City of Wauwatosa, Wisconsin

Architectural and Historical Intensive Survey Report of Residential Properties Phase 3



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Abstract

This report documents the third 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 2020. The first part of the survey consisted of a reconnaissance survey of the western one-third of the City of Wauwatosa as the final phase of three covering residential properties in the city and was conducted by the principal and assistant investigators; 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 State Historic Preservation Office 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 by Legacy Architecture, Inc. 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.

Survey Maps

Survey maps indicate all previously and newly surveyed properties as well as properties already listed in the National Register of Historic Places. 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 History Inventory (AHI), for all inventoried properties. It can be viewed at www.wisconsinhistory.org. Also, an electronic copy of this report is saved on a compact disc and held at the Wisconsin Historical Society.

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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 and hired Legacy Architecture, Inc., an architectural and historic preservation consulting firm based in Sheboygan, Wisconsin, to conduct the third phase of an intensive survey of architecturally and historically significant residential resources within the boundaries of the City of Wauwatosa, Wisconsin. 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 October 2020 to March 2021 by Principal Investigators Rowan Davidson and Amanda DoBas with editorial assistance by Jennifer L. Lehrke and clerical assistance by Gail Biederwolf. 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 third phase of the survey were roughly delineated as shown on the Survey Boundaries Map at the end of Chapter 2 and comprise approximately 4,400 acres of the city's total 8,470 acres. The survey identified approximately 463 resources of architectural and historical interest, including five individually eligible 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 State Historic Preservation Office 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 third phase of the Architectural and Historical Intensive Survey of residential properties was conducted in the City of Wauwatosa over several months, beginning in October of 2020 and concluding in March of 2021. The architectural firm of Legacy Architecture, Inc. of Sheboygan, Wisconsin, executed the survey. The principal investigators, Rowan Davidson and Amanda DoBas, 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 non-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 October 2020, a windshield survey of the City of Wauwatosa was conducted that resulted in the identification of approximately 463 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 described in Chapter 1 were surveyed street-by-street and structure-by-structure for resources of architectural and historical significance.

Records for approximately 23 previously surveyed resources were updated. Information contained in the Wisconsin Historical Society's online Architecture and History 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.

In addition to updating the 23 previously surveyed resources, 22 of which were still survey worthy, 441 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 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 investigators 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 Milwaukee County Courthouse, 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 State Historic Preservation Office at 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 State Historic Preservation Office at 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.

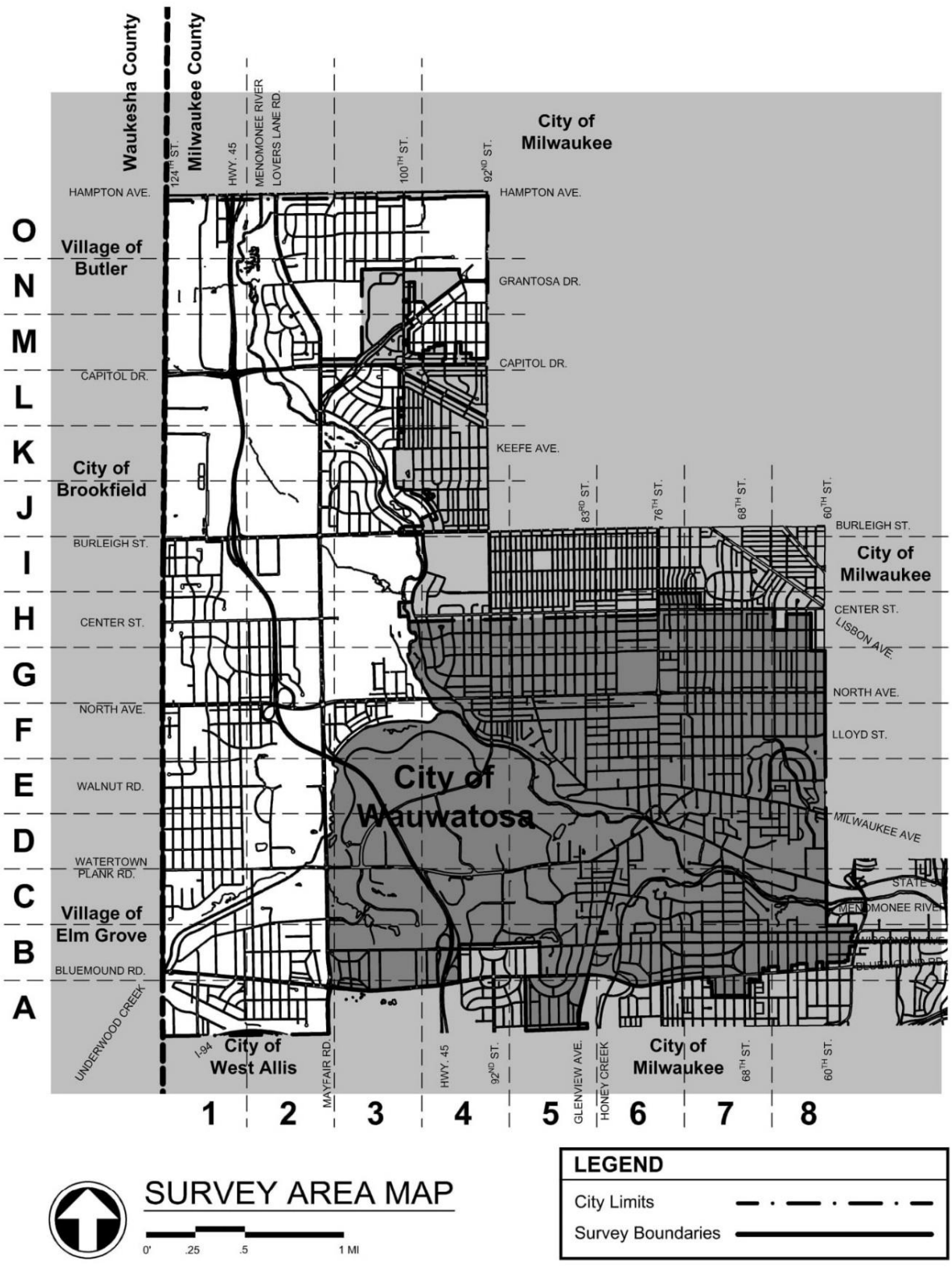
A. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because:
   a.) it was presented during the period of significance and possesses historic integrity reflecting its character 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 State Historic Preservation of the Wisconsin Historical Society and the Wauwatosa Historic Preservation Commission.

Legacy Architecture, the Wauwatosa Historic Preservation Commission, and the State Historic Preservation Office at the Wisconsin Historical Society conducted two public information meetings regarding the survey. The first meeting was held on November 11, 2020, to introduce the survey team and the project process to the community. A second meeting held on March 3, 2021, presented the results of the project including the survey report, potentially eligible individual properties, and information on the National Register of Historic Places to the City of Wauwatosa and the Historic Preservation Commission.


Waukesha County
Milwaukee County
124TH ST.
HWY. 45
MENOMONEE RIVER
LOVERS LANE RD.
100TH ST.
92ND ST.
City of Milwaukee
HAMPTON AVE.
Village of Butler
GRANTOSA DR.
CAPITOL DR.
KEEFE AVE.
City of Brookfield
83RD ST.
76TH ST.
68TH ST.
60TH ST.
BURLEIGH ST.
CENTER ST.
LISBON AVE.
NORTH AVE.
LLOYD ST.
WALNUT RD.
City of Wauwatosa
MILWAUKEE AVE
WATERTOWN PLANK RD.
STATE ST.
MENOMONEE RIVER
Village of Elm Grove
BLUEMOUND RD.
UNDERWOOD CREEK
I-94
City of West Allis
MAYFAIR RD.
HWY. 45
92ND ST.
GLENVIEW AVE.
HONEY CREEK
City of Milwaukee
68TH ST.
60TH ST.
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LEGEND
City Limits
Survey Boundaries

3

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 forcibly relocate Native Americans, survey the land into parcels for sale, and organize and open the area for settlement. In 1835, the area was organized as a part of the Town of Milwaukee in the newly formed Milwaukee County.[1]

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 there 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.[2]

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.[3]

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 Milwaukee County-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.[4]

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.[5]

Wauwatosa's early Baptist congregation was active in harboring escaping slaves, making the settlement a prominent location along the Underground Railroad during the 1840s and 1850s.[6]



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

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 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.[7]

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

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 the city, established a rural retreat and farm during the 1870s along what is now Glenview Avenue south of the river.[10]

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.[11]

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.[12]

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 area. The southern line followed Wells Street to 68th Street and then north to the village center. An interurban rail line extended to the west to the small non-extant Homewood Station, located along the south side of Underwood Creek at approximately 119th Street. A small settlement sprung up around the station, outside of Wauwatosa, in the first three decades of the twentieth century. The streetcars spurred development and service continued, on the southern branch, until 1958, which was the last operational streetcar or interurban line in Wisconsin.[13]

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.[14]

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.[15]

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.[16]

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.[17]

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.[18]

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 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.[19]

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 influenced 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.[20]

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 first served as a small golf course. Each addition included a set of restrictive covenants that restricted ownership, often through 'redlining' practices, setbacks, development, and architectural control.

