb line of North 66th Street to a point opposite 824 North 66th Street, turn 90 degrees east and continue to the northeast corner of the lot associated with 6514 Wells Street, turn 90 degrees south and continue to the southeast corner of the lot associated with 6514 Wells Street, turn 90 degrees west and continue to the southeast corner of the lot associated with 6604 Wells Street, turn 90 degrees south and continue to the southeast corner of the lot associated with 6603 Wells Street, turn 90 degrees west and continue to the southwest corner of the lot associated with 6617 Wells Street, turn 90 degrees north and continue to a point along the curb of Wells Street at the lot associated with 6624 Wells Street, turn 90 degrees west and continue to the southwest corner of the lot associated with 6724 Wells Street, turn 90 degrees north and continue to the northwest corner of the lot associated with 825 North 67th Street, turn 90 degrees west and continue to the southwest corner of the lot associated with 6743 Cedar Street, turn 90 degrees north and continue to the southeast corner of the lot associated with 6742 Cedar Street, turn 90 degrees west and continue to the southwest corner of the lot associated with 6742 Cedar Street, turn 90 degrees north and continue to the beginning. The boundaries of the proposed Maple Terrace Historic District are delineated on the accompanying district map and enclose the area of 12.54 acres. The boundaries of the proposed Maple Terrace Historic District enclose all areas historically associated with the district's resources.

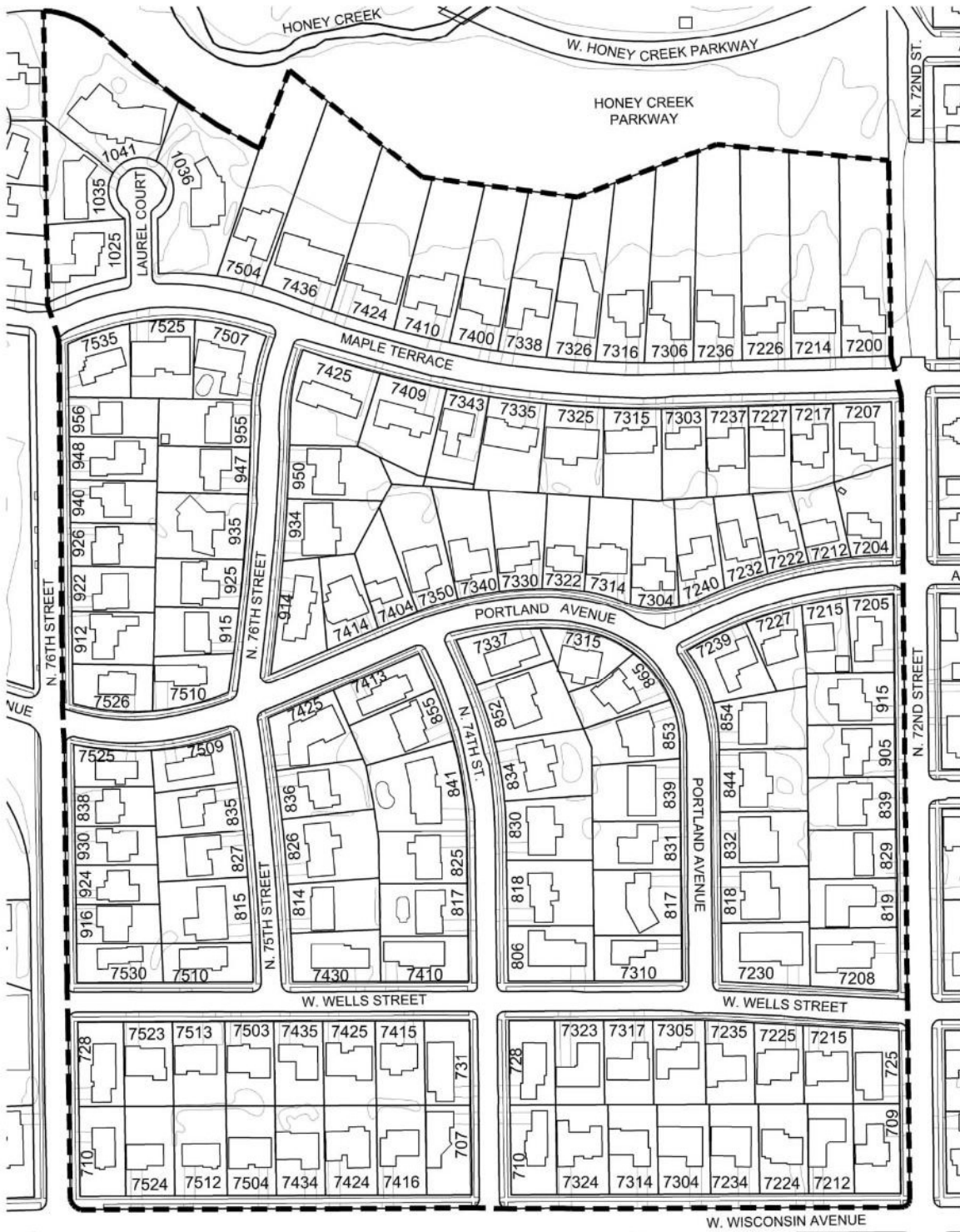
### *Building Inventory*

The following inventory lists every resource in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; and the resource's contributing (C) or non-contributing (NC) class.

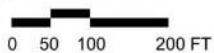
<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
815 N. 66th Street	Walter Gerlinger House	1925	Tudor Revival	C
816 N. 66th Street	House	1913	Arts and Crafts	C
821 N. 66th Street	J. C. Campbell House	1924	Colonial Revival	NC
824 N. 66th Street	House	1916	Colonial Revival	NC
831 N. 66th Street	House	1916	Craftsman	NC
807 N. 67th Street	Henry P. Mueller House	1921	Prairie	C
815 N. 67th Street	House	1906	Queen Anne	C
816 N. 67th Street	E. L. Tharinger House	1934	Colonial Revival	NC
822 N. 67th Street	Lydia A. Volland House	1940	Colonial Revival	NC
825 N. 67th Street	House	1916	American Foursquare	NC
832 N. 67th Street	Ida Volland House	1957	Colonial Revival	NC
836 N. 67th Street	House	1909	Arts and Crafts	C
839 N. 67th Street	House	1919	Arts and Crafts	C
6604 Cedar Street	House	1919	Colonial Revival	C
6605 Cedar Street	Frank N. Wood House	1921	Dutch Colonial Revival	C

6614 Cedar Street	William H. Hassie House	1908	Arts and Crafts	C
6714 Cedar Street	House	1909	Craftsman	C
6719 Cedar Street	Francis Revere House	1914	Bungalow	C
6725 Cedar Street	Forest E. MacDonald House	1957	Minimal Traditional	NC
6726 Cedar Street	House	1908	Arts and Crafts	C
6732 Cedar Street	House	1913	Craftsman	C
6735 Cedar Street	George and Marjorie De Longe House	1912	Prairie	C
6738 Cedar Street	House	1913	Tudor Revival	C
6742 Cedar Street	Charles H. Basche House	1926	Bungalow	C
6743 Cedar Street	House	1914	Craftsman	C
6707 Maple Terrace	House	1908	Craftsman	C
6708 Maple Terrace	G. E. and Marie Tyrrell House	1920	Craftsman	C
6716 Maple Terrace	House	1908	Bungalow	C
6728 Maple Terrace	Louis and Evangeline Suess House	1915	Bungalow	C
6737 Maple Terrace	House	1917	Arts and Crafts	NC
6740 Maple Terrace	Oscar Schmidtil House	1910	Craftsman	C
6750 Maple Terrace	Frank L. and Annette Bader House	1913	Craftsman	C
6751 Maple Terrace	House	1919	Prairie	C
6756 Maple Terrace	Oscar C. and Paula Bader House	1913	Craftsman	C
6757 Maple Terrace	House	1914	Bungalow	C
6765 Maple Terrace	House	1916	American Foursquare	C
6768 Maple Terrace	House	1910	Craftsman	C
6514 Wells Street	Anton Kuzmanovich House	1918	Craftsman	C
6526 Wells Street	House	1909	Bungalow	C
6603 Wells Street	House	1915	Bungalow	C
6604 Wells Street	House	1911	Craftsman	C
6617 Wells Street	House	1917	Bungalow	C
6624 Wells Street	House	1907	Craftsman	C
6714 Wells Street	Frederick D. Remnick House	1926	Mediterranean Revival	C
6724 Wells Street	House	1910	Mediterranean Revival	C

# Proposed Wellauer Heights Historic District Map



## DISTRICT MAP



### LEGEND

- Boundary
- Address  100
- Non-Contributing

## Proposed Wellauer Heights Historic District

### *Narrative Description*

The proposed Wellauer Heights Historic District is a well-defined cluster of 139 buildings situated on the south side of the City of Wauwatosa and has boundaries roughly delineated by Honey Creek Parkway, North 72nd Street, West Wisconsin Avenue, and North 76th Street. The area of large and modestly sized homes began in 1950 and was developed over the next decade until reaching full build-out in 1958. Representative of the prevailing architectural styles of their time, Ranch and Split-Level style residences are prominent within the district.



*7400 block of West Wells Street*



*800 block of North 74th Street*

### *Statement of Significance*

The proposed Wellauer Heights Historic District was identified for its concentration of single-family dwellings constructed between 1950 and 1958 with a high level of historic integrity having local significance in the area of Architecture under National Register Criterion C as one of the most intact concentrations of historic residences in the City of Wauwatosa from its period of significance. The district is comprised of 139 contributing resources. The dates of construction and historical development of the contributing resources, beginning in 1950 and ending in 1958, constitute the proposed period of significance. The district represents a fine, intact example of a mid-twentieth century suburban single-family residential neighborhood and gains distinction and cohesion from the curving streets with large lot sizes, consistent large setbacks, spacious front lawns, and predominant high-end ranch style homes.

### *Boundary Description*

The proposed district consists of the legal parcels associated with the contributing resources within the district and may be defined by this general description: Beginning at the northwest corner of the lot associated with 1041 Laurel Court, continue east along the rear property line of the lots facing Laurel Court and Maple Terrace to the northeast corner of the lot associated with 7200 Maple Terrace, turn 90 south and continue along the curb line of North 72nd Street to the southeast corner of the lot associated with 709 North 72nd Street, turn 90 degrees west and

continue along the curb line of Wisconsin Avenue to the southwest corner of the lot associated with 710 North 76th Street, turn 90 degrees north and continue along the curb line of North 76th Street to the beginning. The boundaries of the proposed Wellauer Heights Historic District are delineated on the accompanying district map and enclose the area of 48.38 acres. The boundaries of the proposed Wellauer Heights Historic District enclose all areas historically associated with the district's resources.

### *Building Inventory*

The following inventory lists every resource in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; and the resource's contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
709 N. 72nd Street	John Merker House	1953	Ranch	C
725 N. 72nd Street	Victor V. Holly House	1955	Ranch	C
819 N. 72nd Street	Anna Tagliavia House	1958	Ranch	C
829 N. 72nd Street	P. Sukalick House	1958	Split Level	C
839 N. 72nd Street	George J. Spheeris House	1954	Split Level	C
905 N. 72nd Street	Steve Wadina House	1957	Ranch	C
915 N. 72nd Street	Ray Vnuk House	1955	Ranch	C
817 N. 73rd Street	S. Seidel House	1954	Ranch	C
818 N. 73rd Street	Walter J. Lazynski House	1955	Ranch	C
831 N. 73rd Street	Ralph G. Randall House	1953	Ranch	C
832 N. 73rd Street	House	1954	Ranch	C
839 N. 73rd Street	N. D. Rice House	1954	Ranch	C
844 N. 73rd Street	Robert Soerens House	1954	Ranch	C
853 N. 73rd Street	Andrew Wilson House	1953	Ranch	C
854 N. 73rd Street	Howard St. George House	1957	Ranch	C
865 N. 73rd Street	N. L. Garrett House	1953	Ranch	C
707 N. 74th Street	Anton Bertagnolli House	1954	Ranch	C
710 N. 74th Street	John G. Beede House	1953	Ranch	C
728 N. 74th Street	John Dobrojevic House	1953	Ranch	C
731 N. 74th Street	Henry R. Marshall House	1954	Ranch	C
806 N. 74th Street	David Zuege House	1954	Ranch	C
817 N. 74th Street	House	1953	Ranch	C
818 N. 74th Street	Alvin R. Klann House	1952	Ranch	C
825 N. 74th Street	House	1953	Ranch	C
830 N. 74th Street	House	1953	Ranch	C
834 N. 74th Street	Sylvester P. Hendricks House	1954	Ranch	C
841 N. 74th Street	Joseph J. Mollica House	1955	Ranch	C
852 N. 74th Street	Armin F. Jaeger House	1957	Ranch	C
855 N. 74th Street	House	1953	Ranch	C
814 N. 75th Street	Santo Caravelo Jr. House	1953	Ranch	C
826 N. 75th Street	Francis H. Clark House	1954	Ranch	C
836 N. 75th Street	Walter Gerlinger House	1953	Colonial Revival	C
914 N. 75th Street	Cecelia Price House	1951	Ranch	C
915 N. 75th Street	House	1952	Ranch	C
925 N. 75th Street	K. J. Winters House	1952	Ranch	C
934 N. 75th Street	Allen K. Wolff House	1953	Ranch	C
935 N. 75th Street	William Swendon House	1952	Ranch	C
947 N. 75th Street	Frank Walenta House	1952	Ranch	C



950 N. 75th Street	Stanley G. Gelhaar House	1953	Ranch	C
955 N. 75th Street	Carl F. Meidel House	1952	Colonial Revival	C
815 N. 75th Street	A. R. Haberstroh House	1955	Ranch	C
827 N. 75th Street	Sam Bartaluzzi House	1952	Split Level	C
835 N. 75th Street	G. H. Fabian House	1953	Ranch	C
710 N. 76th Street	Timothy T. Couch House	1954	Split Level	C
728 N. 76th Street	Walter J. Steil House	1954	Ranch	C
816 N. 76th Street	Alvin Lange House	1952	Ranch	C
824 N. 76th Street	H. A. Schultz House	1953	Ranch	C
830 N. 76th Street	Harold Kennedy House	1952	Ranch	C
838 N. 76th Street	C. G. Tausend House	1952	Colonial Revival	C
912 N. 76th Street	Howard Heckel House	1953	Ranch	C
922 N. 76th Street	Ted Erdman House	1953	Ranch	C
926 N. 76th Street	Gilbert Laur House	1954	Ranch	C
940 N. 76th Street	House	1953	Ranch	C
948 N. 76th Street	Clarence D. Roser House	1955	Ranch	C
956 N. 76th Street	Thomas J. Mooney House	1952	Ranch	C
7204 Aetna Court	Burle Gose House	1952	Ranch	C
7205 Aetna Court	House	1954	Ranch	C
7212 Aetna Court	Robert Werner House	1952	Ranch	C
7215 Aetna Court	C. F. Von Baumbach House	1951	Ranch	C
7222 Aetna Court	House	1953	Ranch	C
7227 Aetna Court	Robert Werner House	1956	Split Level	C
7232 Aetna Court	E. B. Tonnsen Jr. House	1953	Ranch	C
7239 Aetna Court	Sam Bartaluzzi House	1952	Split Level	C
7240 Aetna Court	Clifford M. Schoenike House	1953	Ranch	C
1025 Laurel Court	William and Mary Carney House	1951	Ranch	C
1035 Laurel Court	John S. Semrau House	1950	Ranch	C
1036 Laurel Court	Addison and Anna Dorr House	1950	Ranch	C
1041 Laurel Court	John A. Seramur House	1957	Ranch	C
7200 Maple Terrace	Clarence Graham House	1951	Ranch	C
7207 Maple Terrace	Frank Desall House	1953	Ranch	C
7214 Maple Terrace	Howard Lentz House	1950	Ranch	C
7217 Maple Terrace	Harold H. Schmidt House	1951	Ranch	C
7226 Maple Terrace	Arthur Hintz House	1950	Ranch	C
7227 Maple Terrace	Ernst Schnick House	1952	Ranch	C
7236 Maple Terrace	Ellsworth G. Sellin House	1950	Ranch	C
7237 Maple Terrace	W. E. Pfitzinger House	1953	Ranch	C
7303 Maple Terrace	William G. Murphy House	1949	Colonial Revival	C
7306 Maple Terrace	Arthur Hintz House	1955	Ranch	C
7315 Maple Terrace	E. P. Meyer House	1952	Ranch	C
7316 Maple Terrace	John A. Staley House	1954	Ranch	C
7325 Maple Terrace	S. A. Fulton House	1954	Ranch	C
7326 Maple Terrace	George Barrock House	1950	Ranch	C
7335 Maple Terrace	Roy O. Billings House	1952	Ranch	C
7338 Maple Terrace	L. Neis House	1953	Ranch	C
7343 Maple Terrace	Wayne Thompson House	1949	Colonial Revival	C
7409 Maple Terrace	Michael Spheeris House	1950	Ranch	C
7410 Maple Terrace	Dorothy Zaiser Dreher House	1952	Ranch	C
7424 Maple Terrace	Henry H. Hoffman House	1950	Ranch	C
7425 Maple Terrace	Jerome and Betty Jeide House	1950	Ranch	C
7436 Maple Terrace	John C. Lindler House	1956	Ranch	C
7504 Maple Terrace	Joseph J. Gramling House	1951	French Provincial	C
7304 Portland Avenue	Vincent Gagliano House	1952	Ranch	C