In 1918, Mayor Hans Koenig formed a committee of municipal progress to arrange the 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.[21]



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 by the city 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 for the neighboring City of Milwaukee.[22]

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 masonry 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.[23]

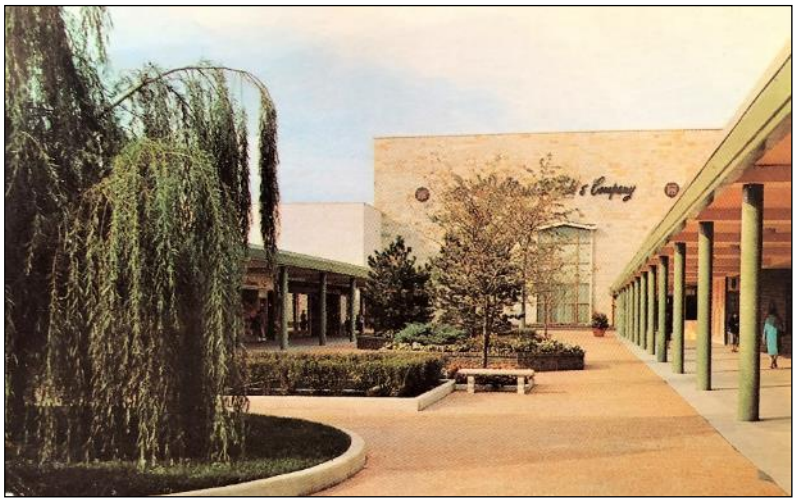
During the 1920s, additional commercial areas developed outside of the downtown core to serve the growing residential population, most notably along North Avenue which was paved and had streetlights installed in 1918. Wide, paved roads were commonplace in the suburban city by the 1920s, and new houses 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.[24]

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.[25]

A series of parkways first planned in 1923, including several curvilinear drives along rivers of 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 along with associated parks and golf courses such as Currie Park and Hoyt Park.[26]

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, tripling the area of the city and increasing its population from approximately 35,000 to 52,000 people in 1954 when the legal annexation was completed.[27]

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.[28]



"The North Mall – Mayfair Shopping Center," post card. 1959.

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.[29]

The Parade of Homes, a concept that was introduced in Milwaukee in 1942, continued to spread across the country and was especially popular in the suburbs of the city including Wauwatosa. The first sites in Wauwatosa were introduced in 1959 when fifteen houses were included from the city among sixty-three in Milwaukee County. By 1963, the Parade of Homes was tied into National Home Week sponsored by the National Association of Home Builders, and the house lots were scattered across Wauwatosa and the rest of the county from that point forward. The Parade of Homes continued to highlight new home construction in Wauwatosa through the 1970s.

Residential development continued steadily, towards the west and northwest sides eventually reaching full build-out. The northwest part of the city developed with a mixed African American community, unlike much of the rest of the city during the 1960s. 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 western portion of Wauwatosa is divided into a few smaller neighborhoods including Greenwood

Estates, Mayfair Park, Fisher Woods, Homewood, Currie Park, Sheraton Lawns, Park Ridge, Lovers Lane Estates, Ruby Gardens, and Tosa Heights.[30]

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 amount of park and recreational areas, a 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.[31]

4

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 Greek 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.[32]

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.[33]

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 third phase of this survey. The residences constructed during this era within the boundaries of the third 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 the platting and development of new suburban-style subdivisions. Therefore, few high-style residences from this era remain within the boundaries of the third phase of the survey.

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 as a style 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 the style. 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 with the large frieze board. The front entry door may be topped with a transom and flanked by sidelights.[34]



Schiller House, 1864
745 N. 119th Street



Luther and Harriet Clapp House, 1856, 1976
12323 Watertown Plank Road

Only two examples of the Greek Revival style residences were included in the survey. Representative examples of the Greek Revival style include the following:

Address	*Historic Name*	*Date*	*Class*
745 N. 119th Street	Schiller House	1864	Surveyed
12323 Watertown Plank Road	Luther and Harriet Clapp House	1856, 1976	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 the 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 also established in the United States during this time and were located throughout the country by the end of the century. Also, the scale of publication 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.[35]

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.[36] 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.[37]



E. W. Robbins House, 1884
12237 Watertown Plank Road



House, 1888
12333 Watertown Plank Road

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

Address	*Historic Name*	*Date*	*Class*
10633 W. Burleigh Street	O. J. Swan House	c.1890	Surveyed
12237 Watertown Plank Road	Edward W. Robbins House	1884	Surveyed
12333 Watertown Plank Road	House	1888	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, medieval 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.[38]

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.[39]

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.[40]



Mahdi J. Anderson Duplex, 1954
2443 N. 114th Street



Chester J. Niebler House, 1940
1558 N. 123rd Street



Rudolph W. Kleine House, 1937
10204 W. Vienna Avenue



Harry A. Melcher House, 1930
10236 W. Vienna Avenue

A common residential architectural style in Wauwatosa during its time, 33 examples of Colonial Revival style residences were included in the survey. Representative examples of the Colonial Revival style include the following:

Address	*Historic Name*	*Date*	*Class*
2443 N. 114th Street	Mahdi J. Anderson Duplex	1954	Surveyed
2450 N. 118th Street	Robert W. Simons House	1938	Surveyed
2440 N. 120th Street	Rudolph P. Knoll House	1934	Surveyed
2521 N. 120th Street	Frederick VanKooy House	1936	Surveyed
2540 N. 120th Street	Jan Pearce House	1936	Surveyed
1558 N. 123rd Street	Chester J. Niebler House	1940	Surveyed
10204 W. Vienna Avenue	Rudolph W. Kleine House	1937	Surveyed
10236 W. Vienna Avenue	Harry A. Melcher House	1930	Surveyed

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.[41]



William Liebner House, 1947
4085 N. 110th Street

A rare residential architectural style in Wauwatosa during its time, only one example of a Regency style residence was included in the survey. A representative example of the Regency style includes the following:

Address	*Historic Name*	*Date*	*Class*
4085 N. 110th Street	William Liebner House	1947	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.[42]



Burbank Murray House, 1933
1411 N. 122nd Street



Heubert J. Draeger House, 1938
11823 W. Clarke Street

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

Address	*Historic Name*	*Date*	*Class*
4473 N. 100th Street	Theodore J. Schneider House	1929	Surveyed
1411 N. 122nd Street	Burbank Murray House	1933	Surveyed
11823 W. Clarke Street	Heubert J. Draeger House	1938	Surveyed

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. Therefore, 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.[43]

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.[44]



Fred C. Semerau House, 1939
2358 N. 114th Street



Robert J. Fredrich House, 1930
544 N. 117th Street



Charles and Hilda Matthies House, 1929
2346 N. 118th Street



George F. Houston House, 1930
1424 N. 121st Street



Horace Haultkamp House, 1937
1623 N. 121st Street



Ellis D. Mead House, 1936
1533 N. 123rd Street



David E. Mathes House, 1936
9804 W. Grantosa Drive



Lyle W. Swartz House, 1930
10441 W. Grantosa Drive



Peter Leuch House, 1931
3205 N. Knoll Terrace



John E. Potts House, 1932
3516 N. Menomonee River Parkway

A common residential architectural style in Wauwatosa during its time, 37 examples of Tudor Revival style residences were included in the survey. Representative examples of the Tudor Revival style include the following:

Address	*Historic Name*	*Date*	*Class*
2358 N. 114th Street	Fred C. Semerau House	1939	Surveyed
544 N. 117th Street	Robert J. Fredrich House	1930	Surveyed
2346 N. 118th Street	Charles and Hilda Matthies House	1929	Surveyed
1424 N. 121st Street	George F. Houston House	1930	Surveyed
1623 N. 121st Street	Horace Haultkamp House	1937	Surveyed
1533 N. 123rd Street	Ellis D. Mead House	1936	Surveyed
9804 W. Grantosa Drive	David E. Mathes House	1936	Surveyed
10441 W. Grantosa Drive	Lyle W. Swartz House	1930	Surveyed
3205 N. Knoll Terrace	Peter Leuch House	1931	Surveyed
3516 N. Menomonee River Parkway	John E. Potts House	1932	Surveyed

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.[45]



Adolph Meinecke / Fred Mayer House, 1895, 1922
2517 N. 100th Street



Theodore K. Thompson House, 1938
10653 W. Grantosa Drive

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

Address	*Historic Name*	*Date*	*Class*
2517 N. 100th Street	Adolph Meinecke / Fred Mayer House	1895, 1922	Surveyed
355 N. 114th Street	Eric Smith House	1938	Surveyed
10653 W. Grantosa Drive	Theodore K. Thompson House	1938	Surveyed

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.[46]



Thomas J. Bergen House, 1934
10324 W. Vienna Avenue



Fred K. Elsner House, 1928
10505 W. Woodward Avenue

A rare residential architectural style in western Wauwatosa during its time, four examples of Spanish Colonial Revival style residences were included in the survey. Representative examples of the Spanish Colonial Revival style include the following:

Address	*Historic Name*	*Date*	*Class*
3227 N. 104th Street	John Gammell House	1925	Surveyed
10237 W. Vienna Avenue	Charles B. Potter House	1931	Surveyed
10324 W. Vienna Avenue	Thomas J. Bergen House	1934	Eligible
10505 W. Woodward Avenue	Fred K. Elsner House	1928	Surveyed

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, or 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.[47]



Chester C. Muth Apartments, 1960
2262 N. 103rd Street



John Ganerl House, 1952
3622 N. Menomonee River Parkway

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

Address	*Historic Name*	*Date*	*Class*
2262 N. 103rd Street	Chester C. Muth Apartments	1960	Surveyed
3622 N. Menomonee River Parkway	John Ganerl 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.[48]

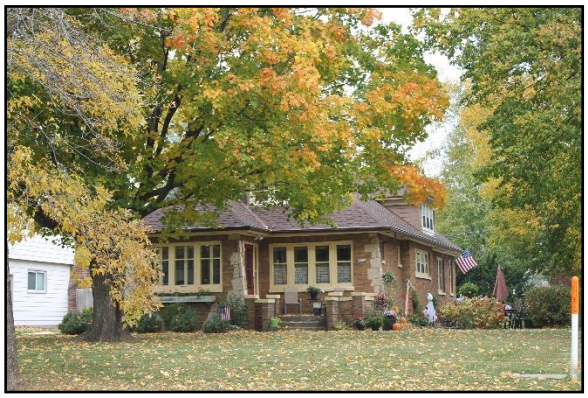
Bungalow

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.[49]



Alfred Schildt House, 1929
2369 N. 114th Street



Jonathan N. Johnson House, 1922
11704 Watertown Plank Road

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

Address	*Historic Name*	*Date*	*Class*
4353 N. 92nd Street	Northwest Baptist Church Rectory	1924	Surveyed
2369 N. 114th Street	Alfred Schildt House	1929	Surveyed
529 N. 115th Street	John Dobmeier House	1938	Surveyed
2353 N. 120th Street	Donald G. Buetow House	1926	Surveyed
9924 W. Grantosa Drive	George W. Reuter House	1929	Surveyed
11704 Watertown Plank Road	Jonathan N. Johnson House	1922	Surveyed

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 into the 1970s.[50]

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.[51]

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.[52]



Raymond Burke House, 1954
4639 N. 92nd Street



John Vlcansky House, 1949
4102 N. 98th Street



Edwin O. Paulson House, 1954
2205 N. 102nd Street



J. B. Alcorn House, 1951
2539 N. 113th Street



Eugene Wehausen House, 1950
745 N. 115th Street



Raymond R. Tuitman House, 1975
10408 W. Fisher Parkway



Edward J. Kleine House, 1963
10520 W. Fisher Parkway



Walter Ode House, 1950
10304 W. Melvina Street

A common residential architectural style in Wauwatosa during its time, 42 examples of Minimal Traditional style residences were included in the survey. Representative examples of the Minimal Traditional style include the following:

Address	*Historic Name*	*Date*	*Class*
4639 N. 92nd Street	Raymond Burke House	1954	Surveyed
4102 N. 98th Street	John Vlcansky House	1949	Surveyed

2205 N. 102nd Street	Edwin O. Paulson House	1954	Surveyed
2539 N. 113th Street	J. B. Alcorn House	1951	Surveyed
745 N. 115th Street	Eugene Wehausen House	1950	Surveyed
10408 W. Fisher Parkway	Raymond R. Tuitman House	1975	Surveyed
10520 W. Fisher Parkway	Edward J. Kleine House	1963	Surveyed
10304 W. Melvina Street	Walter Ode House	1950	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 is 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.[53]

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 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.[54]



Bruno Guiliani House, 1965
4055 N. 93rd Street



Earl Schleif House, 1960
3126 N. 105th Street



Richard Gehrke House, 1974
2504 N. 112th Street



J. C. Olson Duplex, 1967
1119 N. 117th Street



Curtis Van Dyke House, 1951
1620 N. 122nd Street



Ted Koconis House, 1961
3142 N. Knoll Terrace



Dale H. Theesfeld House, 1959
3363 N. Knoll Terrace



Charles Jones House, 1956
3227 N. Menomonee River Parkway



Henry Gierl House, 1953
3626 N. Menomonee River Parkway



Edward A. Vollbrecht Jr. House, 1956
2319 N. Met To Wee Lane



Raymond J. Claringbole House, 1956
10231 W. Nash Street



Walter E. Jordens House, 1954
12271 W. Underwood Parkway

The most popular residential architectural styles in western Wauwatosa during its time, 224 examples of Ranch style residences were included in the survey. Representative examples of Ranch style residences in the survey include the following:

Address	*Historic Name*	*Date*	*Class*
4055 N. 93rd Street	Bruno Guiliani House	1965	Surveyed
3126 N. 105th Street	Earl Schleif House	1960	Surveyed

2504 N. 112th Street	Richard Gehrke House	1974	Surveyed
1119 N. 117th Street	J. C. Olson Duplex	1967	Surveyed
1620 N. 122nd Street	Curtis Van Dyke House	1951	Surveyed
3142 N. Knoll Terrace	Ted Koconis House	1961	Surveyed
3363 N. Knoll Terrace	Dale H. Theesfeld House	1959	Surveyed
3227 N. Menomonee River Parkway	Charles Jones House	1956	Surveyed
3626 N. Menomonee River Parkway	Henry Gierl House	1953	Surveyed
2319 N. Met To Wee Lane	Edward A. Vollbrecht Jr. House	1956	Surveyed
10231 W. Nash Street	Raymond J. Claringbole House	1956	Surveyed
12271 W. Underwood Parkway	Walter E. Jordens House	1954	Surveyed

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.[55]



Zachary Slomovitz House, 1951
2410 N. 102nd Street



Thomas and Pat Morgan House, 1962
1535 N. 119th Street



Edson Allen House, 1965
1633 N. 121st Street



James A. Means House, 1957
4552 N. Delco Avenue



Robert Christiansen House, 1961
11763 W. Homewood Avenue



John Nasgovitz House, 1956
3279 N. Knoll Terrace



Walter Bunge House, 1963
3350 N. Knoll Terrace



Robert Kemmer House, 1961
9816 W. Ruby Avenue

A common residential architectural style in Wauwatosa during its time, 25 examples of Split-Level style residences were included in the survey. Representative examples of the Split-Level style include the following:

Address	*Historic Name*	*Date*	*Class*
2410 N. 102nd Street	Zachary Slomovitz House	1951	Surveyed
1535 N. 119th Street	Thomas and Pat Morgan House	1962	Surveyed

1633 N. 121st Street	Edson Allen House	1965	Surveyed
4552 N. Delco Avenue	James A. Means House	1957	Surveyed
11763 W. Homewood Avenue	Robert Christiansen House	1961	Surveyed
3279 N. Knoll Terrace	John Nasgovitz House	1956	Surveyed
3350 N. Knoll Terrace	Walter Bunge House	1963	Surveyed
9816 W. Ruby Avenue	Robert Kemmer House	1961	Surveyed

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.[56]

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.[57]

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.[58]

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.[59]

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.[60]

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 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; tall narrow shutters.[61]

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.[62]



W. R. Dordel House, 1953
2514 N. 120th Street



Dean Pagac House, 1969
10925 W. Fiebrantz Avenue

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

Address	*Historic Name*	*Date*	*Class*
3134 N. 105th Street	M. Brandt House	1961	Surveyed
2514 N. 120th Street	W. R. Dordel House	1953	Surveyed
10925 W. Fiebrantz Avenue	Dean Pagac House	1969	Surveyed
10338 W. Hillside Avenue	Richard Napgezek House	1967	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.[63] 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.[64] 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.[65]

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.[66]



James R. Matthias House, 1967
4261 N. 92nd Street



Myron Dallen Jr. House, 1965
4454 N. 105th Street



Charles Slattery Duplex, 1965
2023 N. 107th Street



Roger Johnson House, 1976
2510 N. 118th Street



Donald Lindgren Duplex, 1966
10720 W. Fisher Parkway



Apartments, 1969
11104 W. Maple Lane

A common residential architectural style in Wauwatosa during its time, 16 examples of New Traditional style residences were included in the survey. Representative examples of New Traditional style residences in the survey include the following:

Address	*Historic Name*	*Date*	*Class*
4261 N. 92nd Street	James R. Matthias House	1967	Surveyed
4454 N. 105th Street	Myron Dallen Jr. House	1965	Surveyed

2023 N. 107th Street	Charles Slattery Duplex	1965	Surveyed
2510 N. 118th Street	Roger Johnson House	1976	Surveyed
10720 W. Fisher Parkway	Donald Lindgren Duplex	1966	Surveyed
11104 W. Maple Lane	Apartments	1969	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 on 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 criterion.[67]

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 to 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.[68]

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.[69]