7314 Portland Avenue	Frederic Mendelson House	1952	Ranch	C
7315 Portland Avenue	Victor Baker House	1951	Ranch	C
7322 Portland Avenue	W. G. Krenz House	1952	Ranch	C
7330 Portland Avenue	Marion K. Shill House	1952	Ranch	C
7337 Portland Avenue	Edward Wellinghoff House	1952	Ranch	C
7340 Portland Avenue	Howard Zachariasen House	1955	Ranch	C
7350 Portland Avenue	House	1952	Ranch	C
7404 Portland Avenue	Robert G. Werner House	1952	Ranch	C
7413 Portland Avenue	John G. Beede House	1951	Ranch	C
7414 Portland Avenue	Frederick J. Wolf House	1952	Ranch	C
7425 Portland Avenue	M. P. Ohlsen House	1953	Ranch	C
7509 Portland Avenue	Carl O. Guesterhoft House	1951	Ranch	C
7510 Portland Avenue	House	1951	Ranch	C
7525 Portland Avenue	James O'Connell House	1952	Ranch	C
7526 Portland Avenue	Fred Eichenberger House	1951	Ranch	C
7208 Wells Street	House	1955	Ranch	C
7215 Wells Street	LeRoy W. Long House	1956	Ranch	C
7225 Wells Street	Calvin F. Droegkamp House	1954	Ranch	C
7230 Wells Street	Robert Karen House	1954	Ranch	C
7235 Wells Street	John Butcher House	1954	Ranch	C
7305 Wells Street	J. E. Ziegler House	1954	Ranch	C
7310 Wells Street	A. G. Gottsleben House	1953	Ranch	C
7317 Wells Street	C. R. Hambach House	1953	Ranch	C
7323 Wells Street	Charles E. Stull House	1956	Ranch	C
7410 Wells Street	Edward J. Speeter House	1954	Ranch	C
7415 Wells Street	Raymond G. Trost House	1953	Ranch	C
7425 Wells Street	House	1955	Ranch	C
7430 Wells Street	John J. Jacobi House	1953	Ranch	C
7435 Wells Street	L. Pittelkow House	1953	Ranch	C
7503 Wells Street	Norbert Zazem House	1954	Ranch	C
7510 Wells Street	John G. Beede House	1953	Ranch	C
7513 Wells Street	House	1954	Ranch	C
7523 Wells Street	Harold G. Johnson House	1953	Ranch	C
7530 Wells Street	Walter A. Summerville House	1952	Ranch	C
7212 Wisconsin Avenue	Louis Stern House	1956	Ranch	C
7224 Wisconsin Avenue	Frank Neubauer House	1955	Ranch	C
7234 Wisconsin Avenue	Cora A. Bates House	1955	Ranch	C
7304 Wisconsin Avenue	William Zingale House	1956	Ranch	C
7314 Wisconsin Avenue	Barney M. Kujawski House	1953	Ranch	C
7324 Wisconsin Avenue	John Smrcina House	1957	Ranch	C
7324 Wisconsin Avenue	Edward W. Steigerwald House	1957	Ranch	C
7416 Wisconsin Avenue	Russell R. Gonnering House	1954	Ranch	C
7424 Wisconsin Avenue	John Palmisano House	1955	Ranch	C
7434 Wisconsin Avenue	Marco Pivac House	1954	Ranch	C
7504 Wisconsin Avenue	Alphonse J. Starek House	1954	Split Level	C
7512 Wisconsin Avenue	House	1954	Split Level	C
7524 Wisconsin Avenue	Joseph L. Lekan House	1954	Split Level	C

## Resources Included in this Phase of the Survey

<i>AHI #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Date</i>	<i>Style</i>
241138	Genevieve Horrigan Duplex	520 N. 59th Street	1936	Tudor Revival
241139	Bethla Conrad House	624 N. 59th Street	1926	Bungalow
77070	House	616 N. 60th Street	1915	Craftsman
241140	John T. Jarman Duplex	620 N. 60th Street	1925	Bungalow
241141	Martin J. Kohn House	1311 N. 60th Street	1928	Bungalow
241142	Edward Goodman House	555 N. 61st Street	1927	Tudor Revival
241143	House	605 N. 61st Street	1900	Queen Anne
241144	William F. Wolters House	622 N. 62nd Street	1920	Bungalow
241145	Amund Dietzel House	1272 N. 63rd Court	1937	Tudor Revival
241146	Phil Wiegand House	1276 N. 63rd court	1929	Tudor Revival
241147	F. O. Sontag House	1292 N. 63rd Court	1953	Ranch
241148	Frank M. Albert House	1296 N. 63rd Court	1929	Tudor Revival
241149	Frank Z. Betner House	1318 N. 63rd Court	1929	Tudor Revival
241150	Gene H. Redford Duplex	531 N. 63rd Street	1928	Tudor Revival
241151	Nick Russo House	535 N. 63rd Street	1928	American Foursquare
241152	Charles F. Grebe Jr. House	624 N. 63rd Street	1926	Bungalow
77071	House	818 N. 63rd Street	1906	Mediterranean Revival
126398	Douglas and Rosemary Fromader Ho.	828 N. 63rd Street	1915	Tudor Revival
241153	Royal D. Tyrrell House	836 N. 63rd Street	1923	Colonial Revival
241154	Henry G. Bruhnke House	837 N. 63rd Street	1926	Tudor Revival
241155	Erwin A. Baumann House	1284 N. 63rd Street	1931	Tudor Revival
241156	Carl J. Anderson House	1295 N. 63rd Street	1932	Tudor Revival
241157	William J. Schueppner House	1303 N. 63rd Street	1934	Tudor Revival
241158	August H. Jahnke House	1307 N. 63rd Street	1929	Tudor Revival
241159	Frank O. Riebold House	1315 N. 63rd Street	1932	Tudor Revival
241160	Ferd Krivitsch House	1319 N. 63rd Street	1929	Tudor Revival
241161	William F. Zwicke House	1325 N. 63rd Street	1931	Tudor Revival
241162	David Berk House	1328 N. 63rd Street	1929	Tudor Revival
241163	Eivind C. Christensen House	1331 N. 63rd Street	1950	Minimal Traditional
241164	Charles J. Beckler House	1344 N. 63rd Street	1928	Tudor Revival
241165	Henry J. Haertl House	1350 N. 63rd Street	1931	Tudor Revival
241166	Victor Verhulst Duplex	1351 N. 63rd Street	1929	Tudor Revival
241167	Oscar Schildknecht House	1362 N. 63rd Street	1932	Colonial Revival
77262	William J. Burke Duplex	1400 N. 63rd Street	1930	Tudor Revival
241168	Robert N. Graves Duplex	1406 N. 63rd Street	1928	Mediterranean Revival
241169	Roger N. Allison House	1414 N. 63rd Street	1929	Tudor Revival
241170	John F. Bauer House	1423 N. 63rd Street	1926	Bungalow
78028	House	611 N. 64th Street	1895	Queen Anne
241171	Eber A. Holden House	618 N. 64th Street	1921	Bungalow
241172	House	625 N. 64th Street	1903	Queen Anne
241173	House	723 N. 64th Street	1919	Dutch Colonial Revival
241174	Maurice Ask House	1300 N. 64th Street	1952	Minimal Traditional
241175	Harry Owens House	1347 N. 64th Street	1922	Bungalow
241176	Edwin H. Gross House	522 N. 65th Street	1925	Mediterranean Revival
241177	Robert E. Plehn House	624 N. 65th Street	1956	Contemporary
241178	Vito Marchese Duplex	517 N. 66th Street	1929	Tudor Revival
241182	Arnold Reamer Duplex	570 N. 66th Street	1959	Contemporary
77549	Walter Gerlinger House	815 N. 66th Street	1925	Tudor Revival
77553	House	816 N. 66th Street	1913	Arts and Crafts
77550	J. C. Campbell House	821 N. 66th Street	1924	Colonial Revival

77552	House	824 N. 66th Street	1916	Colonial Revival
29964	House	831 N. 66th Street	1916	Craftsman
241183	Cedric J. Olson House	502 N. 67th Street	1929	Tudor Revival
241184	John Anthony House	503 N. 67th Street	1924	Tudor Revival
78027	Roy C. Otto House	515 N. 67th Street	1925	Tudor Revival
241185	Jason Bickler House	523 N. 67th Street	1928	Colonial Revival
241186	H. J. DeHond House	537 N. 67th Street	1925	Tudor Revival
241187	Albert G. Seeboth House	538 N. 67th Street	1929	Mediterranean Revival
241188	Walter L. Maxon House	546 N. 67th Street	1929	Colonial Revival
241189	Philip J. Kissel House	551 N. 67th Street	1922	Mediterranean Revival
241190	Arthur H. Heib House	559 N. 67th Street	1923	Craftsman
241191	Louis R. Wolff House	563 N. 67th Street	1923	Tudor Revival
241192	John C. Hansen House	566 N. 67th Street	1922	Colonial Revival
241193	George J. Maurer House	603 N. 67th Street	1922	Colonial Revival
241194	Fred A. Stevens House	617 N. 67th Street	1922	Colonial Revival
241195	Ludvig Anderson House	622 N. 67th Street	1928	Craftsman
77561	Henry P. Mueller House	807 N. 67th Street	1921	Prairie
77562	House	815 N. 67th Street	1906	Queen Anne
77559	E. L. Tharinger House	816 N. 67th Street	1934	Colonial Revival
77558	Lydia A. Voland House	822 N. 67th Street	1940	Colonial Revival
77563	House	825 N. 67th Street	1916	American Foursquare
77557	Ida Volland House	832 N. 67th Street	1957	Colonial Revival
29961	House	836 N. 67th Street	1909	Arts and Crafts
77564	House	839 N. 67th Street	1919	Arts and Crafts
241196	C. W. Lampertins House	310 N. 68th Street	1925	Bungalow
241197	Fred C. Martin House	319 N. 68th Street	1927	Bungalow
241198	S. Ferris House	326 N. 68th Street	1954	Contemporary
241199	Ernest L. Brinck Duplex	402 N. 68th Street	1951	Minimal Traditional
241200	Louis R. Barth Duplex	405 N. 68th Street	1955	Contemporary
241201	Walter Schirmbrand Duplex	413 N. 68th Street	1955	Contemporary
77414	S. Troseth House	502 N. 68th Street	1952	Minimal Traditional
77415	Roy F. Cordes House	512 N. 68th Street	1927	Mediterranean Revival
77438	Addison and Anna Dorr House	517 N. 68th Street	1919	Colonial Revival
77418	Arthur E. Voss House	520 N. 68th Street	1924	Mediterranean Revival
77419	Allen Bartlett House	528 N. 68th Street	1926	Tudor Revival
77439	Fred H. Kurth House	529 N. 68th Street	1925	Tudor Revival
77420	Albert Haeger House	534 N. 68th Street	1928	Colonial Revival
77440	Louis P. Schlosser House	537 N. 68th Street	1924	Tudor Revival
77421	Mark H. Kotz House	540 N. 68th Street	1927	Colonial Revival
77441	Rose F. Bauer House	545 N. 68th Street	1925	Tudor Revival
77422	Arthur Schaefer House	550 N. 68th Street	1926	Tudor Revival
77442	Hubert J. Lear House	553 N. 68th Street	1921	Bungalow
77443	Frank J. Skobis Jr. House	557 N. 68th Street	1924	Dutch Colonial Revival
77424	H. E. Logan House	558 N. 68th Street	1919	Dutch Colonial Revival
77425	William S. Griffiths House	602 N. 68th Street	1919	Mediterranean Revival
77444	Edgar D. Haven House	603 N. 68th Street	1924	Bungalow
77445	Jerry A. Keogh House	611 N. 68th Street	1921	Dutch Colonial Revival
77426	George A. Seefeld House	612 N. 68th Street	1924	Colonial Revival
77446	Edward W. Dooley House	619 N. 68th Street	1921	Front Gabled
77427	William H. Grau House	620 N. 68th Street	1919	Tudor Revival
77428	L. H. Grau House	626 N. 68th Street	1919	Bungalow
77447	Louis Nuesse House	627 N. 68th Street	1922	Mediterranean Revival
77429	Lawrence Henning House	638 N. 68th Street	1920	Dutch Colonial Revival
77430	Spencer G. Waite House	644 N. 68th Street	1928	Tudor Revival

77431	Mary E. Harlos House	652 N. 68th Street	1922	Mediterranean Revival
241202	Apartment	1021 N. 68th Street	1941	Colonial Revival
241203	A. Rorick House	1340 N. 68th Street	1888	Queen Anne
241204	Charles W. Petosky House	424 N. 69th Street	1928	Bungalow
241205	House	1421 N. 69th Street	1918	Tudor Revival
241206	House	1431 N. 69th Street	1915	Craftsman
241207	House	1439 N. 69th Street	1915	Craftsman
241208	House	1506 N. 69th Street	1917	Bungalow
241209	House	1507 N. 69th Street	1915	American Foursquare
241210	House	1513 N. 69th Street	1915	Craftsman
241211	Otto Grunewald House	1524 N. 69th Street	1926	Tudor Revival
241212	Richard F. Cischek House	426 N. 70th Street	1927	Bungalow
241213	House	507 N. 70th Street	1948	Colonial Revival
241214	John Beede House	513 N. 70th Street	1949	Colonial Revival
77113	Hilda Prahls House	612 N. 70th Street	1936	International
77121	Julius Burbaca House	613 N. 70th Street	1927	Tudor Revival
77112	Ruth Dreutzer House	620 N. 70th Street	1926	Colonial Revival
77120	Walter S. Droppers House	621 N. 70th Street	1927	Tudor Revival
77118	Sylvester Leiby House	627 N. 70th Street	1927	American Foursquare
77111	E. F. and Irma Keller House	628 N. 70th Street	1923	Tudor Revival
77296	John Offerman House	663 N. 70th Street	1926	Bungalow
77297	Leo Weiland House	675 N. 70th Street	1927	Mediterranean Revival
241215	Anna Smith House	728 N. 70th Street	1924	Bungalow
78030	House	925 N. 70th Street	1898	Queen Anne
241216	House	933 N. 70th Street	1895	Gabled Ell
241217	Jerome A. Grosskopf House	963 N. 70th Street	1928	Dutch Colonial Revival
241218	Green House	969 N. 70th Street	1890	Queen Anne
241219	Fred Lentz House	1004 N. 70th Street	1924	Tudor Revival
241220	John C. Orlow House	1049 N. 70th Street	1948	Minimal Traditional
241221	Charles E. Sazama House	1421 N. 70th Street	1969	Shed
241222	Charles M. Scudder House	1433 N. 70th Street	1929	Tudor Revival
241223	House	1442 N. 70th Street	1913	American Foursquare
8962	L. Hildebrand House	1443 N. 70th Street	1880	Queen Anne
241224	House	1503 N. 70th Street	1898	Queen Anne
241225	House	1511 N. 70th Street	1912	Craftsman
241227	House	1301 N. 71st Street	1898	Bungalow
77290	Clarence S. Weiland House	613 N. 72nd Street	1930	Tudor Revival
77103	Joseph T. Williams House	614 N. 72nd Street	1951	Colonial Revival
77289	Lawrence Couloir House	619 N. 72nd Street	1931	Mediterranean Revival
77102	Charles Hanson House	622 N. 72nd Street	1936	Colonial Revival
237395	Robert and Patricia Kuhn House	625 N. 72nd Street	2015	New Traditional
77105	Harold Lutz House	660 N. 72nd Street	1941	Colonial Revival
77293	William R. Tanner House	661 N. 72nd Street	1930	Tudor Revival
77106	John E. Lees House	664 N. 72nd Street	1941	Colonial Revival
77294	Eugene Wenzel House	669 N. 72nd Street	1936	Colonial Revival
77107	Erwin H. and Clara Studer House	672 N. 72nd Street	1941	Colonial Revival
77295	Fred C. Shelon House	677 N. 72nd Street	1938	Mediterranean Revival
77108	Elizabeth M. Knowlton House	678 N. 72nd Street	1941	Colonial Revival
77025	John Merker House	709 N. 72nd Street	1953	Ranch
77026	Victor V. Holly House	725 7 N. 2nd Street	1955	Ranch
241228	Anna Tagliavia House	819 N. 72nd Street	1958	Ranch
241410	P. Sukalick House	829 N. 72nd Street	1962	Split Level
241411	George J. Spheeris House	839 N. 72nd Street	1954	Split Level
241412	Steve Wadina House	905 N. 72nd Street	1957	Ranch

241413	Ray Vnuk House	915 N. 72nd Street	1955	Ranch
241229	Reinhold C. Suesssmith House	1385 N. 72nd Street	1925	Bungalow
241414	S. Seidel House	817 N. 73rd Street	1954	Ranch
241230	Walter J. Lazynski House	818 N. 73rd Street	1955	Ranch
241415	Ralph G. Randall House	831 N. 73rd Street	1953	Ranch
241416	House	832 N. 73rd Street	1954	Ranch
241417	N. D. Rice House	839 N. 73rd Street	1954	Ranch
241418	Robert Soerens House	844 N. 73rd Street	1954	Ranch
241419	Andrew Wilson House	853 N. 73rd Street	1953	Ranch
241420	Howard St. George House	854 N. 73rd Street	1957	Ranch
241421	N. L. Garrett House	865 N. 73rd Street	1953	Ranch
241231	Milton F. Burmaster House	614 N. 74th Street	1947	Colonial Revival
241232	H. Holtz House	617 N. 74th Street	1948	Colonial Revival
241246	Edward J. Blackwell House	622 N. 74th Street	1939	Colonial Revival
241248	William Schmidt House	628 N. 74th Street	1931	Tudor Revival
241249	Phillip M. Horter House	631 N. 74th Street	1938	Colonial Revival
241250	Leon F. Reed House	672 N. 74th Street	1941	Monterey
241251	Anton Bertagnolli House	707 N. 74th Street	1954	Ranch
77017	John G. Beede House	710 N. 74th Street	1953	Ranch
77016	John Dobrojevic House	728 N. 74th Street	1953	Ranch
241252	Henry R. Marshall House	731 N. 74th Street	1954	Ranch
241253	David Zuege House	806 N. 74th Street	1954	Ranch
241422	House	817 N. 74th Street	1953	Ranch
241254	Alvin R. Klann House	818 N. 74th Street	1952	Ranch
241423	House	825 N. 74th Street	1953	Ranch
241424	House	830 N. 74th Street	1953	Ranch
241255	Sylvester P. Hendricks House	834 N. 74th Street	1954	Ranch
241256	Joseph J. Mollica House	841 N. 74th Street	1955	Ranch
241257	Armin F. Jaeger House	852 N. 74th Street	1957	Ranch
241425	House	855 N. 74th Street	1953	Ranch
241258	Edwin J. Wahlen House	615 N. 75th Street	1952	Minimal Traditional
241259	Walter F. Kruecke House	663 N. 75th Street	1936	Mediterranean Revival
241426	Santo Caravelo Jr. House	814 N. 75th Street	1953	Ranch
241260	Francis H. Clark House	826 N. 75th Street	1954	Ranch
241427	Walter Gerlinger House	836 N. 75th Street	1953	Colonial Revival
241428	Cecelia Price House	914 N. 75th Street	1951	Ranch
241429	House	915 N. 75th Street	1952	Ranch
241430	K. J. Winters House	925 N. 75th Street	1952	Ranch
241261	Allen K. Wolff House	934 N. 75th Street	1953	Ranch
241262	William Swendon House	935 N. 75th Street	1952	Ranch
241431	Frank Walenta House	947 N. 75th Street	1952	Ranch
241274	Stanley G. Gelhaar House	950 N. 75th Street	1953	Ranch
241432	Carl F. Meidel House	955 N. 75th Street	1952	Colonial Revival
241433	A. R. Haberstroh House	815 N. 75th Street	1955	Ranch
241436	Sam Bartaluzzi House	827 N. 75th Street	1952	Split Level
241437	G. H. Fabian House	835 N. 75th Street	1953	Ranch
241243	J. J. Sullivan House	611 N. 76th Street	1929	Mediterranean Revival
241291	Balzar Hoffmann House	617 N. 76th Street	1929	Mediterranean Revival
241292	J. S. Elsby House	620 N. 76th Street	1951	Colonial Revival
241294	John H. Forrer House	623 N. 76th Street	1930	Tudor Revival
241295	Edward Krause House	626 N. 76th Street	1950	Minimal Traditional
241400	W. E. Kemen House	627 N. 76th Street	1927	Tudor Revival
241296	Heun Henry House	633 N. 76th Street	1926	Tudor Revival
241297	Emil Ructenwald House	638 N. 76th Street	1954	Ranch

241298	John J. Reddy House	639 N. 76th Street	1928	Colonial Revival
241300	Paul Herbst House	648 N. 76th Street	1950	Colonial Revival
241301	Ludwig List House	660 N. 76th Street	1952	Ranch
241303	Melvin R. Simpson House	671 N. 76th Street	1956	Colonial Revival
241304	Timothy T. Couch House	710 N. 76th Street	1954	Split Level
241305	Walter J. Steil House	728 N. 76th Street	1954	Ranch
241438	Alvin Lange House	816 N. 76th Street	1952	Ranch
241439	H. A. Schultz House	824 N. 76th Street	1953	Ranch
241440	Harold Kennedy House	830 N. 76th Street	1952	Ranch
241441	C. G. Tausend House	838 N. 76th Street	1952	Colonial Revival
241442	Howard Heckel House	912 N. 76th Street	1953	Ranch
241306	Ted Erdman House	922 N. 76th Street	1953	Ranch
241443	Gilbert Laur House	926 N. 76th Street	1954	Ranch
241444	House	940 N. 76th Street	1953	Ranch
241445	Clarence D. Roser House	948 N. 76th Street	1955	Ranch
241446	Thomas J. Mooney House	956 N. 76th Street	1952	Ranch
77691	William F. Miller House	521 N. 77th Street	1935	Mediterranean Revival
241307	Porter L. Babcock House	526 N. 77th Street	1929	Tudor Revival
77690	Max Meyer House	529 N. 77th Street	1953	Colonial Revival
77650	R. H. Smith House	602 N. 77th Street	1929	Tudor Revival
77649	George Rauch House	610 N. 77th Street	1955	Colonial Revival
77648	Walter Vergutz House	614 N. 77th Street	1937	Tudor Revival
77652	Henry J. Bendinger House	621 N. 77th Street	1927	Tudor Revival
77647	Roy A. Johnson House	622 N. 77th Street	1939	Colonial Revival
77646	Wesley E. Schultz House	628 N. 77th Street	1931	Tudor Revival
77653	William Johnson House	629 N. 77th Street	1958	Colonial Revival
77645	J. J. Worm House	634 N. 77th Street	1927	Tudor Revival
77654	Herman Niemann House	635 N. 77th Street	1954	Colonial Revival
77644	Matthew J. Grahek House	640 N. 77th Street	1933	Mediterranean Revival
77655	Joseph L. Trecker House	641 N. 77th Street	1927	Colonial Revival
77643	Joseph Clarke House	646 N. 77th Street	1936	Tudor Revival
77656	George Erich House	647 N. 77th Street	1932	Mediterranean Revival
77642	Ray B. MacArthur House	650 N. 77th Street	1954	Colonial Revival
77657	Wallace F. Patten House	653 N. 77th Street	1927	Tudor Revival
77641	Gertrude Rickmeyer House	658 N. 77th Street	1953	Colonial Revival
77658	William W. King House	659 N. 77th Street	1937	Colonial Revival
77640	Samuel D. Stern House	662 N. 77th Street	1939	Colonial Revival
77659	Alfred H. Hebenstreit House	663 N. 77th Street	1932	Tudor Revival
77639	Mary A. Murphy House	668 N. 77th Street	1939	Tudor Revival
77660	Chester A. Sullivan House	671 N. 77th Street	1932	Tudor Revival
241308	E. N. Lightfoot House	674 N. 77th Street	1937	Colonial Revival
77661	Henry J. Ball House	677 N. 77th Street	1938	Tudor Revival
77694	Alvin E. Bleck House	604 N. 78th Street	1928	Tudor Revival
77710	Edward G. Meilahn House	609 N. 78th Street	1933	Mediterranean Revival
77695	Robert W. Whitmore House	614 N. 78th Street	1928	Tudor Revival
77709	Hanna Rice House	619 N. 78th Street	1929	Tudor Revival
77696	Harold A. Hollister House	622 N. 78th Street	1930	Colonial Revival
77708	Joseph M. Engman House	627 N. 78th Street	1931	Mediterranean Revival
77697	Walter Zahn House	628 N. 78th Street	1929	Tudor Revival
77707	John H. Burke House	635 N. 78th Street	1925	Colonial Revival
77698	Jerome Paulus House	638 N. 78th Street	1936	Colonial Revival
77699	Thomas Shanahan House	642 N. 78th Street	1957	Colonial Revival
77706	Elmer Gramling House	645 N. 78th Street	1931	Tudor Revival
77705	John H. Schlosser House	651 N. 78th Street	1955	Colonial Revival

77700	Edward Lirsch House	652 N. 78th Street	1938	Colonial Revival
77704	William F. Sheahan House	659 N. 78th Street	1950	Colonial Revival
77701	J. M. Behling House	662 N. 78th Street	1930	Tudor Revival
77702	Robert E. Callen House	668 N. 78th Street	1951	Colonial Revival
77703	Fred Storm House	669 N. 78th Street	1952	Colonial Revival
77722	Harry Bremser House	605 N. 79th Street	1940	Colonial Revival
77712	Arthur F. Wegener House	614 N. 79th Street	1941	Colonial Revival
77721	Magdalen Gawin House	615 N. 79th Street	1960	Colonial Revival
77713	John H. Friar House	622 N. 79th Street	1936	Colonial Revival
77720	Maurice Squire House	623 N. 79th Street	1955	Colonial Revival
77719	Roland W. Beyerlein House	629 N. 79th Street	1936	Colonial Revival
77714	William Ryan House	630 N. 79th Street	1936	Colonial Revival
77715	Arnold O. Olsen House	638 N. 79th Street	1936	Colonial Revival
77718	Elmer L. Lipman House	639 N. 79th Street	1935	Tudor Revival
77723	Norman B. Scott House	647 N. 9th Street	1939	Colonial Revival
77716	Victor S. Taugher House	648 N. 79th Street	1929	Tudor Revival
77717	D. A. Cunningham House	655 N. 79th Street	1936	Colonial Revival
241522	Thomas C. Lipscomb House	715 N. 79th Street	1957	Colonial Revival
143676	Leo and Emma Lameczyk House	139 N. 85th Street	1937	Mediterranean Revival
241523	Henry Kubin House	155 N. 85th Street	1941	Colonial Revival
143672	Anton Lamping House	156 N. 85th Street	1935	Tudor Revival
241524	Louis J. Koster House	162 N. 85th Street	1942	Colonial Revival
143671	Willis A. Bolt House	170 N. 85th Street	1932	Colonial Revival
241525	Henrietta Graf House	177 N. 85th Street	1952	Ranch
241526	Frank Fulton House	185 N. 85th Street	1950	Ranch
143670	George and Martha Leiske House	197 N. 85th Street	1929	Tudor Revival
143695	Ralph and Janet Earle House	206 N. 85th Street	1936	Colonial Revival
143669	Clifford and Claire Kohler House	214 N. 85th Street	1928	Colonial Revival
241527	Walter T. Ramlow House	1236 N. 85th Street	1937	Colonial Revival
241528	L. A. Verkutis House	1247 N. 85th Street	1969	Contemporary
241529	John G. Davis House	1253 N. 85th Street	1969	Contemporary
241530	Neal Fischer House	1261 N. 85th Street	1970	Contemporary
241531	Anthony Buscaglia House	1266 N. 85th Street	1942	Colonial Revival
241532	Jim Viall House	1269 N. 85th Street	1954	Contemporary
241533	R. J. Sear House	1279 N. 85th Street	1954	Contemporary
241534	Arthur C. Kremers House	111 N. 86th Street	1930	Tudor Revival
241535	Henry Reinders House	123 N. 86th Street	1948	Tudor Revival
241536	L. L. Fischer House	139 N. 86th Street	1930	Mediterranean Revival
241537	John Egli House	150 N. 86th Street	1936	Tudor Revival
241538	Charles P. Allendorf House	154 N. 86th Street	1935	Colonial Revival
77513	Raymond A. Toepfer House	157 N. 86th Street	1931	Tudor Revival
77514	George Phelps House	163 N. 86th Street	1931	Tudor Revival
77515	Carl Schindler House	171 N. 86th Street	1929	Tudor Revival
241539	Sofus C. Jorgensen House	177 N. 86th Street	1936	Tudor Revival
241540	Franklin Gruetzmacher House	185 N. 86th Street	1930	Tudor Revival
241541	John G. Baker House	203 N. 86th Street	1931	Tudor Revival
241542	Adam J. Projieck House	204 N. 86th Street	1939	Mediterranean Revival
241543	Joan Giehl House	1248 N. 86th Street	1967	Contemporary
78050	Lawrence Van der Heyden House	1251 N. 86th Street	1938	Art Moderne
241544	Thomas Bellanti House	1268 N. 86th Street	1960	Contemporary
77516	Frank C. Prohl House	103 N. 87th Street	1931	Tudor Revival
241545	John M. Patitz House	110 N. 87th Street	1936	Tudor Revival
77517	Joseph Hausch House	115 N. 87th Street	1925	French Provincial



241546	Richard A. Wiens House	123 N. 87th Street	1929	Spanish Colonial Rev.
241547	J. M. Nash House	137 N. 87th Street	1930	Tudor Revival
241548	Alfred C. Vogel House	143 N. 87th Street	1932	Tudor Revival
241549	Elmer Peterson House	144 N. 87th Street	1933	Mediterranean Revival
241550	Otto C. Klein House	151 N. 87th Street	1931	Colonial Revival
241551	Julius A. Walters House	156 N. 87th Street	1930	Mediterranean Revival
241552	Herman Friedrich House	157 N. 87th Street	1936	Colonial Revival
241553	Roger Allison House	175 N. 87th Street	1934	French Provincial
241554	Robert A. Mason House	191 N. 87th Street	1928	Colonial Revival
241555	Leonard P. Niessen House	104 N. 88th Street	1941	Colonial Revival
241556	John T. McCarthy House	108 N. 88th Street	1931	Tudor Revival
241557	Walter Roberts House	116 N. 88th Street	1930	Tudor Revival
241558	Herbert Lenicheck House	122 N. 88th Street	1940	Tudor Revival
241559	John F. Devine House	125 N. 88th Street	1931	Colonial Revival
241560	William Ringenoldus House	131 N. 88th Street	1931	Tudor Revival
241561	Carl Hofstetter House	136 N. 88th Street	1931	Tudor Revival
241562	Theodore Trecker House	139 N. 88th Street	1930	Tudor Revival
241563	Edward W. Erdman House	161 N. 88th Street	1929	Tudor Revival
241564	Harold Hildebrandt House	171 N. 88th Street	1930	Tudor Revival
241565	Edmond R. Campbell House	184 N. 88th Street	1951	Colonial Revival
241566	Quin H. Johnstone House	185 N. 88th Street	1949	Tudor Revival
241567	Edward Meyer House	190 N. 88th Street	1930	Tudor Revival
241568	Harris W. Nowell House	191 N. 88th Street	1936	Colonial Revival
241569	Herbert Lenicheck House	198 N. 88th Street	1932	Tudor Revival
241570	George Woehrl House	203 N. 88th Street	1930	Bungalow
241571	John Mueller House	109 N. 89th Street	1929	Tudor Revival
241572	Elijah C. Greisen House	131 N. 89th Street	1940	Colonial Revival
241573	Edward C. Pfeffer House	163 N. 89th Street	1935	Colonial Revival
241574	Fred Born House	168 N. 89th Street	1928	Mediterranean Revival
241575	R. Kubin House	181 N. 89th Street	1941	Colonial Revival
241576	William J. Armitage House	190 N. 89th Street	1927	Spanish Colonial Rev.
241577	Carl M. Kern House	217 N. 89th Street	1951	Minimal Traditional
241578	William Lohse House	317 N. 89th Street	1935	Tudor Revival
241579	Paul Krause House	429 N. 89th Street	1928	Tudor Revival
241580	Vincent Aschenbrenner House	627 N. 97th Street	1954	Ranch
241581	Baraket L. Herro House	430 N. 98th Street	1966	Ranch
241582	Harry Shimunek House	527 N. 98th Street	1955	Ranch
241583	John Shepard House	500 N. 99th Street	1973	Contemporary
241584	Elmer Kempf House	524 N. 99th Street	1944	Minimal Traditional
241120	Thomas D. Graham House	539 N. 103rd Street	1952	Minimal Traditional
241121	William Streck House	615 N. 103rd Street	1952	Chalet
241122	Gerald Tessier House	417 N. 104th Street	1974	Split Level
241123	Harold Skrinavek House	433 N. 104th Street	1949	Minimal Traditional
241124	Dwight M. Johnson House	436 N. 104th Street	1953	Minimal Traditional
241125	Richard Arndt House	439 N. 104th Street	1951	Minimal Traditional
241126	Mary Mavrogenis Duplex	616 N. 104th Street	1937	Tudor Revival
241127	Roland E. Berry Duplex	626 N. 104th Street	1942	Colonial Revival
241128	John Deneen Duplex	636 N. 104th Street	1942	Mediterranean Revival
241129	Harold Loohaus House	511 N. 105th Street	1955	Ranch
241130	Gilbert E. Hahn House	521 N. 105th Street	1964	Minimal Traditional
241131	George Lister House	527 N. 105th Street	1956	Minimal Traditional
241132	Rudolph Galaska House	547 N. 105th Street	1955	Minimal Traditional
241133	William H. Cox House	556 N. 105th Street	1951	Ranch
241134	John T. Snyder House	575 N. 105th Street	1951	Minimal Traditional