Karl Bostrom House, 1955
2425 N. 100th Street



Gilbert A. Diehl House, 1951
2580 N. 100th Street



John A. Keck House, 1962
3325 N. 105th Street



Robert Thompson House, 1960
2411 N. 119th Street



Richard and Dale Johnson Apartments, 1960
10302 W. Fisher Parkway



Scott L. Owsley House, 1954
11748 W. Martha Drive



William C. Koster House, 1954
3145 N. Menomonee River Parkway



Samuel W. Medler House, 1956
3293 N. Menomonee River Parkway



Joseph Megal House, 1956
3443 N. Menomonee River Parkway



Margaret Berg House, 1973
12345 W. Ripley Avenue

A common residential architectural style in Wauwatosa during its time, 49 examples of Contemporary style residences were included in the survey. Representative examples of the Contemporary style include the following:

Address	*Historic Name*	*Date*	*Class*
2425 N. 100th Street	Karl Bostrom House	1955	Surveyed
2580 N. 100th Street	Gilbert A. Diehl House	1951	Eligible
3325 N. 105th Street	John A. Keck House	1962	Eligible
2411 N. 119th Street	Robert Thompson House	1960	Surveyed
10302 W. Fisher Parkway	Richard and Dale Johnson Apartments	1960	Surveyed
11748 W. Martha Drive	Scott L. Owsley House	1954	Surveyed
3145 N. Menomonee River Parkway	William C. Koster House	1954	Surveyed
3293 N. Menomonee River Parkway	Samuel W. Medler House	1956	Surveyed
3443 N. Menomonee River Parkway	Joseph Megal House	1956	Surveyed
12345 W. Ripley Avenue	Margaret Berg House	1973	Surveyed

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.[70]



Harold Barian House, 1972
3332 N. Knoll Terrace



Ned J. Czajkowski House, 1978
3459 N. Menomonee River Parkway

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

Address	*Historic Name*	*Date*	*Class*
2521 N. 118th Street	Knute Jacobson House	1978	Surveyed
3332 N. Knoll Terrace	Harold Barian House	1972	Surveyed
11030 W. Maple Lane	Walter Wellenstein Jr. House	1971	Surveyed
3459 N. Menomonee River Parkway	Ned J. Czajkowski House	1978	Surveyed

New Formalism

New Formalism, popular during the 1950s through the 1970s, is a ceremonial modern style that uses the building materials and technologies of modern architecture to update or convey classical forms. Compared to the International Style, the most predominant non-residential style of the time, examples are generally monumental, rather than minimalist. The New Formalist style is

characterized by typically self-contained, free-standing block forms with symmetrical façades often set upon a concrete block-like structure or plinth, columnar arch supports, and heavy projecting flat slab roofs. Smooth, unadorned wall surfaces are often glossy and commonly clad with natural or artificial materials including stone, brick, or marble. Other common elements may include ornamental concrete or metal patterned screens, slender and attenuated or full and modeled columns, and courtyards. Arches may appear in a variety of shapes. The New Formalist style was primarily a civic and commercial style.[71]



9999 W. North Avenue, 1969
Serafino Square Apartments

Only one example of a New Formalist style residence was included in the survey. A representative example of a New Formalist style residence in the survey includes the following:

Address	*Historic Name*	*Date*	*Class*
9999 W. North Avenue	Serafino Square Apartments	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 number of stories.[72]

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.[73]



R. Gilbert House, c.1870
2244 N. 116th Street



J. Meiners House, c.1870, 1959
11133 W. Bluemound Road

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

Address	*Historic Name*	*Date*	*Class*
805 N. 112th Street	H. Gerhard Garage	c.1920	Surveyed
2244 N. 116th Street	R. Gilbert House	c.1870	Surveyed
11133 W. Bluemound Road	J. Meiners House	c.1870, 1959	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.



Karl Bostrom House, 1955
2425 N. 100th Street



Zachary Slomovitz House, 1951
2410 N. 102nd Street



Richard Gehrke House, 1974
2504 N. 112th Street



W. R. Dordel House, 1953
2514 N. 120th Street



Curtis Van Dyke House, 1951
1620 N. 122nd Street



Heubert J. Draeger House, 1938
11823 W. Clarke Street



Ned J. Czajkowski House, 1978
3459 N. Menomonee River Parkway



Margaret Berg House, 1973
12345 W. Ripley Avenue



E. W. Robbins House, 1884
12237 Watertown Plank Road



Luther and Harriet Clapp House, 1856
12323 Watertown Plank Road

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

Address	*Historic Name*	*Date*	*Class*
2425 N. 100th Street	Karl Bostrom House	1955	Surveyed
2410 N. 102nd Street	Zachary Slomovitz House	1951	Surveyed
2504 N. 112th Street	Richard Gehrke House	1974	Surveyed
2514 N. 120th Street	W. R. Dordel House	1953	Surveyed
1620 N. 122nd Street	Curtis Van Dyke House	1951	Surveyed
11823 W. Clarke Street	Heubert J. Draeger House	1938	Surveyed
3459 N. Menomonee River Parkway	Ned J. Czajkowski House	1978	Surveyed
12345 W. Ripley Avenue	Margaret Berg House	1973	Surveyed
12237 Watertown Plank Road	Edward W. Robbins House	1884	Surveyed
12323 Watertown Plank Road	Luther and Harriet Clapp House	1856	Surveyed

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 ledgerock, 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 of 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 of 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.



Earl Schleif House, 1960
3126 N. 105th Street



Robert Thompson House, 1960
2411 N. 119th Street



James A. Means House, 1957
4552 N. Delco Avenue



David E. Mathes House, 1936
9804 W. Grantosa Drive



Theodore K. Thompson House, 1938
10653 W. Grantosa Drive



Peter Leuch House, 1931
3205 N. Knoll Terrace



Charles Jones House, 1956
3227 N. Menomonee River Parkway



Samuel W. Medler House, 1956
3293 N. Menomonee River Parkway



John E. Potts House, 1932
3516 N. Menomonee River Parkway



Fred K. Elsner House, 1928
10505 W. Woodward Avenue

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

Address	*Historic Name*	*Date*	*Class*
3126 N. 105th Street	Earl Schleif House	1960	Surveyed
2411 N. 119th Street	Robert Thompson House	1960	Surveyed
4552 N. Delco Avenue	James A. Means House	1957	Surveyed
9804 W. Grantosa Drive	David E. Mathes House	1936	Surveyed

10653 W. Grantosa Drive	Theodore K. Thompson House	1938	Surveyed
3205 N. Knoll Terrace	Peter Leuch House	1931	Surveyed
3227 N. Menomonee River Parkway	Charles Jones House	1956	Surveyed
3293 N. Menomonee River Parkway	Samuel W. Medler House	1956	Surveyed
3516 N. Menomonee River Parkway	John E. Potts House	1932	Surveyed
10505 W. Woodward Avenue	Fred K. Elsner House	1928	Surveyed

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.



John A. Keck House, 1962
3325 N. 105th Street



Fred C. Semerau House, 1939
2358 N. 114th Street



Schiller House, 1864
745 N. 119th Street



Edson Allen House, 1965
1633 N. 121st Street



Lyle W. Swartz House, 1954
10441 W. Grantosa Drive



Dale H. Theesfeld House, 1959
3363 N. Knoll Terrace



Joseph Megal House, 1956
3443 N. Menomonee River Parkway



Rudolph W. Kleine House, 1937
10204 W. Vienna Avenue



Thomas J. Bergen House, 1934
10324 W. Vienna Avenue



Jonathan N. Johnson House, 1922
11704 Watertown Plank Road

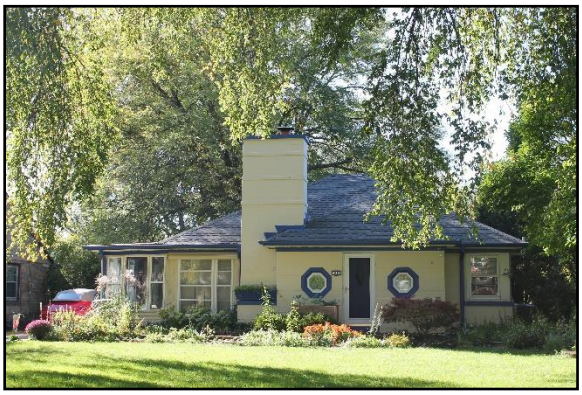
Representative examples of historic brick buildings in the survey include the following:

Address	*Historic Name*	*Date*	*Class*
3325 N. 105th Street	John A. Keck House	1962	Eligible
2358 N. 114th Street	Fred C. Semerau House	1939	Surveyed
745 N. 119th Street	Schiller House	1864	Surveyed
1633 N. 121st Street	Edson Allen House	1965	Surveyed

10441 W. Grantosa Drive	Lyle W. Swartz House	1954	Surveyed
3363 N. Knoll Terrace	Dale H. Theesfeld House	1959	Surveyed
3443 N. Menomonee River Parkway	Joseph Megal House	1956	Surveyed
10204 W. Vienna Avenue	Rudolph W. Kleine House	1937	Surveyed
10324 W. Vienna Avenue	Thomas J. Bergen House	1934	Eligible
11704 Watertown Plank Road	Jonathan N. Johnson House	1922	Surveyed

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.



William Liebner House, 1947
4085 N. 110th Street

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

Address	*Historic Name*	*Date*	*Class*
4085 N. 110th Street	William Liebner House	1947	Surveyed

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.



Adolph Meinecke / Fred Mayer House, 1895, 1922
2517 N. 100th Street



John Gammell House, 1925
3227 N. 104th Street

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

Address	*Historic Name*	*Date*	*Class*
2517 N. 100th Street	Adolph Meinecke / Fred Mayer House	1895, 1922	Surveyed
3227 N. 104th Street	John Gammell House	1925	Surveyed

Aluminum

While aluminum siding is typically considered as a replacement siding that 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.



Eugene Wehausen House, 1950
745 N. 115th Street



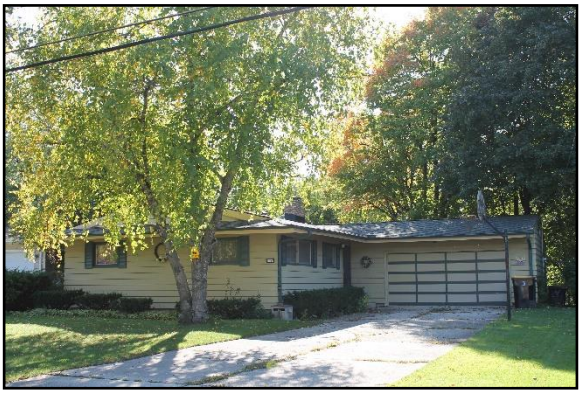
Apartments, 1969
11104 W. Maple Lane

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

Address	*Historic Name*	*Date*	*Class*
745 N. 115th Street	Eugene Wehausen House	1950	Surveyed
11104 W. Maple Lane	Apartments	1969	Surveyed

Architects and Designers

Raymond W. Dwyer



Francis X. McCormick House, 1956
4443 Glenway Street

Raymond Dwyer worked as a draftsman in the offices of Charles Tharinger and Judell and 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.[74] Buildings attributed to Raymond Dwyer in the survey include the following:

Address	*Historic Name*	*Date*	*Class*
4089 N. 110th Street	John Breitwies House	1949	Surveyed
4443 Glenway Street	Francis X. McCormick House	1956	Surveyed
4454 Glenway Street	W. A. Kuerschner House	1954	Surveyed
3167 N. Menomonee River Parkway	L. Martin House	1958	Surveyed

Ned Fischer

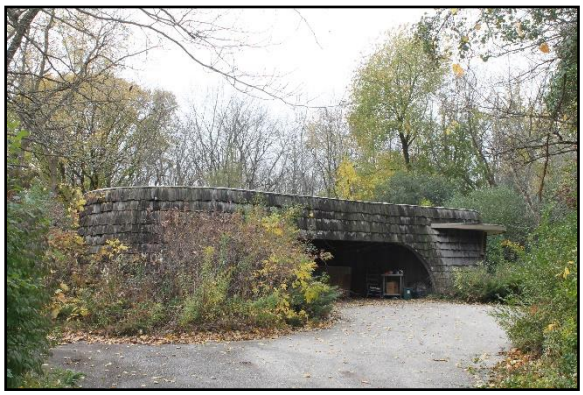


Leonard Tews Apartments, 1961
10221 W. North Avenue

Ned Emil Fischer was born in Milwaukee in 1922 and received a degree in architecture from the University of Illinois in 1947. After returning to Milwaukee and working as a draftsman, Fischer partnered with Charles Yoder as a local construction company. In 1957, Fischer established his architecture firm, specializing in multi-family housing and office space. His two sons joined the firm in 1976, and the company was renamed Fischer-Fischer-Theis, located in Waukesha. Ned Fischer retired in 1981 and died in 2013.[75] A building that is attributed to Ned Fischer in the survey includes the following:

Address	*Historic Name*	*Date*	*Class*
10221 W. North Avenue	Leonard Tews Apartments	1961	Surveyed

LaVerne Lantz



Margaret Berg House, 1973
12345 W. Ripley Avenue

LaVerne Lantz was born in Milwaukee in 1929 and earned a degree in industrial arts. Lantz taught architectural drafting at Custer High School in Milwaukee and began a small architectural practice in the late 1950s. In 1961, he and his wife Molly constructed a self-designed house in Delafield. The house was published and highlighted in the *Milwaukee Journal* in 1965, and his work became increasingly popular leading to over 150 residential commissions. He worked from his home office, usually on his own, from 1961 to 1997. His work, which can mainly be found in the suburbs of Milwaukee and southeast Wisconsin, took inspiration from Frank Lloyd Wright's Usonian period, and Lantz often referred to organic design. His work often incorporated geometric organizations, mid-century modern design, and passive environmental methods. Lantz died in 1998.[76] Buildings attributed to LaVerne Lantz in the survey include the following:

Address	*Historic Name*	*Date*	*Class*
12345 W. Ripley Avenue	Margaret Berg House	1973	Surveyed

Eugene R. Liebert



Adolph Meinecke / Fred Mayer House, 1895, 1922
2517 N. 100th Street

Eugene Liebert was born in Germany in 1866 and immigrated to the United States settling in Milwaukee in 1883. He began his first position as a draftsman the following year. After working as a draftsman and construction foreman for several years, he went into a partnership with H. P. Schnetzky in 1891 as an architect. The pair successfully designed several notable buildings in Milwaukee from the period including the Germania Building and J. P. Kissinger Block. Liebert established his own office in 1897. A few of his commissions included the Red Stat Yeast Plant, the A. O. Trostel House, and two homes for Henry Harnischfeger. He purposefully catered to the large German American population and cultivated work that reflected popular German stylistic influences. During the twentieth century, two of his four sons, Walter F. and Carl, slowly took over the operation of the Liebert architectural business. Liebert designed the revivalist renovations to the Adolph Meinecke

summer home, located at 2517 N. 100th Street in Wauwatosa, for Fred Mayer in 1922. Eugene Liebert died in 1945.[77] A building that is attributed to Eugene R. Liebert in the survey includes the following:

Address	*Historic Name*	*Date*	*Class*
2517 N. 100th Street	Adolph Meinecke / Fred Mayer House	1895, 1922	Surveyed

John Randal McDonald



Gilbert A. Diehl House, 1951
2580 N. 100th Street

John Randal McDonald was born in 1922 in Wauwatosa, Wisconsin. After serving in the Navy during World War II, he spent a short time in the fine arts program at the State Teacher's College in Wisconsin, followed by an architectural degree from Yale University. In 1949, McDonald moved to Racine with his family. Most of his work was private homes during the 1950s in eastern Wisconsin, but as he became more successful, he did institutional work by the 1960s. In 1963, McDonald moved to Florida and began designing hotels, banks, churches, and marinas all around the world along with house designs for celebrities including Bjorn Born, Mickey Mantle, Perry Como, James Garner, and Maureen O'Hara. McDonald's architecture has been compared to Frank Lloyd Wright in its emphasis on organic modernism. John Randal McDonald died in 2003.[78] A home design, known as "longbow," that is attributed to John Randal McDonald in the survey includes the following:

Address	*Historic Name*	*Date*	*Class*
2580 N. 100th Street	Gilbert A. Diehl House	1951	Eligible

John Topzant



Edward A. Malkasian House, 1960
2427 N. 120th Street

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 completed work in Illinois.[79] A building that is attributed to John Topzant in the survey includes the following:

Address	*Historic Name*	*Date*	*Class*
2427 N. 120th Street	Edward A. Malkasian House	1960	Surveyed

Contractors and Developers

Daum & Zingen Building Co.

The Daum & Zingen Building Company was a large construction firm located in Milwaukee that built a large number of 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 along Center Street and North Avenue in Wauwatosa were constructed by the company.[80] 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:



Donald C. Haberman House, 1956
4458 N. 109th Street

Address	*Historic Name*	*Date*	*Class*
4407 N. 108th Street	Evelyn D. Zeally House	1955	Surveyed
4458 N. 109th Street	Donald C. Haberman House	1956	Surveyed
10310 W. North Avenue	Apartments	1954	Surveyed

Ralph J. Emling

Little is known at the present time about Ralph J. Emling except for the following buildings in the survey attributed to his company:[81]

Address	*Historic Name*	*Date*	*Class*
2828 N. 117th Street	Frank G. Hessler House	1967	Surveyed
2947 N. 121st Street	Clara M. Meiss House	1955	Surveyed
2967 N. 121st Street	Gilbert Jandegian House	1955	Surveyed
3016 N. 121st Street	Earl Marks House	1955	Surveyed
3109 N. Menomonee River Parkway	Roger S. Hubbell House	1954	Surveyed
3115 N. Menomonee River Parkway	Paul W. Ramsey House	1954	Surveyed

Goelzer and Schultz Co.