241135	Gerald E. Smeiska House	524 N. 106th Street	1950	Ranch
241136	Walter Mattson House	515 N. 107th Street	1953	Minimal Traditional
241137	Ernest D. Merchant House	534 N. 107th Street	1950	Minimal Traditional
241599	Christian C. Gilles House	6837 Aetna Court	1926	Bungalow
241600	Frank J. Hoye House	6911 Aetna Court	1922	Prairie
241242	Minnie and Martha Gustafson House	7031 Aetna Court	1922	Bungalow
241601	J. G. Allman House	7037 Aetna Court	1924	Dutch Colonial Revival
77344	Anthony Siegl House	7101 Aetna Court	1912	Prairie
241602	Arthur J. Jorgensen House	7104 Aetna Court	1922	Bungalow
77509	Herbert Sweers House	7111 Aetna Court	1919	Prairie
241263	House	7120 Aetna Court	1919	Craftsman
8895	Fred H. Straus House	7123 Aetna Court	1917	Prairie
241447	Burle Gose House	7204 Aetna Court	1952	Ranch
241448	House	7205 Aetna Court	1954	Ranch
241449	Robert Werner House	7212 Aetna Court	1952	Ranch
241450	C. F. Von Baumbach House	7215 Aetna Court	1951	Ranch
241451	House	7222 Aetna Court	1953	Ranch
241452	Robert Werner House	7227 Aetna Court	1956	Split Level
241453	E. B. Tonnsen Jr. House	7232 Aetna Court	1953	Ranch
241454	Sam Bartaluzzi House	7239 Aetna Court	1952	Split Level
241455	Clifford M. Schoenike House	7240 Aetna Court	1953	Ranch
241598	A. Gillis House	1520 Alice Street	1954	Contemporary
241273	House	1523 Alice Street	1909	American Foursquare
8896	House	1532 Alice Street	1900	Italianate
241603	John Theodore House	8231 Avon Court	1929	Tudor Revival
241604	Lester F. Warnes House	8235 Avon Court	1930	Tudor Revival
241605	Henry W. Spaeth House	8323 Avon Court	1927	Tudor Revival
241606	Jay F. Crowley House	8339 Avon Court	1928	Tudor Revival
241314	George D. Becker House	6839 Blanchard Street	1952	Ranch
241313	R. G. Wenzel House	6424 Bluemound Road	1913	Prairie
241309	Apartments	6639 Bluemound Road	1953	Contemporary
241310	Apartments	6641 Bluemound Road	1953	Contemporary
241311	Apartments	6701 Bluemound Road	1953	Contemporary
241312	Apartments	6703 Bluemound Road	1953	Contemporary
241607	William H. Truher Duplex	6735 Bluemound Road	1951	Colonial Revival
241662	Roy T. Wadd House	6840 Bluemound Road	1929	Colonial Revival
241663	Nicholas E. Murphy House	7027 Bluemound Road	1923	Bungalow
241664	Robert H. Fahl House	7114 Bluemound Road	1948	Ranch
241665	Herbert C. Ewert House	7210 Bluemound Road	1951	Colonial Revival
241666	Joseph Salvo House	7330 Bluemound Road	1951	Colonial Revival
241667	Henry Trilling House	8333 Bluemound Road	1949	Ranch
164067	John Nelson House	8416 Bluemound Road	1855	Gabled Ell
241668	Henry Koch House	8512 Bluemound Road	1951	Ranch
241669	Thomas J. Gorak Jr. House	8539 Bluemound Road	1947	Colonial Revival
241670	George H. Betker House	8605 Bluemound Road	1947	Colonial Revival
241671	J. W. Maloney House	8616 Bluemound Road	1954	Ranch
241672	Douglas Stark House	8624 Bluemound Road	1951	Minimal Traditional
241673	Earl Kreckel House	8716 Bluemound Road	1958	Ranch
241244	A. Tei House	8024 Brookside Place	1932	Tudor Revival
241245	Lester Van Ells House	8044 Brookside Place	1932	Tudor Revival
241405	David V. Jennings House	8104 Brookside Place	1941	Colonial Revival
241406	Cliff Kasdorf House	8118 Brookside Place	1950	Colonial Revival
241407	Herbert F. Johnson House	8128 Brookside Place	1937	Colonial Revival
77269	Edward and Clara Bauer House	8131 Brookside Place	1928	Tudor Revival

241408	Hobart K. B. Allebach House	8136 Brookside Place	1940	Colonial Revival
77270	George and Margaret Eisenberg Jr. Ho.	8141 Brookside Place	1929	Tudor Revival
241409	Edwin C. Knuth House	8204 Brookside Place	1931	Tudor Revival
77271	Thomas and Judith Autz House	8207 Brookside Place	1972	New Traditional
77085	Joseph and Helen Kilbert House	8217 Brookside Place	1929	Tudor Revival
241585	David J. Carlson House	8220 Brookside Place	1957	Split Level
77555	House	6604 Cedar Street	1919	Colonial Revival
77554	Frank N. Wood House	6605 Cedar Street	1921	Dutch Colonial Revival
29963	William H. Hassie House	6614 Cedar Street	1908	Arts and Crafts
77038	House	6714 Cedar Street	1909	Craftsman
77565	Francis Revere House	6719 Cedar Street	1914	Bungalow
77566	Forest E. MacDonald House	6725 Cedar Street	1957	Minimal Traditional
77037	House	6726 Cedar Street	1908	Arts and Crafts
77036	House	6732 Cedar Street	1913	Craftsman
8901	George and Marjorie De Longe House	6735 Cedar Street	1912	Prairie
77034	House	6738 Cedar Street	1913	Tudor Revival
77569	Charles H. Basche House	6742 Cedar Street	1926	Bungalow
77567	House	6743 Cedar Street	1914	Craftsman
77568	Lee Dalecky House	6751 Cedar Street	1971	New Traditional
241674	Einar M. Holmberg House	6804 Cedar Street	1921	Bungalow
241675	Albert J. Hoffman House	6805 Cedar Street	1920	Bungalow
241676	Alex A. Henderson House	6810 Cedar Street	1922	Bungalow
241315	House	6824 Cedar Street	1919	Craftsman
77347	House	6825 Cedar Street	1905	Bungalow
16927	H. R. Davis House	6839 Cedar Street	1924	Tudor Revival
241316	House	6904 Cedar Street	1916	Craftsman
241317	House	6912 Cedar Street	1910	American Foursquare
77346	House	6913 Cedar Street	1914	Craftsman
241677	John Goetz House	6922 Cedar Street	1927	Tudor Revival
241318	House	6930 Cedar Street	1911	Bungalow
241319	House	6931 Cedar Street	1911	Bungalow
77345	House	6934 Cedar Street	1916	Arts and Crafts
241608	Frederick & Florence Hanschman Ho.	7009 Cedar Street	1922	Bungalow
241609	House	7012 Cedar Street	1914	Craftsman
241610	House	7013 Cedar Street	1919	Bungalow
241678	Manford P. Pearson House	7016 Cedar Street	1921	Bungalow
241679	William H. Hirst House	7035 Cedar Street	1926	Craftsman
241321	House	7038 Cedar Street	1914	Bungalow
241680	William H. Sprague House	7043 Cedar Street	1924	Arts and Crafts
77028	Alex Birno House	7104 Cedar Street	1921	Prairie
241681	Harvey Kopperud House	7105 Cedar Street	1927	Bungalow
241320	House	7110 Cedar Street	1917	Bungalow
241682	Pierre J. Wallace House	7111 Cedar Street	1920	Craftsman
241683	Paul B. Johnson House	7117 Cedar Street	1921	Craftsman
241684	William J. Holleran House	7124 Cedar Street	1927	Mediterranean Revival
241611	House	7128 Cedar Street	1916	Bungalow
241612	House	8100 Chestnut Street	1885	Queen Anne
241613	House	8106 Chestnut Street	1890	Queen Anne
241640	William Vogal House	8127 Chestnut Street	1923	Bungalow
241641	George B. Hunt House	8215 Chestnut Street	1923	Bungalow
77437	Edward and Amelia Borgnis House	532 Crescent Court	1924	Tudor Revival
77436	Edwin L. Felling House	534 Crescent Court	1929	Tudor Revival
77117	Benjamin and Edna Eilert House	604 Crescent Court	1929	Colonial Revival
77453	William Kiepczynski House	614 Crescent Court	1963	Ranch

77116	John and Minnie Dahlman House	617 Crescent Court	1928	Tudor Revival
77450	John L. Strange House	622 Crescent Court	1928	Tudor Revival
77449	George L. Waite House	628 Crescent Court	1923	Tudor Revival
77452	Henry Ziemann House	633 Crescent Court	1927	Colonial Revival
77434	Emil W. Hahn House	637 Crescent Court	1922	Bungalow
77448	Max Hildebrandt House	638 Crescent Court	1925	Bungalow
77433	Harry and Harriet Ziemann House	645 Crescent Court	1928	Dutch Colonial Revival
77092	Ida Ulrich House	648 Crescent Court	1922	Dutch Colonial Revival
77091	Elmer M. Froelk House	660 Crescent Court	2003	Colonial Revival
77090	Carrie Fischer House	672 Crescent Court	1919	Mediterranean Revival
77089	Edwin and Mary Gaines House	694 Crescent Court	1923	Neoclassical
241685	Rudolph A. Michaelson House	8118 Currie Avenue	1936	Colonial Revival
241686	Fred C. Harbrecht House	8203 Currie Avenue	1934	Tudor Revival
241687	Paul Richter House	8207 Currie Avenue	1936	Tudor Revival
241688	Albert S. Ott House	8302 Currie Avenue	1941	Colonial Revival
241689	Frank Kern House	8324 Currie Avenue	1931	Bungalow
241690	Paul Kern House	8330 Currie Avenue	1938	Tudor Revival
241586	Allan R. Foster House	931 Currie Place	1936	Colonial Revival
241587	Henry Walters House	1225 Dewey Avenue	1956	Ranch
241588	Arnold C. Lewis Duplex	1255 Elm Lawn Street	1924	American Foursquare
241589	Ronald Tousignant House	1261 Elm Lawn Street	1957	Contemporary
241691	J. Volz House	526 Elm Spring Avenue	1890	Gabled Ell
241692	Herman O. Dunker House	542 Elm Spring Avenue	1937	Colonial Revival
241693	Carl Malmberg House	555 Elm Spring Avenue	1941	Colonial Revival
241694	Earl W. McGovern House	622 Elm Spring Avenue	1931	Tudor Revival
241695	Cyrill Bodenbach House	628 Elm Spring Avenue	1930	Tudor Revival
241696	James Richards House	637 Elm Spring Avenue	1953	Minimal Traditional
241642	Rose Gervase House	810 Geralayne Circle	1977	Stylized Ranch
241643	Theodore Dolhum House	818 Geralayne Circle	1957	Ranch
241697	Paul J. LaBissoniere House	7715 Geralayne Drive	1960	New Traditional
241698	Clarence W. Little House	7716 Geralayne Drive	1958	Split Level
241699	Oscar H. Braiger House	7728 Geralayne Drive	1958	Ranch
241700	Edgar A. Habeck House	7738 Geralayne Drive	1960	Ranch
241701	Armand Mueller House	7746 Geralayne Drive	1961	Ranch
241702	Carl F. Glienke House	7803 Geralayne Drive	1958	Colonial Revival
241703	Paul Henry Jr. House	7805 Geralayne Drive	1965	Ranch
241704	Frank J. Ripple House	7808 Geralayne Drive	1961	Contemporary
241705	Harry Fulton House	7810 Geralayne Drive	1957	Stylized Ranch
241706	David Foley House	7829 Geralayne Drive	1959	Colonial Revival
241707	Joseph Driscoll House	8512 Glencoe Circle	1949	Contemporary
241708	Willard F. Monthe House	8530 Glencoe Circle	1951	Minimal Traditional
241709	Melford D. Wold House	8533 Glencoe Circle	1935	Tudor Revival
241710	Warren W. Johnson House	8537 Glencoe Circle	1952	Colonial Revival
241711	John H. Printup House	8543 Glencoe Circle	1941	Tudor Revival
241712	Olen Christopherson House	8613 Glencoe Circle	1950	Minimal Traditional
241713	Frank H. Scheiderer House	8634 Glencoe Circle	1930	Bungalow
241714	Warren F. Neef House	8720 Glencoe Circle	1948	Colonial Revival
241715	Roman Goik House	8723 Glencoe Circle	1952	Minimal Traditional
241716	Jay H. Doud House	8726 Glencoe Circle	1933	French Provincial
241717	Lillian Alexander House	8733 Glencoe Circle	1932	Tudor Revival
241718	Harold A. Krebs House	205 Glenview Avenue	1939	Spanish Colonial Rev.
143665	James and Reba Paronteau House	315 Glenview Avenue	1936	French Provincial
16936	Willis Hopkins House	325 Glenview Avenue	1925	Tudor Revival
77086	Harrison and Eve Ludington House	343 Glenview Avenue	1881	Queen Anne

229414	Frederick and Julia Ludington House	407 Glenview Avenue	1928	Tudor Revival
241719	Norbert Wayer House	539 Glenview Avenue	1955	Ranch
164061	Matthew and Mabel Hopp House	617 Glenview Avenue	1926	Bungalow
164062	Edward Smith House	649 Glenview Avenue	1928	Tudor Revival
241720	Anna M. Sawtelle House	711 Glenview Avenue	1948	Ranch
241240	Foley Apartments	741 Glenview Avenue	1950	Colonial Revival
241241	Foley Apartments	803 Glenview Avenue	1950	Colonial Revival
241239	Apartments	815 Glenview Avenue	1965	Colonial Revival
241614	Apartments	839 Glenview Avenue	1940	Colonial Revival
241615	Apartments	906 Glenview Avenue	1946	Colonial Revival
241616	Apartments	925 Glenview Avenue	1944	Colonial Revival
241617	Apartments	933 Glenview Avenue	1944	Colonial Revival
241618	Apartments	941 Glenview Avenue	1946	Colonial Revival
241619	Apartments	950 Glenview Avenue	1960	Contemporary
241721	Hattie M. Koch Duplex	1129 Glenview Avenue	1939	Colonial Revival
241722	Martin P. Bruce Duplex	1135 Glenview Avenue	1924	Prairie
241723	Willam H. Minahan House	1144 Glenview Avenue	1920	Bungalow
241724	Walter Brog Duplex	1170 Glenview Avenue	1960	Contemporary
8921	House	1171 Glenview Avenue	1900	Queen Anne
241725	George E. Johnson House	1213 Glenview Avenue	1925	Bungalow
241726	Martin E. McMurray Duplex	1219 Glenview Avenue	1953	Contemporary
241620	House	1224 Glenview Avenue	1890	Queen Anne
8922	M. Gilber House	1227 Glenview Avenue	1880	Queen Anne
241644	Archibald S. Hill House	1285 Glenview Place	1920	Bungalow
241621	House	1291 Glenview Place	1917	Bungalow
77274	John J. Leach House	6828 Grand Parkway	1926	Tudor Revival
77275	W. I. Day House	6838 Grand Parkway	1921	Dutch Colonial Revival
77273	Rudolph C. Greuttner House	6902 Grand Parkway	1919	Colonial Revival
77276	Charles Tamm House	6912 Grand Parkway	1925	Tudor Revival
77093	Charles W. Hadler House	6913 Grand Parkway	1922	Spanish Colonial Rev.
77277	Arthur G. Haug House	6924 Grand Parkway	1925	Dutch Colonial Revival
77278	Julius O. and Alma Roehl House	6928 Grand Parkway	1925	Colonial Revival
77094	Albert C. Held House	6933 Grand Parkway	1927	Mediterranean Revival
77095	Robert L. Kuhn House	7001 Grand Parkway	1928	Mediterranean Revival
77280	Peter P. Meisenheimer House	7004 Grand Parkway	1928	Tudor Revival
77281	Albert J. Pitman House	7020 Grand Parkway	1926	Colonial Revival
77096	Arno N. Dietz House	7023 Grand Parkway	1930	Tudor Revival
77282	Matthew J. Buckley House	7026 Grand Parkway	1929	Mediterranean Revival
77097	Arthur L. Grede House	7029 Grand Parkway	1926	Colonial Revival
77283	Edward L. Cafmeyer House	7034 Grand Parkway	1927	Tudor Revival
77098	John J. Hudson House	7035 Grand Parkway	1939	Colonial Revival
77284	Merrill Schaefer House	7100 Grand Parkway	1927	Colonial Revival
16931	Warren B. and Anna George House	7105 Grand Parkway	1925	Tudor Revival
77285	Trygve E. and Mona Tonnsen House	7110 Grand Parkway	1927	Tudor Revival
77099	Otto P. Hunt House	7113 Grand Parkway	1926	Mediterranean Revival
77286	Charles D. Lawton House	7118 Grand Parkway	1941	Colonial Revival
77100	Harry G. Pitcher House	7119 Grand Parkway	1940	Colonial Revival
77287	Chester Sullivan House	7130 Grand Parkway	1947	Ranch
77101	E. C. Liker House	7131 Grand Parkway	1946	Tudor Revival
77292	Otto L. Siekert House	7202 Grand Parkway	1941	Colonial Revival
77288	Joseph H. Burbach House	7205 Grand Parkway	1952	Ranch
241727	Robert R. Fisher House	7223 Grand Parkway	1954	Ranch
241728	Harold Holtz House	7228 Grand Parkway	1937	Colonial Revival
241729	George W. Herbst House	7236 Grand Parkway	1950	Colonial Revival

241730	William E. Pfitzinger House	7237 Grand Parkway	1938	Colonial Revival
241731	Otto A. Waskow House	7305 Grand Parkway	1951	Ranch
241732	Roy H. Schroeder House	7306 Grand Parkway	1936	Tudor Revival
241733	Herman A. Menck House	7310 Grand Parkway	1937	Tudor Revival
241734	Thomas C. Ingerman House	7315 Grand Parkway	1951	Ranch
241735	William Klopfer House	7330 Grand Parkway	1950	Ranch
241736	Rolan Hansen House	7333 Grand Parkway	1950	Ranch
241737	Albert W. Stark Jr. House	7407 Grand Parkway	1942	Colonial Revival
241738	Edward L. Liersch House	7408 Grand Parkway	1952	Ranch
241739	William F. McIssac House	7424 Grand Parkway	1939	Colonial Revival
241740	Edward E. Kaminsky House	7425 Grand Parkway	1938	Colonial Revival
241741	Lange Waldemar House	7434 Grand Parkway	1978	Colonial Revival
241742	Emory Clark House	7504 Grand Parkway	1938	Colonial Revival
241743	Arthur D. Mueller House	7511 Grand Parkway	1936	Colonial Revival
241744	Alvin F. Fliccek House	7514 Grand Parkway	1948	Ranch
241745	Eugene Baumann House	7523 Grand Parkway	1951	Ranch
241622	House	7535 Grand Parkway	1949	Ranch
241746	Henry Roemheld House	8002 Gridley Avenue	1927	Mediterranean Revival
241751	Andrew Spiess House	8303 Gridley Avenue	1926	Dutch Colonial Revival
241752	Marie Escher Phillips Duplex	8318 Gridley Avenue	1931	Tudor Revival
241753	Howard T. Wheat Duplex	8343 Gridley Avenue	1947	Colonial Revival
241754	Donald LeRoy Duplex	8359 Gridley Avenue	1951	Colonial Revival
240708	Charles H. Godfrey House	7332 Harwood Avenue	1902	Queen Anne
241623	House	7341 Harwood Avenue	1901	Queen Anne
77486	Morton House	7344 Harwood Avenue	1905	Queen Anne
241625	Rudolph Zuehlke House	7358 Harwood Avenue	1927	Tudor Revival
241624	House	7363 Harwood Avenue	1916	Bungalow
241626	Thomas E. Cavanaugh Apartment	7907 Harwood Avenue	1924	Prairie
241627	John Kascolka House	8008 Harwood Avenue	1920	Bungalow
241628	House	8416 Harwood Avenue	1947	Colonial Revival
241755	Clarence W. Fausch Duplex	8427 Hawthorne Avenue	1944	Colonial Revival
241756	Jack L. Dinsmore House	8508 Hawthorne Avenue	1951	Ranch
241757	James Weber Duplex	8535 Hawthorne Avenue	1941	Colonial Revival
241758	Elmer Anderson Duplex	8603 Hawthorne Avenue	1937	Colonial Revival
241759	Hattie E. Anderson House	8707 Hawthorne Avenue	1937	Tudor Revival
241760	Herb Lenickeck House	8727 Hawthorne Avenue	1936	Colonial Revival
241761	Myrtle Groenwald Duplex	8817 Hawthorne Avenue	1940	Tudor Revival
241762	Charles Dieringer Duplex	8905 Hawthorne Avenue	1951	Colonial Revival
241763	Edward L. Wolff House	8915 Hawthorne Avenue	1937	Tudor Revival
241590	Robert C. Merz House	8444 Hill Street	1938	Colonial Revival
241591	House	6645 Hillside Lane	1910	Cross Gable
77674	Francis Murphy House	610 Honey Creek Pkwy.	1935	Tudor Revival
77673	Florence V. Trecker House	630 Honey Creek Pkwy.	1939	Neoclassical
77672	James Dykes House	644 Honey Creek Pkwy.	1955	Contemporary
241401	Gerlad Hayes House	660 Honey Creek Pkwy.	1937	Tudor Revival
77671	Gerald F. Milliette House	714 Honey Creek Pkwy.	1941	Colonial Revival
241764	Joseph Glojek House	740 Honey Creek Pkwy.	1956	Ranch
241765	Arnold H. Ball House	832 Honey Creek Pkwy.	1954	Colonial Revival
241766	Oswald R. Egan House	858 Honey Creek Pkwy.	1949	Minimal Traditional
241767	A. H. Hebenstreit House	910 Honey Creek Pkwy.	1940	Tudor Revival
241768	Walt E. Krueger House	920 Honey Creek Pkwy.	1940	Tudor Revival
241769	Philip J. Glas House	1055 Honey Creek Pkwy	1938	Colonial Revival
241770	Robert C. Moore House	1066 Kavanaugh Place	1937	Colonial Revival
241771	Kenneth H. Talbot House	1127 Kavanaugh Place	1928	Tudor Revival

241772	John H. Regan House	1128 Kavanaugh Place	1926	Tudor Revival
241773	Frederick A. Rauch House	1134 Kavanaugh Place	1934	French Provincial
241237	Harry A. Sjogren House	1135 Kavanaugh Place	1930	Tudor Revival
241774	Alfred C. Loose House	1146 Kavanaugh Place	1935	Tudor Revival
241775	Ralph D. Armitage House	1147 Kavanaugh Place	1928	Tudor Revival
241776	Paul Woodnorth House	1152 Kavanaugh Place	1931	Tudor Revival
241777	William Wiegand House	1155 Kavanaugh Place	1926	Tudor Revival
241778	A. T. Holzbog House	1158 Kavanaugh Place	1927	Colonial Revival
241779	Jacob Nickel House	1169 Kavanaugh Place	1925	American Foursquare
78041	House	1193 Kavanaugh Place	1891	Queen Anne
241629	House	1196 Kavanaugh Place	1891	Queen Anne
8934	J. D. McIntosh House	1204 Kavanaugh Place	1893	Queen Anne
241630	House	1217 Kavanaugh Place	1884	Queen Anne
8936	House	1223 Kavanaugh Place	1900	Queen Anne
78040	Harry S. Temple House	1233 Kavanaugh Place	1885	Queen Anne
8937	House	1243 Kavanaugh Place	1880	Queen Anne
8938	A. Barnes House	1252 Kavanaugh Place	1864	Queen Anne
241631	Burton H. Klockner House	6821 Kinsman Street	1933	Tudor Revival
241632	Randolph A. Klokner House	6835 Kinsman Street	1934	Tudor Revival
241238	William and Mary Carney House	1025 Laurel Court	1951	Ranch
241456	John S. Semrau House	1035 Laurel Court	1950	Ranch
241457	Addison and Anna Dorr House	1036 Laurel Court	1950	Ranch
241458	John A. Seramur House	1041 Laurel Court	1957	Ranch
8939	William Clarkson House	7430 Lincoln Place	1920	Bungalow
241633	House	7504 Lincoln Place	1910	Bungalow
241634	Hans Petersen House	7505 Lincoln Place	1922	Craftsman
241635	House	7512 Lincoln Place	1917	Bungalow
241636	House	7522 Lincoln Place	1916	Front Gabled
241780	Mark W. Sweet House	1400 Lombard Court	1928	Tudor Revival
241781	Herbert R. Allen House	1404 Lombard Court	1931	Tudor Revival
241782	John P. Geraty House	1405 Lombard Court	1935	Tudor Revival
241783	B. K. Phelps House	1408 Lombard Court	1936	Mediterranean Revival
241784	Henry J. Wiegand Jr. House	1409 Lombard Court	1929	Tudor Revival
241785	Paul Monhardt House	1414 Lombard Court	1936	Tudor Revival
241786	Louis Medved House	1417 Lombard Court	1929	Tudor Revival
241787	Frank Doubek House	1422 Lombard Court	1928	Tudor Revival
77051	House	6707 Maple Terrace	1908	Craftsman
77556	G. E. and Marie Tyrrell House	6708 Maple Terrace	1920	Craftsman
77060	House	6716 Maple Terrace	1908	Bungalow
77062	Louis and Evangeline Suess House	6728 Maple Terrace	1915	Bungalow
77052	House	6737 Maple Terrace	1917	Arts and Crafts
77063	Oscar Schmidill House	6740 Maple Terrace	1910	Craftsman
77064	Frank L. and Annette Bader House	6750 Maple Terrace	1913	Craftsman
77053	House	6751 Maple Terrace	1919	Prairie
77065	Oscar C. and Paula Bader House	6756 Maple Terrace	1913	Craftsman
77054	House	6757 Maple Terrace	1914	Bungalow
77055	House	6765 Maple Terrace	1916	American Foursquare
77057	William H. Riemann House	6767 Maple Terrace	1923	Dutch Colonial Revival
77066	House	6768 Maple Terrace	1910	Craftsman
77058	House	6775 Maple Terrace	1913	Bungalow
77067	August J. Sovig House	6778 Maple Terrace	1923	Bungalow
77059	Jason T. Howard House	6779 Maple Terrace	1923	American Foursquare
77068	House	6786 Maple Terrace	1916	Bungalow
77069	House	6796 Maple Terrace	1917	Bungalow

241637	House	6831 Maple Terrace	1914	Bungalow
241638	House	6838 Maple Terrace	1907	American Foursquare
77492	Frederick O. Streckewald House	7015 Maple Terrace	1924	Bungalow
77493	John C. Hawker House	7027 Maple Terrace	1924	Prairie
77495	House	7030 Maple Terrace	1914	Craftsman
77496	House	7036 Maple Terrace	1916	Bungalow
77494	House	7037 Maple Terrace	1916	Bungalow
77497	House	7041 Maple Terrace	1918	Arts and Crafts
77500	Emil Gross House	7044 Maple Terrace	1922	American Foursquare
77499	House	7100 Maple Terrace	1910	Craftsman
77498	Alfred E. Meier House	7105 Maple Terrace	1924	Colonial Revival
77508	Walter C. Merten House	7110 Maple Terrace	1920	Bungalow
77501	Eric C. Sternkopf House	7111 Maple Terrace	1924	Dutch Colonial Revival
77507	Melang Perrigo House	7116 Maple Terrace	1924	Dutch Colonial Revival
77503	Frank K. Brainard House	7119 Maple Terrace	1926	Tudor Revival
77506	Lincoln H. Millar House	7124 Maple Terrace	1923	Craftsman
8940	Ernest Watson House	7127 Maple Terrace	1922	Prairie
77505	House	7130 Maple Terrace	1977	Ranch
241459	Clarence Graham House	7200 Maple Terrace	1951	Ranch
241460	Frank Desall House	7207 Maple Terrace	1953	Ranch
241461	Howard Lentz House	7214 Maple Terrace	1950	Ranch
241462	Harold H. Schmidt House	7217 Maple Terrace	1951	Ranch
241463	Arthur Hintz House	7226 Maple Terrace	1950	Ranch
241464	Ernst Schnick House	7227 Maple Terrace	1952	Ranch
241465	Ellsworth G. Sellin House	7236 Maple Terrace	1950	Ranch
241470	W. E. Pfitzinger House	7237 Maple Terrace	1953	Ranch
241471	William G. Murphy House	7303 Maple Terrace	1949	Colonial Revival
241472	Arthur Hintz House	7306 Maple Terrace	1955	Ranch
241473	E. P. Meyer House	7315 Maple Terrace	1952	Ranch
241474	John A. Staley House	7316 Maple Terrace	1954	Ranch
241475	S. A. Fulton House	7325 Maple Terrace	1954	Ranch
241434	George Barrock House	7326 Maple Terrace	1950	Ranch
241435	Roy O. Billings House	7335 Maple Terrace	1952	Ranch
241476	L. Neis House	7338 Maple Terrace	1953	Ranch
241477	Wayne Thompson House	7343 Maple Terrace	1949	Colonial Revival
241478	Michael Spheeris House	7409 Maple Terrace	1950	Ranch
241479	Dorothy Zaiser Dreher House	7410 Maple Terrace	1952	Ranch
241236	Henry H. Hoffman House	7424 Maple Terrace	1950	Ranch
241480	Jerome and Betty Jeide House	7425 Maple Terrace	1950	Ranch
241481	John C. Lindler House	7436 Maple Terrace	1956	Ranch
241482	Joseph J. Gramling House	7504 Maple Terrace	1951	French Provincial
241788	Jerome Brown House	7507 Maple Terrace	1952	Ranch
241789	Willis G. Scholl House	7525 Maple Terrace	1956	Ranch
241790	Fred J. Eichenberger House	7535 Maple Terrace	1952	Ranch
241791	Wendell Anderson House	1255 Martha Wash. Dr.	1938	Colonial Revival
241792	Ralph H. Price House	1269 Martha Wash. Dr.	1939	Colonial Revival
241793	George Schmid House	1290 Martha Wash. Dr.	1935	Tudor Revival
241794	Katie Razall Duplex	1328 Martha Wash. Dr.	1930	Tudor Revival
241795	Warren F. Wick House	1357 Martha Wash. Dr.	1961	Ranch
241796	Fred Siekert House	1362 Martha Wash. Dr.	1930	Tudor Revival
241797	Georgian Apartments	1429 Martha Wash. Dr.	1931	Colonial Revival
241235	Paul B. Kissel House	6024 Martin Drive	1939	Minimal Traditional
77689	Roger Kiekhofer House	7705 Mary Ellen Place	1956	Colonial Revival
77688	Joseph Rudolph House	7715 Mary Ellen Place	1936	Colonial Revival



241402	Frederick P. Kalberer House	7720 Mary Ellen Place	1936	Tudor Revival
77687	John J. Wisniewski House	7723 Mary Ellen Place	1937	Colonial Revival
77686	Sherman O. Anderson House	7729 Mary Ellen Place	1954	Contemporary
77692	Eric H. Digman House	7736 Mary Ellen Place	1930	Tudor Revival
77685	Fred J. Chlupp House	7737 Mary Ellen Place	1933	Tudor Revival
77684	Michael M. Green House	7745 Mary Ellen Place	1929	Mediterranean Revival
77693	William E. Brown House	7748 Mary Ellen Place	1937	Tudor Revival
77683	Giles Clark House	7753 Mary Ellen Place	1929	Colonial Revival
77682	John A. Gruesser House	7805 Mary Ellen Place	1938	Colonial Revival
77681	Frank E. Treis House	7813 Mary Ellen Place	1938	Colonial Revival
77680	Henry C. Hefty House	7821 Mary Ellen Place	1949	Colonial Revival
77679	Richard J. McGinn House	7829 Mary Ellen Place	1950	Colonial Revival
77711	Martin Malensek House	7830 Mary Ellen Place	1941	Colonial Revival
77678	Rudolph P. Gingrass House	7837 Mary Ellen Place	1939	Tudor Revival
77677	Joseph R. Scott House	7845 Mary Ellen Place	1938	Colonial Revival
77676	Ray W. Uecker House	7907 Mary Ellen Place	1939	Tudor Revival
77675	Richard J. O'Melia House	7915 Mary Ellen Place	1938	Colonial Revival
241798	Olga Vogt House	6305 McKinley Avenue	1928	Tudor Revival
241799	Charles D. Brown House	6309 McKinley Avenue	1929	Tudor Revival
241800	Arthur R. Lieder House	6315 McKinley Avenue	1928	Tudor Revival
241801	Roland Smith House	6337 McKinley Avenue	1929	Tudor Revival
241639	Apartment	6225 Milwaukee Avenue	1930	Colonial Revival
241802	Carl C. Beckman House	6633 Milwaukee Avenue	1937	Tudor Revival
241803	Irma Vogt House	6717 Milwaukee Avenue	1928	Bungalow
241804	Walter Meyer House	6721 Milwaukee Avenue	1927	Bungalow
77490	N. Wesson House	6819 Milwaukee Avenue	1873	Queen Anne
241747	John F. Boerner House	6857 Milwaukee Avenue	1925	Craftsman
241748	Clara Kitzerow House	6935 Milwaukee Avenue	1926	Bungalow
8945	House	7017 Milwaukee Avenue	1910	Queen Anne
8946	House	7029 Milwaukee Avenue	1885	Queen Anne
241749	Thomas Metz Duplex	7045 Milwaukee Avenue	1969	Ranch
8948	House	7121 Milwaukee Avenue	1901	Queen Anne
241750	Frederick Bauer House	7131 Milwaukee Avenue	1921	Bungalow
241647	House	7211 Milwaukee Avenue	1915	Craftsman
241648	House	7219 Milwaukee Avenue	1901	Queen Anne
241649	House	7233 Milwaukee Avenue	1885	Queen Anne
8950	A. B. Mower House	7343 Milwaukee Avenue	1885	Gothic Revival
8951	William A. Godfrey House	7417 Milwaukee Avenue	1904	Queen Anne
77487	Sam Hoyt House	1515 Mower Court	1898	Craftsman
241597	House	1522 Mower Court	1884	Dutch Colonial Revival
241805	Don J. Zaiser House	1040 Perry Court	1953	Stylized Ranch
241806	George Becker House	1045 Perry Court	1941	Colonial Revival
77073	George and Dorothy Dreher House	1067 Perry Court	1941	French Provincial
241807	William F. Hannan House	1077 Perry Court	1935	Tudor Revival
241808	Foster A. Sheller House	1083 Perry Court	1941	Colonial Revival
241809	Dale H. Swanson House	1085 Perry Court	1941	Colonial Revival
241810	Edward Stark House	505 Pleasant View Street	1952	Minimal Traditional
241811	Allan Peterson House	506 Pleasant View Street	1955	Ranch
241812	Frank M. Charles House	527 Pleasant View Street	1950	Ranch
241813	Max A. Schuster House	535 Pleasant View Street	1941	Colonial Revival
241814	Eugene Lecher, Jr. House	616 Pleasant View Street	1941	Colonial Revival
241483	Vincent Gagliano House	7304 Portland Avenue	1952	Ranch
241484	Frederic Mendelson House	7314 Portland Avenue	1952	Ranch
241485	Victor Baker House	7315 Portland Avenue	1951	Ranch