Little is known at the present time about Goelzer and Schultz Company except for the following buildings in the survey attributed to the company:

Address	*Historic Name*	*Date*	*Class*
4478 N. 99th Street	Clarence F. Lange House	1955	Surveyed
2620 N. 100th Street	Jack E. Olson House	1953	Surveyed

2384 N. 103rd Street	Gordon Kloke House	1953	Surveyed
2387 N. 103rd Street	Walter Noehre House	1954	Surveyed
4642 N. 108th Street	Robert E. Schumann House	1959	Surveyed
3150 N. Knoll Terrace	Lew Wartman House	1941	Surveyed
3536 N. Menomonee River Parkway	Oscar F. Brandenburg House	1954	Surveyed
10228 W. Wright Street	Ed Wenninger House	1953	Surveyed

Carl Kingfogl

Carl T. Kingfogl established a construction company in 1948 after graduating from the Marquette University Law School. The Kingfogl Construction Company was successful through the 1950s and 1960s constructing single-family homes throughout suburban Milwaukee County. Located in New Berlin, the company is still in business today. Buildings attributed to Carl Kingfogl in the survey include the following:



Charles Jones House, 1956
3227 N. Menomonee River Parkway

Address	*Historic Name*	*Date*	*Class*
3311 N. 105th Street	Neal R. Hadfield House	1964	Surveyed
3910 N. 107th Street	Robert H. Wong House	1955	Surveyed
10407 W. Auer Avenue	John B. O'Brien House	1958	Surveyed
10415 W. Grantosa Drive	J. Ohm House	1956	Surveyed
10610 W. Grantosa Drive	H. V. Haunschilt House	1955	Surveyed
10706 W. Grantosa Drive	Donald O. Bellack House	1955	Surveyed
10308 W. Melvina Street	L. Modrow House	1954	Surveyed
3155 N. Menomonee River Parkway	Karl Hellerman House	1962	Surveyed
3161 N. Menomonee River Parkway	John G. McDowell House	1954	Surveyed
3227 N. Menomonee River Parkway	Charles Jones House	1956	Surveyed
10535 W. Woodward Avenue	V. S. Ladegaard 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



Samuel W. Medler House, 1956
3293 N. Menomonee River Parkway

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.[82] Buildings attributed to Joseph Mollica in the survey include the following:

Address	*Historic Name*	*Date*	*Class*
3293 N. Menomonee River Parkway	Samuel W. Medler House	1956	Surveyed
3443 N. Menomonee River Parkway	Joseph Megal House	1956	Surveyed

K. E. Pierron

Little is known at the present time about K. E. Pierron except for the following buildings in the survey attributed to his company:[83]

Address	*Historic Name*	*Date*	*Class*
4157 N. 96th Street	A. Olszyk House	1962	Surveyed
2627 N. 122nd Street	Patricia Boyce Duplex	1975	Surveyed
3004 N. Fairwood Court	Thomas A. Weinzierl House	1968	Surveyed
9635 W. Fiebrantz Avenue	G. E. Bollhagen House	1962	Surveyed
11734 W. Potter Road	Raymond J. Meinnert House	1966	Surveyed

Schroeder Bros., Inc.



Stanley Stetz House, 1961
10226 W. Fisher Parkway

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. The president of the company Henry Schroeder, and his wife Anna, lived in Wauwatosa.[84] Buildings attributed to Schroeder Bros., Inc. in the survey include the following:

Address	*Historic Name*	*Date*	*Class*
4443 N. 110th Street	Joseph Prekop House	1967	Surveyed
2817 N. 122nd Street	Alfred Trommer House	1962	Surveyed
10226 W. Fisher Parkway	Stanley Stetz House	1961	Surveyed
10349 W. Woodward Avenue	James Weber House	1955	Surveyed

Zurich Construction Co.

Little is known at the present time about the Zurich Construction Company except for the following buildings in the survey attributed to the company:[85]

Address	*Historic Name*	*Date*	*Class*
1271 N. 117th Street	E. D. Hahn House	1956	Surveyed
1504 N. 117th Street	Russell L. Michels House	1955	Surveyed
1552 N. 117th Street	M. J. Constant House	1955	Surveyed
1574 N. 117th Street	J. Sherard House	1955	Surveyed
1304 N. 118th Street	Willard C. Kurth House	1954	Surveyed
1400 N. 118th Street	Norbert C. Reinhart House	1954	Surveyed
1574 N. 118th Street	George J. Henrichs House	1954	Surveyed
1674 N. 118th Street	L. B. Knudsen House	1954	Surveyed

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: Brookfield Builders, Dornbach Brothers, Excellency Homes Inc., Fechner Construction Co., Home Engineering Inc., Hummert and Muehlmeier, James Mahos, Johnson Construction Co., Lesperance Builders Inc., Nichols Construction Co., Paradise Homes Inc., Pioneer Builders, Poytinger Builders, Schaefer Bros. Building Co., Siewert Construction Co., Skyline Realty Co., Tomsinger Construction Co., William Harsch and Son, Wilshire Development, and many others.[86] 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.

5

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. The entirety of the subject survey area was annexed at one time on November 25, 1952. This charter ordinance added an area of eight and one-half square miles from the Town of Wauwatosa, more than doubling the size of the city and extended its boundaries to its present extent. The remainder of the Town of Wauwatosa was effectively incorporated into the city.[87]

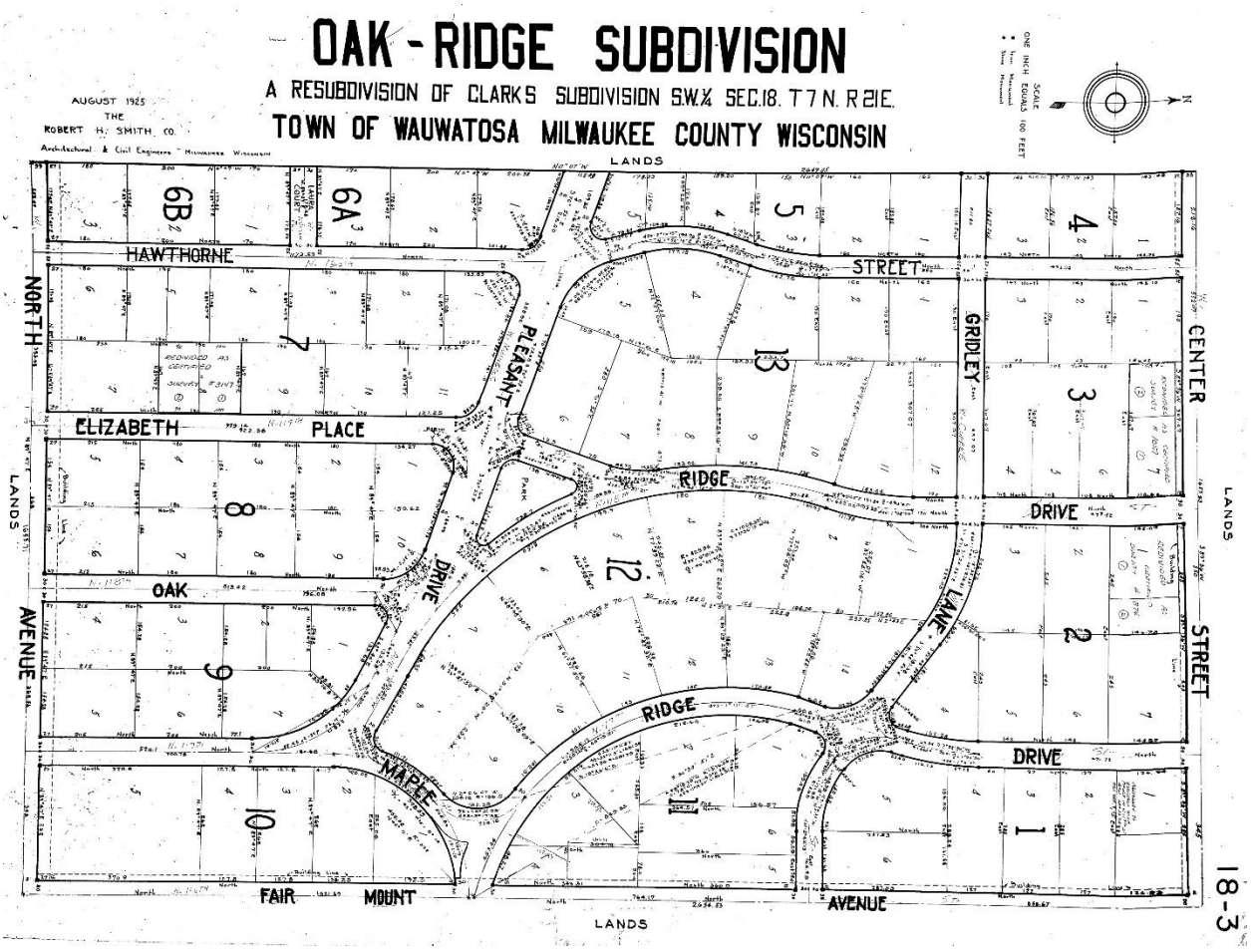
Subdivisions & Additions

Numerous residential subdivisions were platted within the area of the 1952 western annexation throughout Wauwatosa's history, many before the annexation occurred. The following is a list in chronological order:[88]

Historic Name	*Date*	*Location*
Homewood Subdivision	March 1889	Between Blue Mound Road and Watertown Plank Road, and the County Line and N. 115th Street
Clark's Subdivision	April 1912	Between Glendale Avenue and Hampton Avenue, and N. 118th Street and N. 117th Street
Wauwatosa Highlands Subdivision	May 1924	Between Park Hill Avenue and Bluemound Road, and N. 116th Street and N. 110th Street
Grand Avenue Highlands	April 1925	Between Blue Mound Road and Potter Road, and N. 115th Street and N. 111th Street
Oak Ridge Subdivision	June 1926	Between North Avenue and Center Street, and N. 120th Street and N. 116th Street
Sheraton Lawns Subdivision	July 1926	Between Burleigh Street, N. 105th Street, and Menomonee River Parkway
Hauser Homes Subdivision	September 1926	Between Capitol Drive and Grantosa Drive, and N. 96th Street and N. 92nd Street