241486	W. G. Krenz House	7322 Portland Avenue	1952	Ranch
241488	Marion K. Shill House	7330 Portland Avenue	1952	Ranch
241490	Edward Wellinghoff House	7337 Portland Avenue	1952	Ranch
241491	Howard Zachariasen House	7340 Portland Avenue	1955	Ranch
241492	House	7350 Portland Avenue	1952	Ranch
241493	Robert G. Werner House	7404 Portland Avenue	1952	Ranch
241494	John G. Beede House	7413 Portland Avenue	1951	Ranch
241495	Frederick J. Wolf House	7414 Portland Avenue	1952	Ranch
241496	M. P. Ohlsen House	7425 Portland Avenue	1953	Ranch
241497	Carl O. Guesterhoft House	7509 Portland Avenue	1951	Ranch
241498	House	7510 Portland Avenue	1951	Ranch
241499	James O'Connell House	7525 Portland Avenue	1952	Ranch
241500	Fred Eichenberger House	7526 Portland Avenue	1951	Ranch
241815	Martin F. White House	7907 Portland Avenue	1925	Colonial Revival
241816	Floyd C. Lane House	7935 Portland Avenue	1929	Tudor Revival
241817	Arthur Courtis, Jr. House	8007 Portland Avenue	1926	Bungalow
241818	Richard H. Kramer House	8015 Portland Avenue	1950	Minimal Traditional
241819	Aloyious J. Washicheck House	8101 Portland Avenue	1946	Colonial Revival
241820	Peter Luteyn House	8223 Portland Avenue	1923	Tudor Revival
241821	Darwin Greenwald House	8303 Portland Avenue	1927	Tudor Revival
241822	Walter J. Weingart House	8319 Portland Avenue	1927	Bungalow
241823	Ray Wagner House	8360 Portland Avenue	1928	Bungalow
241645	House	6430 Powell Place	1914	Front Gabled
241646	Howard A. Melton House	6604 Powell Place	1928	Bungalow
77512	May Pofahl House	8400 Ravenswood Circle	1929	Mediterranean Revival
241824	Richard Haase House	8403 Ravenswood Circle	1953	Ranch
241825	Percival S. Harris House	8422 Ravenswood Circle	1926	Colonial Revival
241826	William E. Radke House	8436 Ravenswood Circle	1928	Tudor Revival
241827	James Toussaint House	8441 Ravenswood Circle	1954	Ranch
143668	Frederick C. and Esther Ludington Ho.	8444 Ravenswood Circle	1930	Tudor Revival
241828	Otto Freese House	8449 Ravenswood Circle	1947	Stylized Ranch
143667	Arvilla Merrill House	8465 Ravenswood Circle	1936	Tudor Revival
143666	Walter and Annette Genrich House	8466 Ravenswood Circle	1938	Tudor Revival
241234	Mark F. Pfaller House	8525 Ravenswood Circle	1930	Tudor Revival
241829	Carl P. Meinhardt House	8600 Ravenswood Circle	1950	Minimal Traditional
241830	H. J. Sprengel House	8621 Ravenswood Circle	1956	Ranch
241831	Norman Pederson House	8707 Ravenswood Circle	1952	Ranch
241832	John Degner House	8832 Ravenswood Circle	1952	Colonial Revival
241833	William J. Cherone House	8854 Ravenswood Circle	1952	Colonial Revival
241834	John Kocevar House	8864 Ravenswood Circle	1953	Colonial Revival
241651	Russell J. Clarke House	8022 Red Arrow Court	1923	Craftsman
241650	House	8028 Red Arrow Court	1885	Queen Anne
241652	Charles H. Hawks Jr. House	8031 Red Arrow Court	1922	Craftsman
241653	William Smith House	8104 Red Arrow Court	1938	Mediterranean Revival
241654	Edward H. Young House	8120 Red Arrow Court	1921	Bungalow
241655	House	8212 Red Arrow Court	1919	Craftsman
241835	Floyd O. Smeltz House	555 Robertson Street	1951	Ranch
241836	Edward Dyszelski House	561 Robertson Street	1952	Minimal Traditional
241837	John W. Black House	605 Robertson Street	1951	Minimal Traditional
241838	Edward C. Glander House	614 Robertson Street	1952	Minimal Traditional
241839	John M. Norton House	627 Robertson Street	1952	Minimal Traditional
241840	Harry E. Macy House	633 Robertson Street	1951	Ranch
241841	Edwin O. Hoppe House	634 Robertson Street	1923	Craftsman
241842	Edwin A. Wangard House	724 Robertson Street	1952	Ranch

241843	Gilbert C. Schwantes House	737 Robertson Street	1950	Ranch
241844	Robert A. Brechtel House	804 Robertson Street	1950	Ranch
241845	Vincent W. Waters House	830 Robertson Street	1941	Colonial Revival
241846	Harold B. Niles House	933 Robertson Street	1930	Tudor Revival
241847	Edward Schmitt House	941 Robertson Street	1935	Tudor Revival
241848	Harry A. Wright House	1163 Robertson Street	1945	Colonial Revival
241849	G. E. Schmit House	1167 Robertson Street	1954	Colonial Revival
77268	R. Kearney House	8122 Rockway Court	1937	Tudor Revival
77267	Ella Gault House	8136 Rockway Court	1926	Mediterranean Revival
77084	James and Anna Austen House	8139 Rockway Court	1927	Tudor Revival
77266	John and Gunnel Dilot House	8200 Rockway Court	1931	Tudor Revival
77083	Herman and Esther Drummond House	8205 Rockway Court	1926	Tudor Revival
77265	Rupert and Elizabeth Schmitt House	8212 Rockway Court	1926	Tudor Revival
77082	Carlotta Smith House	8213 Rockway Court	1926	Tudor Revival
77264	Ervin and Florence Piepenbrink House	8220 Rockway Court	1926	Tudor Revival
77081	Thomas W. Brickley House	8221 Rockway Court	1925	Tudor Revival
77079	Robert and Esther Smith House	8229 Rockway Court	1925	Tudor Revival
77263	Leslie and Frances Vander Linde Ho.	8230 Rockway Court	1925	Tudor Revival
241593	William J. Mueller House	6635 Romona Avenue	1929	Tudor Revival
241657	Stuart M. Meissner House	7816 St. Ann Court	1955	Ranch
241658	Lloyd A. Fulton House	7850 St. Ann Court	1955	Split Level
77317	House	1412 St. Charles Street	1887	Gabled Ell
241660	Heinz Schmidt House	1426 St. Charles Street	1929	Tudor Revival
241661	Frederick L. Baumbach House	1440 St. Charles Street	1929	Tudor Revival
8961	House	1522 St. Charles Street	1901	Dutch Colonial Revival
241594	House	1523 St. Charles Street	1895	Front Gabled
77484	House	1529 St. Charles Street	1912	American Foursquare
241595	Tosa Glen Apartments	1330 St. James Street	1977	Mansard
241596	House	7309 St. James Street	1885	Front Gabled
241850	Luke J. Volz Apartments	6807 Terrace Court	1941	Colonial Revival
241851	Andrew Swittel House	6815 Terrace Court	1921	Bungalow
241852	Wilber S. Gilker House	6917 Terrace Court	1921	Bungalow
241853	Harry Hausmann House	6926 Terrace Court	1949	Minimal Traditional
241592	Apartments	8528 Watertown Plank Rd.	1940	Mediterranean Revival
241322	H. Rose House	1608 Wauwatosa Ave.	1860	Greek Revival
77413	Curtis C. Tracey House	6819 Wellauer Drive	1928	Tudor Revival
77412	Robert H. Smith House	6829 Wellauer Drive	1928	Tudor Revival
77411	Bertha Williams House	6839 Wellauer Drive	1931	Colonial Revival
77410	L. P. Vaughn House	6905 Wellauer Drive	1926	Tudor Revival
77125	A. Speich House	6923 Wellauer Drive	1925	Colonial Revival
77124	Walter and Hertha Fernekes House	6927 Wellauer Drive	1924	French Provincial
77115	William H. Lieber House	6934 Wellauer Drive	1924	Colonial Revival
77123	Clark and Florence Dunlap House	6937 Wellauer Drive	1923	Prairie
77122	Jacob and Ottilia Wellauer Jr. House	7010 Wellauer Drive	1926	Mediterranean Revival
241854	Albert Little House	7033 Wellauer Drive	1965	New Traditional
77104	Walter A. Van Dycke House	7130 Wellauer Drive	1938	Tudor Revival
77291	John W. Zuaden House	7208 Wellauer Drive	1950	Ranch
241855	Bernard Friedl House	7227 Wellauer Drive	1950	Ranch
241856	Ethel P. Ladish House	7236 Wellauer Drive	1950	Tudor Revival
241857	Robert C. Huth House	7304 Wellauer Drive	1941	Regency
241858	Arthur J. Jorgensen House	7310 Wellauer Drive	1938	Tudor Revival
241859	Hilda Reichel and Ilma Koch House	7318 Wellauer Drive	1952	Ranch
241860	Samuel B. Black House	7331 Wellauer Drive	1938	Colonial Revival
241861	Harold H. Martin House	7423 Wellauer Drive	1949	Minimal Traditional

241862	Hilbert Bruss House	7508 Wellauer Drive	1950	Ranch
241323	House	7535 Wellauer Drive	1953	Ranch
241403	Vincent L. Kelly House	7609 Wellauer Drive	1935	Mediterranean Revival
241863	Albert E. Otto House	6003 Wells Street	1928	Tudor Revival
241864	Clarence Knuth House	6004 Wells Street	1936	Colonial Revival
241865	Catherine Mackie House	6009 Wells Street	1929	Dutch Colonial Revival
241866	Frank R. Winship House	6010 Wells Street	1936	Colonial Revival
241867	Carl E. Wood House	6026 Wells Street	1930	Tudor Revival
77542	Fred B. Haskins Duplex	6030 Wells Street	1929	Mediterranean Revival
241868	Andrew Konopski House	6035 Wells Street	1951	Colonial Revival
241869	Donald Borkowski House	6118 Wells Street	1963	Stylized Ranch
241870	Ralph J. Russell House	6131 Wells Street	1928	Mediterranean Revival
241871	Thomas D. McCarthy House	6227 Wells Street	1923	Bungalow
77543	I. Boos House	6404 Wells Street	1933	Tudor Revival
29965	William H. Koeppel House	6414 Wells Street	1927	American Foursquare
77546	Anton Kuzmanovich House	6514 Wells Street	1918	Craftsman
241267	House	6526 Wells Street	1909	Bungalow
77544	House	6603 Wells Street	1915	Bungalow
77548	House	6604 Wells Street	1911	Craftsman
77545	House	6617 Wells Street	1917	Bungalow
241872	Margaret J. Malin House	6623 Wells Street	1955	Colonial Revival
77560	House	6624 Wells Street	1907	Craftsman
241873	Emma A. Brewer House	6631 Wells Street	1955	Colonial Revival
77032	Frederick D. Remnick House	6714 Wells Street	1926	Mediterranean Revival
77033	House	6724 Wells Street	1910	Mediterranean Revival
77353	House	6814 Wells Street	1908	American Foursquare
241874	Richard M. Smith, Jr. House	6822 Wells Street	1958	Contemporary
77351	Walter W. Hiller House	6823 Wells Street	1920	Bungalow
241875	Oscar Reinhold House	6830 Wells Street	1911	American Foursquare
77352	House	6833 Wells Street	1914	Craftsman
241876	Albert J. Huebner House	6836 Wells Street	1967	Contemporary
77354	House	7009 Wells Street	1915	American Foursquare
241268	House	7015 Wells Street	1915	Craftsman
78029	Adolph C. Jaeckel House	7033 Wells Street	1920	Mediterranean Revival
241269	House	7043 Wells Street	1915	Arts and Crafts
241877	Grover C. Schmitt House	7110 Wells Street	1921	Bungalow
77011	Harry C. Merritt House	7117 Wells Street	1925	Mediterranean Revival
241878	Fred G. Graper House	7128 Wells Street	1924	Colonial Revival
241502	House	7208 Wells Street	1955	Ranch
77355	LeRoy W. Long House	7215 Wells Street	1956	Ranch
77010	Calvin F. Droegkamp House	7225 Wells Street	1954	Ranch
241503	Robert Karen House	7230 Wells Street	1954	Ranch
77012	John Butcher House	7235 Wells Street	1954	Ranch
77013	J. E. Ziegler House	7305 Wells Street	1954	Ranch
241504	A. G. Gottsleben House	7310 Wells Street	1953	Ranch
77014	C. R. Hambach House	7317 Wells Street	1953	Ranch
77015	Charles E. Stull House	7323 Wells Street	1956	Ranch
241505	Edward J. Speeter House	7410 Wells Street	1954	Ranch
241506	Raymond G. Trost House	7415 Wells Street	1953	Ranch
241507	House	7425 Wells Street	1955	Ranch
241508	John J. Jacobi House	7430 Wells Street	1953	Ranch
241509	L. Pittelkow House	7435 Wells Street	1953	Ranch
241510	Norbert Zazem House	7503 Wells Street	1954	Ranch
241511	John G. Beede House	7510 Wells Street	1953	Ranch

241512	House	7513 Wells Street	1954	Ranch
241513	Harold G. Johnson House	7523 Wells Street	1953	Ranch
241514	Walter A. Summerville House	7530 Wells Street	1952	Ranch
241270	House	738 Windsor Court	1951	Ranch
241271	House	804 Windsor Court	1947	Ranch
241272	House	830 Windsor Court	1948	Colonial Revival
241879	Albert W. Erdman House	5802 Wisconsin Avenue	1927	Tudor Revival
241880	Lawrence G. McDaniel House	5927 Wisconsin Avenue	1928	Bungalow
241881	Sheldon S. Vosburg House	5942 Wisconsin Avenue	1924	Colonial Revival
241882	Ottelia Baeurle House	6110 Wisconsin Avenue	1927	Bungalow
241883	Herbert A. Leeds House	6130 Wisconsin Avenue	1947	Colonial Revival
9038	Walter H. and Catherine Bender House	6200 Wisconsin Avenue	1896	Dutch Colonial Revival
241884	Herbert F. Ewald House	6218 Wisconsin Avenue	1954	Contemporary
241885	Louise Brase House	6223 Wisconsin Avenue	1928	Tudor Revival
241266	House	6224 Wisconsin Avenue	1894	Bungalow
241886	Emil H. Hebenstreit House	6229 Wisconsin Avenue	1928	Tudor Revival
241887	Edward Tharinger House	6300 Wisconsin Avenue	1926	Colonial Revival
241888	Carl Mechel House	6326 Wisconsin Avenue	1927	Mediterranean Revival
241889	William J. Pietsch House	6419 Wisconsin Avenue	1926	Tudor Revival
241890	William C. Mander House	6505 Wisconsin Avenue	1922	Craftsman
77540	Edith Erwin House	6606 Wisconsin Avenue	1924	Craftsman
77541	Carl J. and Julia Jorgensen House	6611 Wisconsin Avenue	1910	Arts and Crafts
241891	Irving M. Herrmann House	6614 Wisconsin Avenue	1926	Colonial Revival
241892	Hubert R. Schumann House	6630 Wisconsin Avenue	1921	Tudor Revival
241893	Leander J. Foley House	6713 Wisconsin Avenue	1922	Craftsman
241265	House	6722 Wisconsin Avenue	1906	Craftsman
77030	Alfred J. Pietsch House	6731 Wisconsin Avenue	1920	Arts and Crafts
241894	Ralph A. Ruck House	6736 Wisconsin Avenue	1957	Colonial Revival
77029	August Hoffman House	6742 Wisconsin Avenue	1903	Arts and Crafts
77432	Henrick Mot House	6745 Wisconsin Avenue	1925	Dutch Colonial Revival
241895	Rolland L. Wheeler House	6804 Wisconsin Avenue	1923	Tudor Revival
241896	Hugh W. Grove House	6812 Wisconsin Avenue	1922	Tudor Revival
77272	Waldo E. May House	6821 Wisconsin Avenue	1924	Craftsman
241264	House	6822 Wisconsin Avenue	1919	Craftsman
241897	Adam Friese House	6903 Wisconsin Avenue	1928	Tudor Revival
77027	House	6910 Wisconsin Avenue	1906	Colonial Revival
241898	Felicia Wettendorf House	6911 Wisconsin Avenue	1923	Tudor Revival
77110	Marie Morton House	6935 Wisconsin Avenue	1926	Tudor Revival
77087	E. J. Zingen House	7001 Wisconsin Avenue	1926	Colonial Revival
241899	William F. Luebke House	7008 Wisconsin Avenue	1926	Colonial Revival
241900	Lee C. Rasey House	7016 Wisconsin Avenue	1926	Bungalow
241901	LaRue H. Stark House	7024 Wisconsin Avenue	1925	Tudor Revival
241902	Mary Devlin House	7036 Wisconsin Avenue	1926	American Foursquare
241903	Lange and Devlin Volz House	7042 Wisconsin Avenue	1924	Tudor Revival
241904	Henry Roemer House	7107 Wisconsin Avenue	1927	Colonial Revival
241905	Marie Skibosh House	7111 Wisconsin Avenue	1930	Tudor Revival
241906	Helmuth O. Knorre House	7124 Wisconsin Avenue	1971	New Traditional
241907	Earl Conners House	7209 Wisconsin Avenue	1949	Ranch
77024	Louis Stern House	7212 Wisconsin Avenue	1956	Ranch
77023	Frank Neubauer House	7224 Wisconsin Avenue	1955	Ranch
241908	Christian Kurth House	7229 Wisconsin Avenue	1931	Tudor Revival
77022	Cora A. Bates House	7234 Wisconsin Avenue	1955	Ranch
241909	Frances Seefeld House	7237 Wisconsin Avenue	1930	Mediterranean Revival
77021	William Zingale House	7304 Wisconsin Avenue	1956	Ranch