Braeburn Terrace Subdivision	November 1926	Between Capitol Drive and Fiebrantz Avenue, and N. 100th Street and N. 96th Street
Country Club Subdivision	April 1927	Between Fisher Parkway, Mayfair Road, and North Avenue
Homeland Estates Subdivision	May 1927	Between Watertown Plank Road and Walnut Road, and N. 124th Street and N. 118th Street
Park Ridge Subdivision	May 1927	Between Keefe Avenue and Capitol Drive, and Mayfair Road and N. 100th Street
University Lawns Subdivision	May 1927	Between Bluemound Road and Wisconsin Avenue, and N. 111th Street and N. 108th Street
Washington Gardens Subdivision	August 1927	Between North Avenue and Center Street, and N. 114th Street and N. 112th Street
North Avenue Gardens Subdivision	December 1927	Between Walnut Street and North Avenue, and N. 118th Street and N. 116th Street
Colonial Highlands Subdivision	February 1928	Between Burleigh Street and Concordia Avenue, and Menomonee River Parkway and N. 92nd Street
North Avenue Manor Subdivision	May 1928	Between Gilbert Avenue and North Avenue, and N. 113th Street and N. 116th Street
Currie Parkway Subdivision	July 1928	Between Concordia Avenue and Keefe Avenue, and Mayfair Road and N. 105th Street
Blue Mound Vista Subdivision	November 1928	Between Dearbourn Avenue and Bluemound Road, and N. 123rd Street and N. 121st Street
Blue Mound Vista #2 Addition	November 1928	Between Fairview Avenue and Bluemound Road, and N. 121st Street and N. 116th Street
Washington Gardens #2 Addition	November 1928	Between North Avenue and Center Street, and N. 116th Street and N. 114th Street
North Avenue Gardens #2 Addition	June 1929	Between Walnut Street and North Avenue, and N. 120th Street and N. 118th Street
Brooklyn Terrace Subdivision	November 1930	Between Fiebrantz Avenue and Congress Street, and N. 100th Street and N. 96th Street
Hampton Avenue Heights and Addition	May 1937	Between Congress Avenue and Hampton Avenue, and N. 106th Street and N. 103rd Street
Arend Place Subdivision	February 1938	Between Fairview Avenue and Ripley Avenue, and N. 123rd Street and N. 120th Street
Lover's Lane Estates Subdivision and Additions	September 1938	Between Capitol Drive and Congress Street, and Menomonee River Parkway and Mayfair Road
Schaefer's Elm Knolls Subdivision and Addition	March 1945	Between Burleigh Street and Concordia Avenue, and Mayfair Road and N. 105th Street
Ruby Lawns Subdivision	September 1946	Between Ruby Avenue and Glendale Avenue, and N. 105th Street and N. 100th Street
Greenwood Estates Subdivision	October 1946	Along North 100th Street
Country Club Highlands Subdivision	June 1950	Between North Avenue and Wright Street, and N. 102nd Street and N. 103rd Street

Met-To-Wee Subdivision	July 1953	Along North Avenue and N. 100th Street
Barrett Woods Subdivision	September 1953	Along N. 107th Street between Glendale Avenue and Congress Street
Zurich Subdivision	May 1954	Between Watertown Plank Road and Walnut Street, and N. 116th Street and N. 118th Street
Parkway Homesites Subdivision	September 1955	Between Ruby Avenue and Hampton Avenue, and Mayfair Road and N. 110th Street
Brookview Park Additions	September 1956	Between Diane Drive and Watertown Plank Road, and N. 123rd and N. 118th Street
Wauwatosa Estates Subdivision	August 1958	Between Glendale Avenue and Hampton Avenue, and N. 110th Street and N. 107th Street
Mayfair Manor Subdivision	July 1959	Along Meinecke Avenue and N. 111th Street
Mayfair Park Subdivision and Additions	January 1961	Between Center Avenue and Locust Street, and N. 124th Street and N. 118th Street
Normandy Village Subdivision	May 1968	Along Normandy Lane



'Oak Ridge.' Subdivision. Between North Avenue and Center Street, and N. 120th Street and N. 116th Street. Image courtesy of the City of Wauwatosa Planning Department.

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6

Notable People

Introduction

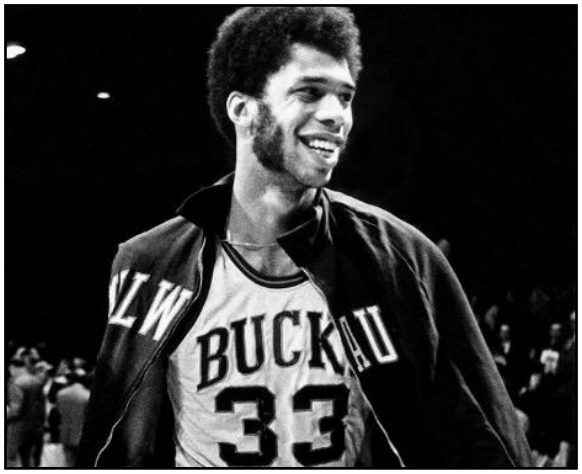
This list of "notable people" includes people who have helped to shape the City of Wauwatosa and who resided within the boundaries of this phase of the survey. These people range from entrepreneurs, industrialists, politicians, entertainers, craftsmen, and professionals. Most of these people can be associated 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.[89] Additional notable people were included in Phase 1 and 2 of the residential survey of the city, also published by Legacy Architecture and completed in 2018 and 2020 respectively, including Theodore Ferguson, Edwin Godfrey, Jr., Charles Hart, Julius Heil, William Edward Lewis, Maud McCreery, John Morgridge, Henry Nagy, Arthur A. Ornst, Bill Penzey, Jr., Charles Bennett Perry, Richard Schickel, Thomas A. Steitz, Charles Stickney, Nancy Hanschman Dickerson, Willie Davidson, and Harrison Ludington.[90] 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 Lowell Damon, Dr. Fisk Holbrook Day, Thomas B. Hart, and Charles Kirchhoff.

Ferdinand Lewis Alcindor / Kareem Abdul-Jabbar

Ferdinand Lewis Alcindor was born in New York City in 1947. Unusually tall from an early age, he could dunk a basketball at the age of thirteen and would eventually reach his adult height of 7'-2" in college following a successful high school basketball career. A phenom and star at

the high school level, Alcindor was recruited by UCLA coach John Wooden in 1966. He went on to win three consecutive national championships with the UCLA team and was a three-time most valuable player of the NCAA tournament. In 1968, Lew Alcindor converted to Islam and graduated from college the following year with a degree in History.[91]



Alcindor / Abdul-Jabbar during the 1971 NBA finals.

The Milwaukee Bucks franchise established one year earlier drafted Alcindor in 1969 as the first overall pick. His impact was immediately felt, and the Bucks improved from a 27-55 record the previous inaugural season to a 56-26 record. The following season, Milwaukee added another all-star, Guard Oscar Robertson, and the team went on to win 66 games and the NBA championship. In 1971, Ferdinand Alcindor purchased a non-extant house at 2654 North 100th Street on the west side of Wauwatosa. The house was constructed in 1950, designed by architect John Randal McDonald, and demolished in 2012. Alcindor then changed his name to Kareem Abdul-Jabbar, which translates to "noble servant of the mighty one," the same day that Milwaukee Buck won their only NBA championship in 1971. Abdul-Jabbar married Habiba, born Janice Brown, in 1971, and the couple had three children. The couple divorced in 1978.[92]

Abdul-Jabbar continued his success over the next few seasons with the Bucks as the league's leading scorer, and the team won its division four more times in a row. Abdul-Jabbar lived in the Milwaukee area for six years and, in his own words, was adamant in his desire to leave in 1975, despite respecting the fans and area. Much of the reason was professional as the Milwaukee Bucks franchise was headed toward mediocrity after the success of Abdul-Jabbar's early years. He was traded to the Los Angeles Lakers and continued to accelerate his already successful career, winning five more championships with a historic Lakers team through the late 1970s and the 1980s. As a player, he was best known for his "skyhook" move, finesse, game intelligence, defensive effort, and fitness regime.[93]

He played twenty seasons in the NBA at the center position. During which time he was awarded Most Valuable Player six times, an NBA All-Star nineteen times, and an All-Defensive team member eleven times. The teams he played on reached the play-offs eighteen times and played in the final ten times. When he retired in 1989, Abdul-Jabbar was the NBA's all-time leader in points scored, games played, shot attempts, blocked shots, defensive rebounds, personal fouls, and total wins. Following his retirement, Abdul-Jabbar became an assistant coach for the Lakers and then a series of other professional basketball teams.[94]

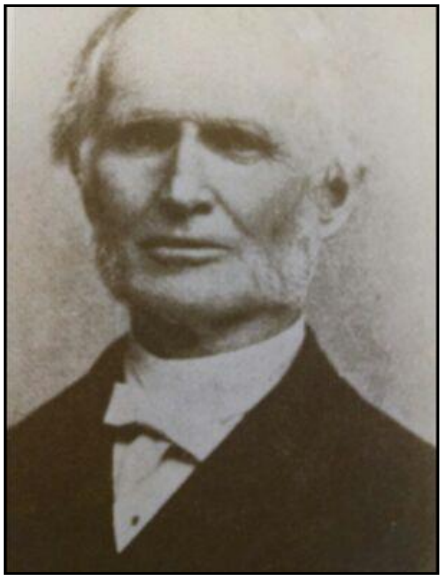
Besides his significant basketball career, Abdul-Jabbar is the author of nine books covering a range of subjects from the Harlem Renaissance, African American inventors and scientists, and World War II. He also has been involved in film, filing a supporting role in the comedy *Airplane!*, several television roles, and produced several documentary films on the origins of

professional basketball and the civil rights movement. Kareem Abdul-Jabbar lives in California.[95] There are no remaining resources in Wauwatosa associated with the life of Kareem Abdul-Jabbar.