77020	Barney M. Kujawski House	7314 Wisconsin Avenue	1953	Ranch
77019	John Smrcina House	7324 Wisconsin Avenue	1957	Ranch
241515	Edward W. Steigerwald House	7324 Wisconsin Avenue	1957	Ranch
241910	Andrew J. Stevens House	7333 Wisconsin Avenue	1955	Ranch
241516	Russell R. Gonnering House	7416 Wisconsin Avenue	1954	Ranch
241517	John Palmisano House	7424 Wisconsin Avenue	1955	Ranch
241518	Marco Pivac House	7434 Wisconsin Avenue	1954	Ranch
241519	Alphonse J. Starek House	7504 Wisconsin Avenue	1954	Split Level
241520	House	7512 Wisconsin Avenue	1954	Split Level
241911	Robert Rasmussen House	7515 Wisconsin Avenue	1950	Ranch
241521	Joseph L. Lekan House	7524 Wisconsin Avenue	1954	Split Level
241404	Fred A. Loeber House	7605 Wisconsin Avenue	1935	Colonial Revival
241912	John Poulos House	7612 Wisconsin Avenue	1956	Stylized Ranch
77667	Helen M. Roob House	7613 Wisconsin Avenue	1973	Ranch
77662	David Jennings House	7631 Wisconsin Avenue	1936	Colonial Revival
241913	Mowat Waldren Jr. House	7704 Wisconsin Avenue	1965	Regency
77663	Bruno G. Ganzlin House	7705 Wisconsin Avenue	1952	Colonial Revival
77664	David Jennings House	7715 Wisconsin Avenue	1925	Georgian Revival
77665	Lawrence O. Graf House	7733 Wisconsin Avenue	1938	Tudor Revival
77666	Robert C. Cannon House	7805 Wisconsin Avenue	1952	Monterey
241914	Kathryn Noetzel House	7814 Wisconsin Avenue	1941	Tudor Revival
241915	Jerome F. Jeide House	7822 Wisconsin Avenue	1941	Colonial Revival
241233	Otto A. Hildebrand House	7829 Wisconsin Avenue	1930	Tudor Revival
77670	Louis V. McNamara House	7907 Wisconsin Avenue	1939	Tudor Revival
78031	Henry J. Ball House	8025 Wisconsin Avenue	1937	Tudor Revival
241916	Albert G. Pelikan House	8026 Wisconsin Avenue	1937	Colonial Revival
241917	Lawrence G. McDaniel House	8034 Wisconsin Avenue	1937	Tudor Revival
78032	Clyde E. Dalrymple House	8035 Wisconsin Avenue	1938	Tudor Revival
241918	John R. Richards House	8043 Wisconsin Avenue	1954	Colonial Revival
241919	Jonathon T. Casey House	8104 Wisconsin Avenue	1937	Colonial Revival
241920	Fred W. Keller House	8112 Wisconsin Avenue	1937	Colonial Revival
241921	Charles P. Reiter House	8120 Wisconsin Avenue	1970	Monterey
241922	Robert J. Teik House	8121 Wisconsin Avenue	1937	Colonial Revival
241923	Walter O. Helwig House	8128 Wisconsin Avenue	1938	Colonial Revival
241924	Vincent J. Halaska House	8129 Wisconsin Avenue	1935	Tudor Revival
241925	William Stern House	8135 Wisconsin Avenue	1936	Colonial Revival
241926	Roderick W. Doherty House	8140 Wisconsin Avenue	1953	Colonial Revival
164065	Alfred J. Horshak House	8153 Wisconsin Avenue	1928	Tudor Revival
241927	F. Hess House	8219 Wisconsin Avenue	1870	Side Gabled
241928	George Wamser House	8511 Wisconsin Avenue	1955	Ranch
241929	Ervin Manske House	8625 Wisconsin Avenue	1937	Tudor Revival
241930	Arthur S. Olsen House	10331 Wisconsin Avenue	1953	Ranch
241931	Theodore A. Helmlle House	10509 Wisconsin Avenue	1953	Minimal Traditional
241932	Ewald F. Schmitz House	10517 Wisconsin Avenue	1953	Minimal Traditional

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## Recommendations

### Introduction

The survey should serve to enhance the overall historic preservation ethic in the City of Wauwatosa. It gives a brief history of the city, identifies historic resources; and can serve as a basis for decision-making activities regarding those resources. This report can be used to create interest and awareness and promote historic resources and preservation issues in the City of Wauwatosa. This chapter outlines the many benefits of and economic incentives for historic preservation and provides preliminary recommendations for future preservation actions in the city.

### Community Strategies for Historic Preservation

A historic preservation program can be one of the most effective forms of economic development that a municipality can support. Preservation stimulates both public and private investment in the community and supports major components of the local economy: tourism, construction, and real estate. Historic buildings attract customers and are often sought after, desirable pieces of real estate.

There are many benefits of historic preservation:

- Enjoyment and protection of the community's heritage
- Greater civic pride and an increased sense of belonging
- Stabilized and improved property values
- Stabilized and increased property tax revenues
- Investment in and revitalization of older, historic neighborhoods and properties
- Limited protection from state or federally funded projects that threaten historic properties or neighborhoods, such as highway expansions
- Greater flexibility in meeting Americans with Disabilities Act (ADA) in historic buildings
- More flexibility in meeting state building codes for local historic properties
- Increased attractiveness to new businesses
- Increased tourism
- Decreased crime and vandalism in historic areas
- Increased conservation of materials and natural resources
- Improved overall quality of life

To achieve these benefits, many incentives for historic preservation have been developed. There are several different types of tax incentives. Property owners who undertake a certified historic



restoration or rehabilitation of their property are eligible for income tax credits. Certain historic buildings are also exempt from property taxes, and tax deductions can be utilized for historic façade easements. Additionally, there are several building code incentives. Buildings listed in the National Register of Historic Places or buildings that are eligible for listing qualify for the International Existing Building Code's Historic Buildings Chapter which is slightly more lenient than the standard building code. There is also greater flexibility in meeting the building requirements of the Americans with Disabilities Act (ADA). Further information regarding these incentives has been included in the Chapter 11 Appendix.

## Recommendation for the Registration & Protection of Resources

### *Historic Preservation Ordinance*

Before any of the above-mentioned benefits of preservation can continue in the City of Wauwatosa, a formal city-wide historic preservation program must be established. In 1994, an act of the Wisconsin Statutes was passed that required all municipalities, like the City of Wauwatosa, which have buildings listed in the National Register of Historic Places to “enact an ordinance to regulate any place, structure or object with a special character, historic, archaeological or aesthetic interest, or other significant value, for the purpose of preserving the place, structure or object, and its significant characteristics.” Ordinances serve to protect extant historic resources and officially establish a Historic Preservation Commission. Such an ordinance has already been enacted by the City of Wauwatosa. This was a great step forward in protecting the city's historic structures.

### *Historic Preservation Commission*

The City of Wauwatosa Historic Preservation Commission should be commended for their ongoing efforts. They hold regular public meetings to tackle the tasks that lie ahead. It is their duty to establish planning policies, educate the community, track and promote benefits, and carry out the program. If or when the budget permits, some consideration may be given to hiring a staff preservation consultant to keep the commission organized, set policies, and carry out the day-to-day operations of the program.

The commission should continue to:

- Give consideration during commission appointments to ensure commission members possess knowledge, experience, and interest in the areas of local history, historic preservation, historic architecture, real estate, and law.
- Remain accountable to the legal requirements of the city's preservation ordinance, including specified procedures when meeting to decide upon proposed designations. If unsure of the procedures, the commission should consult with the city attorney.
- Maintain familiarity with preservation laws, ordinances, and programs and their benefits including state statutes, the Certified Local Government program, and the National and State Register of Historic Places, historic preservation tax incentives, and community block grants.
- Hold regular public meetings preceded by public notice.
- Adopt bylaws and standard meeting procedures to regulate the commission's affairs and ensure their actions do not appear arbitrary.

- Adhere to consistent standards and be systematic in enforcing local ordinances.
- Maintain accurate records, including minutes of all meetings and hearings, files containing significant information on all designated landmarks and historic districts, files on all applications for designations and certificates of appropriateness, and written reports documenting final decisions regarding proposed designations.
- Cultivate annual funding through budget appropriations.
- Show results and successfully complete projects to maintain a professional reputation and community acceptance and support.
- Develop good relationships with other local municipal bodies such as planning boards, community development offices, city councils, local zoning administrators, and building inspection departments.
- Be proactive rather than reactive, as it is often too late to save a building once a demolition permit has been issued or actions that adversely affect a historic property have been taken.
- Use a positive approach when a project is not approved, explaining why a project is unacceptable, and offer constructive advice to improve projects, and indicate a willingness to work with the applicant to revise the project.
- Publish preservation plans and design guidelines and work to see that such plans are integrated into the city's overall planning process. Solicit public opinion when developing preservation plans.

More information on all the above can be found in the Historic Preservation Commission Training module on the Wisconsin Historical Society website at [www.wisconsinhistory.org](http://www.wisconsinhistory.org).

### *Certified Local Government*

This survey was funded by a grant through the Wisconsin Historical Society. In the future, that same grant money could be used to prepare National Register Nominations, educational activities, the development of a municipal preservation plan, or the administration of historic preservation programs. The Commission should continue its efforts as a Certified Local Government so that it may receive future subgrant monies.

### *Local Landmarking of Historic Resources*

It is hoped that this report will enliven the efforts of the City of Wauwatosa Historic Preservation Commission to continue to identify and landmark historic resources in the city.

### *National Register Nominations*

Listing of a property or historic district in the National Register of Historic Places offers official recognition, owner prestige, and access to state and federal historic tax credits to aid in the funding of restoration, rehabilitation, and maintenance projects at listed historic properties. See the Chapter 11 Appendix for more information on the historic tax credit programs currently available in Wisconsin or visit the Wisconsin Historical Society website at [www.wisconsinhistory.org](http://www.wisconsinhistory.org) for more information on both the National Register and historic tax credit programs. This report has outlined eight individual resources and five historic districts that are potentially eligible for listing in the National Register of Historic Places. An effort

should be made to follow through with National Register nominations for these individual resources and districts. The Historic Preservation Commission should continue to apply for grants through the Wisconsin Historical Society to fund such nominations, prioritizing municipally owned properties as local examples, then sympathetic owners, and finally irreplaceable resources. The information contained in this survey report will function as a springboard for further research for these nominations.

### *Threats to Resources*

Changes in modern conveniences and increasing public expectations have brought a great deal of pressure on older homes and buildings. This has resulted in the demolition or relocation of several buildings, although Wauwatosa has maintained much of its historic housing stock. In addition, unsympathetic additions and the replacement of original windows and siding with more modern materials that obscure unique historic details have occurred on thousands of buildings throughout the city. These trends are expected to continue. The Historic Preservation Commission should keep abreast of upcoming projects at historic properties. A few properties in the survey area previously recorded were observed to now lack architectural integrity and were consequently taken out of the survey results. Such properties are in the list below, all of which were removed due to a lack of integrity:

### Resources Removed from the Survey

<i>AHI #</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
77515	171 N. 86th Street	Carl Schindler House	1929	Tudor Revival
77059	6779 Maple Terrace	Jason T. Howard House	1923	American Foursquare
77068	6786 Maple Terrace	House	1916	Bungalow
77495	7030 Maple Terrace	House	1914	Craftsman
77505	7130 Maple Terrace	House	1977	Ranch
77512	8400 Ravenswood Circle	May Pofahl House	1929	Mediterranean Revival
77087	7001 Wisconsin Avenue	E. J. Zingen House	1926	Colonial Revival

### *Public Education*

In order to gain public support for preservation activities, it is important that the public is educated about the issues. It is also important to remind the community of the buildings that have already been lost as a means to protect historic buildings in the future. Public education efforts should be on-going. Content should highlight the goals of preservation, benefits to the community and individual property owners, and reminders of the common-sense values inherent in historic preservation, such as recycling, cost-savings, visual attractiveness, and quality environment. It is often necessary to address misconceptions and misinformation regarding preservation. Public education initiatives can take many forms:

- Media, such as local television, radio, newspapers, and brochures, can spread the word to many. Having a series of articles on local historic properties run in the local newspaper can be effective.
- Displays in public buildings, such as a public library or historical society, can also bring awareness to the community. An example of such a display might include a local

architecture and preservation resource shelf at a local library, including information about local historic designations, landmarks, and National Register of Historic Places listed properties and districts.

- Publish brochures and newsletters about historic properties and historic preservation in the community; tourism publications can educate visitors about the city's history.
- Sponsor events, such as self-guided or guided walking tours or tours of historic homes, which are often popular and can showcase the community's historic buildings to both community members and interested visitors.
- Work with local schools and institutions to integrate historic preservation into their curriculums. Sponsor contests, such as poster contests in which local school children create posters depicting local landmarks.
- Lectures, workshops, and special award presentations on preservation issues can also be useful. Historically appropriate maintenance, window replacement, residing, painting, and porch replacement should be promoted at these types of events.

A set of design guidelines for historic preservation can be developed and distributed to local architects, building owners, contractors, and others in the community. The City of Milwaukee's series of guides: *As Good as New: A Guide for Rehabilitating the Exterior of Your Old Milwaukee Home*; *Good for Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings*; and *Living with History: A Guide to the Preservation Standards for Historically Designated Homes in Milwaukee* are excellent resources for any community and any preservation project.

## Future Survey & Research Needs

The purpose of this survey was not to write a definitive history of the City of Wauwatosa, but rather to provide an overview of the history of the city in relation to a series of themes or study units, and to provide basic information on the resources that were identified during the residential reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community. It is hoped that this survey will be periodically updated and expanded upon. This report is subject to change. Additional research and clarifications should be incorporated and added to this report in the future. This is a living document and the beginning of an ongoing historic preservation effort that will continue for years to come in this community.

While the city has conducted a survey of non-residential properties across the entire city and an additional two residential surveys, this phase of the survey only covered approximately one third of the city's residential neighborhoods. In order for the City of Wauwatosa, its residents, and property owners to make the most informed decisions regarding historic buildings and the city's historic preservation programs, it is imperative to conduct the remaining phase of the residential survey.

Considering that approximately 20% of existing buildings within the United States date from the mid-1960s to the mid-1980s, many structures will not be considered for potential historic significance for another several decades. However, some of these properties have begun to be eligible for consideration as historic resources in recent years. Furthermore, approximately 49%

of existing buildings were constructed after 1980 and will not reach the 50-year threshold until the mid-21st century. In Wauwatosa, this is not the case and most of the housing stock in the city was constructed between 1920 and 1960. While these properties may not be considered historically significant presently, their style and historic significance may become appreciated in the future and therefore, should be discussed in years to come.

## Notes

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<sup>4</sup> Ibid.

<sup>5</sup> *The Wauwatosa Story*; and Wauwatosa Historical Society. *Wauwatosa, Images of America*; and *Wauwatosa Landmarks*; and "Milwaukee-Watertown Plank Road Completed in 1853," *Watertown Daily Times*. December 30, 1986.

<sup>6</sup> *Wauwatosa Landmarks*.

<sup>7</sup> Mead and Hunt. *Milwaukee County Home for Dependent Children National Register Nomination* (Milwaukee County, 1998); and Rankin, Katherine Hundt. *Milwaukee County School of Agriculture and Domestic Economy Historic District* (Wauwatosa Historical Society, 1998); and *Wauwatosa Landmarks*.

<sup>8</sup> Heritage Research, Ltd. *Wauwatosa Avenue Residential Historic District National Register Nomination* (Wauwatosa Historic Preservation Commission, 2012); and *The Wauwatosa Story*.

<sup>9</sup> *The Wauwatosa Story*.

<sup>10</sup> General files. On file at the Wauwatosa Historical Society (Wauwatosa, WI); and 'Historic Wauwatosa,' newsletter. Wauwatosa Historical Society.

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<sup>13</sup> General files. On file at the Wauwatosa Historical Society; and 'Historic Wauwatosa,' newsletter. Wauwatosa Historical Society; and *The Wauwatosa Story*.

<sup>14</sup> Heritage Research, Ltd. *Wauwatosa Avenue Residential Historic District National Register Nomination*; and *The Wauwatosa Story*.

<sup>15</sup> Ibid.

<sup>16</sup> Mead and Hunt. *Milwaukee County Home for Dependent Children National Register Nomination*; and Rankin, Katherine Hundt. *Milwaukee County School of Agriculture and Domestic Economy Historic District*; and *Wauwatosa Landmarks*; and Mead and Hunt, *Wauwatosa: The City of Homes; Intensive Survey*; and Wauwatosa Historical Society. *Wauwatosa, Images of America*.

<sup>17</sup> Mead and Hunt, *Wauwatosa: The City of Homes; Intensive Survey*; and Wauwatosa Historical Society. *Wauwatosa, Images of America*.

<sup>18</sup> General files. On file at the Wauwatosa Historical Society; and General History Files. On file at the Wauwatosa Public Library (Wauwatosa, WI).

<sup>19</sup> General files. On file at the Wauwatosa Historical Society; and 'Historic Wauwatosa,' newsletter.

<sup>20</sup> General files. On file at the Wauwatosa Historical Society; and 'Historic Wauwatosa,' newsletter; and Lynch, Bruce E. and Cynthia D. *Washington Highlands Historic District National Register Nomination* (1989).

<sup>21</sup> Lynch, Bruce E. and Cynthia D. *Washington Highlands Historic District National Register Nomination*; and Causier, Charles W. *Church Street Historic District National Register Nomination* (Wauwatosa Historical Society, 1989); and Kubala Washatko Architects, Inc. *Walking Wauwatosa* (Wauwatosa, WI: Wauwatosa Historic Preservation Commission, 2003).

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- <sup>105</sup> Ibid.
- <sup>106</sup> Walter Diehnelt House – Final Historic Designation Study Report. Milwaukee, WI: 2012.
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- <sup>108</sup> "R.B. Williamson, Obituary;" and McArthur, Shirley du Fresne. *Frank Lloyd Wright: American System Built Homes in Milwaukee*.
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- <sup>112</sup> Ibid.
- <sup>113</sup> "Joseph Mollica," Mid Century Modern Milwaukee website <[midcenturymodernmilwaukee.blogspot.com/](http://midcenturymodernmilwaukee.blogspot.com/)> Accessed March 12, 2020.
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# Appendix

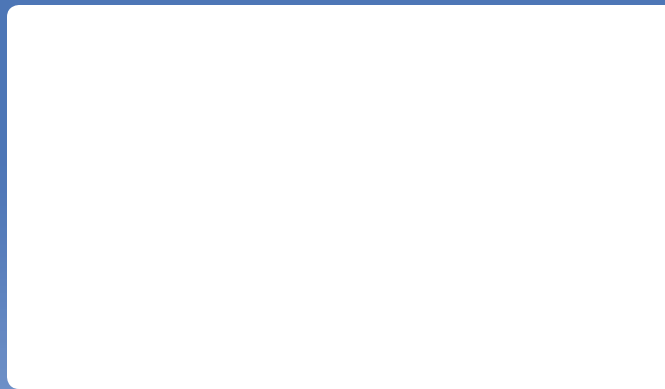


# WHAT IS THE HISTORIC PRESERVATION TAX CREDIT PROGRAM?

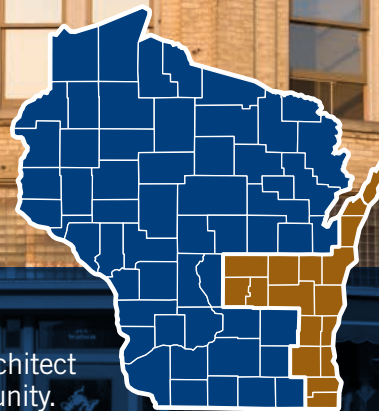
Commercial property owners who invest in the preservation of their buildings may be eligible for state and federal tax credits. Approved costs of 20% for state tax credits and another 20% for federal tax credits may be available for up to a total of 40% eligible tax credits.

## ANNUAL STATE-WIDE AVERAGE

- \$283.7M** ▶ IN TOTAL PROJECT COSTS
- \$56.7M** ▶ IN STATE TAX CREDITS
- \$56.7M** ▶ IN FEDERAL TAX CREDIT



WISCONSIN  
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Contact the preservation architect for your community.

**WESTERN DISTRICT**

**JEN DAVEL**  
608-264-6490  
jen.davel@wisconsinhistory.org

**EASTERN DISTRICT**

**MARK BUECHEL**  
608-264-6491  
mark.buechel@wisconsinhistory.org

INVEST IN YOUR COMMERCIAL BUILDING USING  
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## DOES MY PROPERTY QUALIFY?

- 1 Property must be a “certified historic structure”
- 2 Listed on the State or National Register of Historic Places
- 3 Project must meet a minimum investment
- 4 Work must be approved in advance and meet historic preservation standards

### What should I do first?

Prior to submitting your application contact the preservation architect assigned to your county to discuss your project and answer your questions.

### Have a question about how to care for a commercial building?

Visit our website at [wisconsinhistory.org/preserve-your-building](http://wisconsinhistory.org/preserve-your-building) to browse over 100 articles.



Additional information can be found online at [wisconsinhistory.org/taxcredits](http://wisconsinhistory.org/taxcredits)



## WHY SHOULD I PRESERVE MY PROPERTY?

Historic Preservation is intrinsically important for its ability to enhance community pride and to create a sense of rootedness and belonging. Through a connection with history, preservation can improve the quality of life and livability of communities. It also stimulates reinvestment and contributes to our economy, creating jobs in construction, architecture, interior design, engineering, real estate, accounting, tourism and more.

## WHAT QUALIFIES FOR TAX CREDITS?

### WHAT COSTS ARE ELIGIBLE?

All work inside and outside the building except movable equipment

### WHAT COSTS ARE INELIGIBLE?

- Landscaping
- Paving
- New additions



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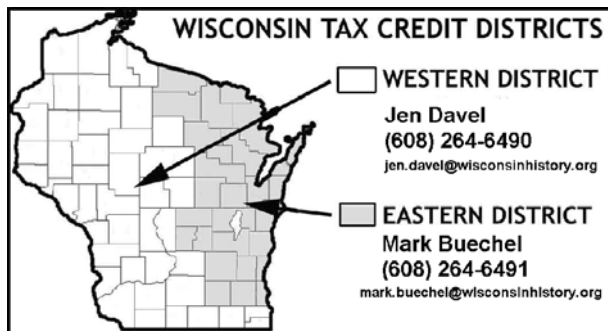
## Guidelines for Planning Historic Preservation Tax Credit Projects in Wisconsin INCOME-PRODUCING TAX CREDIT PROGRAM

### INTRODUCTION



State and federal programs require that all tax-credit related work must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). This pamphlet is designed to provide you with guidance about how the Standards are interpreted for various types of preservation work; however, because

there are a wide variety of historic properties, it is impossible to provide a complete set of guidelines to address every situation. This pamphlet is directed to the most common preservation projects. If after reviewing this document you have additional questions about the proposed project, please feel free to contact one of the WHS preservation architects listed below: (by region)



### SITE WORK

Most types of site work are allowable, as long as: the work does not destroy significant archeological remains or landscape features; does not encroach on any historic buildings; and does not introduce incompatible new features to the site.

**Regrading** should be limited to areas away from the historic property or at the rear of the historic building. You should avoid changes in the ground level near the historic building. New plantings and sidewalks are usually not a problem as long as the character of the site is not changed. Parking areas should be located at the rear of a site and in most cases should not abut the historic building.



**Archeological remains** refers to any prehistoric or historic archeological deposits or features that may exist. Significant archeological resources affected by a project must be protected and preserved. If such resources must be disturbed, mitigation measures must be undertaken. If human remains are discovered, cease work at that location and contact Sherman Banker at the Wisconsin Historical Society at 608-264-6507.

## BUILDING EXTERIOR

A primary facade is one that is visible from public rights-of-way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public view, but may not contain as many distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains little architectural detailing. As a rule, primary facades should be left intact, while rear facades may sometimes be altered more substantially.



## REPAIR OF ORIGINAL FEATURES

Repair, rather than replacement, of any feature, such as railings, storefronts, column capitols, a dormer or a parapet, is always strongly encouraged. If replacement is necessary, documentation of the deteriorated condition of the feature should be submitted. Only those portions of any feature that are deteriorated should be replaced.



## EXTERIOR BUILDING CLEANING

Removal of dirt or paint from exterior brick or stone is appropriate as long as it does not harm the building materials. (Because every method of exterior cleaning carries with it some risk of damage to masonry materials, you should consider carefully whether to clean the building at all.) In most cases, removal of dirt or paint is unnecessary in order to preserve a building.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Other forms of blasting are equally damaging and therefore also prohibited such as soda blasting, corn cob blasting and nut shell blasting. High pressure water blasting is equally damaging. Water pressures above 1000 psi can damage most building materials. Water pressure can be used safely at 1,000 psi with the spray wand a minimum of 12" away from the surface.



Building materials vary widely in composition. Chemicals that may be applied safely to one building can result in severe damage to another. NPS requires that a cleaning test panel be applied to an inconspicuous part of the building prior to cleaning the entire building. The owner and/or architect should inspect the test panel for possible damage to the building materials, including mortar joints in masonry walls. The approved test area should be used as a standard by which the rest of the cleaning is evaluated.

Before cleaning metal elements, you need to determine if the metals are ferric or non-ferric. If exterior metal elements are ferric (iron-based) you need to determine if those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting. We recommend that non-ferric metals simply be repainted.

## TUCKPOINTING

Tuckpointing (also referred to as "repointing") refers to the replacement of deteriorated mortar in brick and stone walls. Only deteriorated mortar joints should be repointed. If done properly, the repointed joints will closely match the existing joints and should last for 30 years.



Hand chiseling is the method least likely to cause damage to the brick or stone.

Removing mortar with saws, grinders,

or power chisels must be done carefully and by an experienced mason. For example, if the mason is not experienced using a circular saw, it is quite easy to cut into the brick/stone at the head joint. Damaging the brick/stone during the repointing is not acceptable.

The composition of the new mortar must match the existing mortar. New mortar should contain enough hydrated lime to make it softer than the brick/stone. Unless examination reveals that the original mortar is unusually hard, the building should be repointed using mortar that is no harder than ASTM Type N, which consists of 1 part Portland cement, 1 part hydrated lime and 6 parts sand. ASTM Type O, is a slightly softer mortar consisting of 1 part Portland cement, 2 parts hydrated lime and 9 parts sand.

The appearance of the new joints should match those of the rest of the building. Mismatched



mortar joints can result in the building taking on a "patchwork quilt" appearance. (Above is an example of unacceptable repointing.) The primary concerns are the color of the replacement mortar and the tooling. White Portland cement can be used along with appropriate coloring agents to match existing mortar color. Using standard, gray Portland cement usually results in joints that do not match the original color. In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

We recommend that the mason complete a test panel (a sample area of repointed joints). Once the test panel is inspected to determine that the masonry has not been damaged and the mortar matches the appearance of the existing; the remainder of the building can be repointed.

## REMOVAL OF BUILDING ADDITIONS

Demolition of existing buildings on/or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be demolished; it may be historically significant.

Evidence of whether a building is considered to be significant is often found in the National Register or State Register nomination for the property or district. Contact Joe DeRose, staff historian, at [joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org) or 608/264-6512 for a determination of significance on any building proposed for demolition.

## CONSTRUCTION OF NEW ADDITIONS

Building additions should be designed so that the character-defining features of the historic building are not changed, obscured, damaged, or destroyed. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public view.

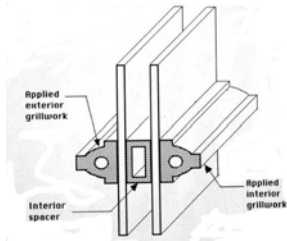
New design should always be clearly differentiated, so that the addition does not appear to match the historic building. Existing materials and detailing may inspire the new design but the addition should also stand as a contemporary design.

The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. The original massing of the historic building should be retained; meaning any addition should be offset at the corner. Both the link and offsetting the addition makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

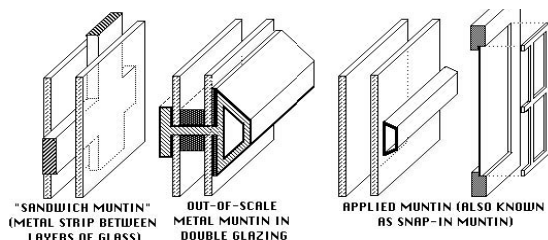
## WINDOW REPLACEMENT

Historic features, such as windows, must be repaired before replaced whenever possible. If you desire replacement windows, you must demonstrate that the existing windows have deteriorated beyond repair. This means photographing all windows of a small commercial building or a representative grouping for each building elevation of a large commercial building. Both the interior and exterior conditions must be photographed. These photos should then be keyed to building elevation drawings.

If windows are in fact deteriorated beyond repair, their replacements must duplicate the appearance of the original windows, including the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, the window material and finishes.



### ACCEPTABLE REPLACEMENT MUNTIN



### UNACCEPTABLE REPLACEMENT MUNTIN

Accurately recreating the muntins (window dividers) is an important detail of replacement windows. Muntins that are sandwiched between the glass, placed on just one side or the other, or that don't match the historic profile are unacceptable. Muntins must be permanently attached to the exterior, the interior and also have a spacer bar between the 2 panes of glass. In doing so, the depth of the original shadow lines is recreated.

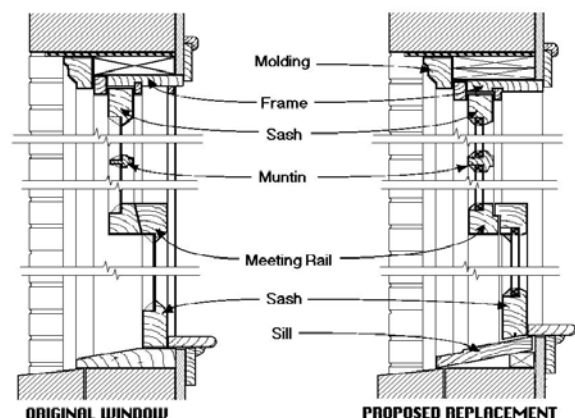
The use of tinted and reflective glass is not allowed. Low-E glass is allowable as long as the Visual Light Transmittance or VLT is 72 or higher.

Generally speaking, buildings 3-stories and less in height, wood windows are required to be replaced with wood windows. Buildings taller than 3-stories that have windows deteriorated beyond repair can replace the wood windows with wood or aluminum. It is acceptable to have wood replacement windows with metal clad at the exterior as long as the metal conforms in shape to the existing window moldings. The metal clad or aluminum cannot have an anodized finish but rather must have a powder-coated paint or baked on finish.

When aluminum windows are used as substitutes for wooden windows, the glass must be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a putty line. To illustrate this concept, the glazing in wooden windows is held in place with either putty or wooden stops which set the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most historic buildings.

To change window materials, you must be able to demonstrate that using the historic material would be technically or financially infeasible.

To demonstrate that the new windows match the old, you must submit comparative window section drawings, showing the head, sill, jamb, and muntin sections of the old and the new windows.



COMPARATIVE WINDOW SECTIONS



## STORM WINDOWS

To improve the energy efficiency of the historic windows, you may wish to install interior or exterior storm windows. New storm windows can be either wood or aluminum. Aluminum combination windows are acceptable as long as the window tracks are mounted flush with the face of window openings and the proportions of the storm windows match those of the original windows. Aluminum storm windows must also have a painted or baked-on finish, rather than an anodized finish.

## CHANGES TO WINDOWS

Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, more significant changes can usually be made; however, they must be in character with the rest of the building.



On masonry buildings, when original windows are closed-in, the infill material should match that of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with

materials to match the adjacent wall.

For new windows, the application should contain drawings similar to those specified in the window replacement section.

## ROOF REPLACEMENT

Generally flat roofs that are not visible from the street can be replaced with modern roofing materials.

## MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS

In most cases, mechanical, electrical and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items must be addressed in the application. Installation of new mechanical systems should be described in the most detail, since it is likely to affect significant spaces.

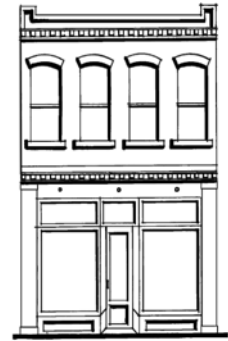
## STOREFRONT RESTORATION

Rehabilitation of storefronts, either historic storefronts or those that have been altered requires careful consideration. The first step is to uncover features of the storefront that still exist. Often times when storefronts were altered, original features were simply covered rather than removed.



In doing so, you may find enough of the original storefront design to continue its restoration. If, after selective demolition, little or no original features exist, the next step is to locate any historic photos of the building.

Historic photos similar to the one above can be very helpful in recreating a lost storefront. If historic photos do not exist of the building, a new design will be needed. While considering the age and style of the building is important, there are common elements found on many commercial buildings such as sign boards, transom windows, and recessed entries. Storefront designs that vary from this traditional storefront design should be avoided unless you have historical documentation that supports the design.



## INTERIOR TRIM ALTERATIONS

The Standards consider both highly decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and these should remain intact. If original features have to be removed during construction, they should be reinstalled (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations as this can create an interior that looks to be original, but is actually a collection of original building artifacts applied in non-original locations over new construction. Likewise, interior trim for new walls should be generally of the same type and proportion as the original trim, but should not duplicate it exactly.

## INTERIOR WALL ALTERATIONS

Significant interior spaces must be preserved. The Standards do not allow total gutting of a building, unless the interior has been completely altered in the past and possesses no significant features or spaces. Significant interior spaces include both those that are highly decorated and original (such as hotel lobbies) and those that are characteristic of the buildings in which they are contained (such as school auditoriums and corridors).

In evaluating which spaces can be changed on an interior, you should determine which spaces are primary and which are secondary. Primary spaces are those that are important to the character of a building and should always be preserved. Because there are a wide variety of historic buildings, each with its own type of significance, there are no absolute rules for identifying primary spaces.

In general, public spaces are primary spaces and should be preserved largely intact whereas non-public spaces may be more altered. For example, the public spaces in a school building would include the



corridors, entrance lobbies, stairwells, and auditoriums. These should be left intact. On the other hand, the non-public spaces, such as

classrooms and offices, can be altered, provided that there are no highly significant features present. In office buildings, the public spaces would include the hallways, lobbies, and any decorative stairways. Public spaces in churches would include most of the interior features. On the other hand, there may be few or no public spaces in many warehouses and factories.

When interior walls are proposed to be changed, you will be required to submit both an existing and proposed floor plan. The existing floor plan should also illustrate what walls are planned to be removed as part of the project.

## CHANGES IN ROOM FINISHES

Covering over of original finishes (such as stenciling), the removal of plaster or wooden elements (such as cornices or



wainscoting), or the application of textured wall paints on original plaster is not appropriate and should be avoided. Similarly, the removal of plaster to expose brick or stone is not appropriate. Historically, brick would be left exposed only in utilitarian structures such as mills, factories, or warehouses. Typical commercial buildings and residences would have had finished walls; usually plaster.

Avoid removing or permanently damaging decorative flooring; such as tile, marble or wood.

Lowering ceilings, particularly those in public spaces should be avoided. If you propose to lower ceilings, they should not be dropped below the level of the tops of the windows unless they are revealed upward at the windows for a distance of at least five feet from the outside walls. Installing plywood panels, spandrel panels, or opaque glazing in the upper portions of windows to hide suspended ceilings is not allowed. In spaces where the ceilings are to be lowered or repaired, and the original ceiling was plastered, you should install suspended gypsum drywall (or plaster) in lieu of suspended acoustical tile.

## FOR FURTHER INFORMATION

Additional information regarding common historic building projects can be found within the Preservation Briefs published by the National Park Service. Copies of the both the Standards and Preservation Briefs are available on request from the Division of Historic Preservation.

The Standards are available on-line at: <http://www.nps.gov/hps/tps/standguide/>

The Preservation Briefs are available on-line at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>