Luther Clapp

Luther Clapp was born in West Hampton, Massachusetts, in 1819 and graduated from Williams' College. He attended the Andover Theological Seminary and moved to Wauwatosa for the American Home Missionary Society upon graduating in 1845. The same year, he married Harriet Stedman, and the couple had six children. Clapp was the popular and influential pastor of the First Congregational Church of Wauwatosa from 1845 to 1873.[96]

The Clapp House, built in 1856, originally stood at 1828 Wauwatosa Avenue near the nineteenth-century village of Wauwatosa. The house was renovated, and an addition was completed in 1926. However, slated for demolition in 1976 to make room for an addition to the adjacent high school, the building was moved to its present site at 12323 Watertown Plank Road.



Luther Clapp, c.1880.

A leader in early Wauwatosa, Clapp was an active supporter of the Underground Railway, and his house reportedly served as a safe station for runaway slaves, fleeing the American south for Canada until the advent of the Civil War. Additionally, he was an active promoter of the temperance movement and was instrumental in Wauwatosa remaining dry until the late nineteenth century with no taverns in the community. After retiring from the church, Clapp conducted missionary work across Midwest for the Milwaukee Congregational Convention until the end of his life. Reverend Luther Clapp died in 1894 in Wauwatosa.[97] The Clapp House, located at 12323 Watertown Plank Road has been moved from its earlier site closer to the village center of Wauwatosa and is no longer eligible for listing in the National Register of Historic Places.

Zeddie Hyler

Zeddie Quitman Hyler was born in New Albany, Mississippi in 1918. One of ten children, he ran away from home as a teenager so that he could attend high school rather than continue to be a sharecropper. He graduated from Alcorn Agricultural and Mechanical College and served in the Army during World War II. Hyler married his wife Mary, had a son, and moved to Milwaukee in 1950. Part of the large northward migration of African Americans to the industrial north following the war, Hyler got a job with the Postal Service and lived on the northwest side of the city. He did well and wanted to move to the suburbs by the mid-1950s. Knowing that realtors would not sell to a black man in Wauwatosa due to a mixture of redlining, realtor policy, and, by then illegal, restrictive covenants, Hyler asked a friend to purchase a lot first and then buy the property from him.[98]

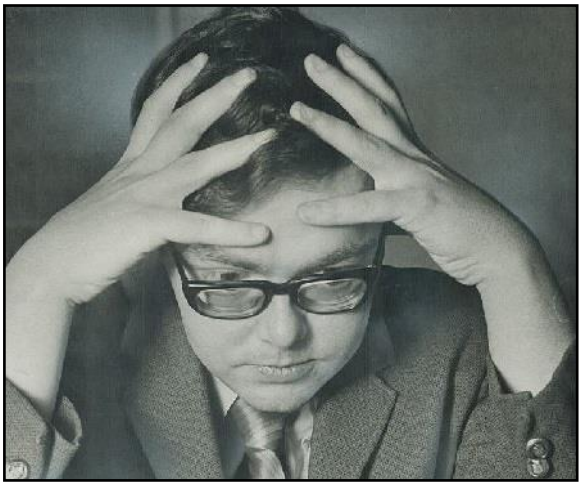
Hyler's 1955 application for a building permit in Wauwatosa made headline news in Wauwatosa News-Times and the Milwaukee State Journal. It was initially rejected because of a series of neighborhood public meetings. Others, such as church groups, the YMCA, and civil rights leaders expressed outrage at his treatment, and the building board overturned the decision. After erecting the first wood frame of the house, located at 2363 N. 113th Street in Wauwatosa, vandals damaged it and later burned it down. The Hyler family also endured harassment and threatening phone calls. The house was completed later that year by Hyler and his brothers. Several properties nearby went up for sale, and Hyler repeatedly suffered hostility. However, his family lived in the house peacefully for the following forty-nine years. Hyler recalled: "I think they realized I was coming to stay, and that was pretty much the end of it." He was active in the YMCA and the Masons and frequently entertained guests during the 1960s including notable figures such as Hank Aaron and Sammy Davis, Jr., who were friends. Zeddie Hyler died in 2004.[99] Zeddie Hyler's house, located at 2363 N. 113th Street, is individually eligible for listing in the National Register of Historic Places for its association with the life of Zeddie Hyler and his historic role in local civil rights.



Zeddie Hyler, c.2000.

William Martz

William Martz, usually known as Bill, was born in Detroit, Michigan in 1945 and moved to Milwaukee with his family as a child. Martz began playing chess at a young age and was active in competitions beginning in 1963. Martz won the United States Junior Chess Championship in 1965 and soon joined the U.S. Olympic team. He graduated from Marquette with a degree in mathematics in 1967 and then attended Law School, also at Marquette, graduating in 1970. The following year, Martz and his wife Norma moved to 12101 West Center Street in Wauwatosa. The house was constructed in 1954. Besides competitive chess, he also worked as the business manager of the Martz family Chevrolet dealership in the Milwaukee area.[100]



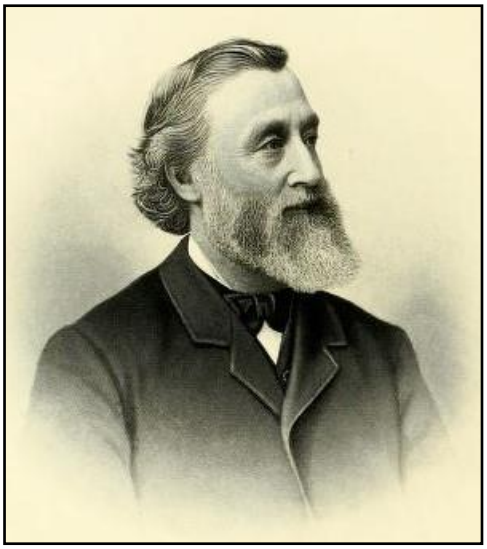
Bill Martz publicity photo. c.1970.

An international chess master, Martz often promoted chess publicly, giving demonstrations at schools and clubs and occasionally playing dozens of people simultaneously. His stated aim was to expand the popularity of the game and introduce and share with all levels of players. He competed in the U.S. Chess Championship in 1972 and 1973 and was awarded the title of International Master in 1975, becoming the highest-rated chess master in Wisconsin history.

Martz holds the record in the United States of 104 consecutive competitive games without a loss. In 1982, he was the co-champion of the United States Open tournament along with Andrew Soltis. Bill Martz died in Milwaukee in 1983.[101] William Martz's house, located at 12101 West Center Street, is individually eligible for listing in the National Register of Historic Places for its association with the life of Bill Martz from 1971 to 1983.

Adolph Meinecke

Adolph Meinecke was born in Burhave, Germany in 1830 and immigrated to the United States in 1848. After working in an importer's office in New York City for seven years, he moved to Milwaukee and married Mary Louise Krafft. The couple had two sons. Meinecke established the Milwaukee Willow Works, a successful manufacturer of toys and furniture, in 1855. The company developed a factory and a 40-acre field of willows on the north side of Milwaukee and produced wicker furniture, baby carriages, and handbags and later expanded to manufacturer popular toys of the era including hobby horses, croquet sets, and wooden Indian clubs. The successful firm made the Meinecke family wealthy, and Adolph was appointed as one of the Wisconsin Commissioners to the Centennial Exposition at Philadelphia in 1876. He was also the vice-president of the Wisconsin Humane Society and the Milwaukee National Bank.[102]



Adolph Meinecke. 1895 rendering.

In 1893, Meinecke retired from the presidency of Milwaukee Willow Works and the newly formed Meinecke Toy Company and turned over operations of the companies to his sons, Ferdinand and Adolph, Jr. His wife Mary died in 1894. Meinecke constructed a summer home in the rural setting of the Town of Wauwatosa in 1895 at the present intersection of W. Meinecke Avenue and N. 100th Street. After his retirement, Adolph contributed a series of literary articles to German editions of American magazines and wrote a history of his native Oldenburg in Germany. Adolph Meinecke died in 1905. In his will, Meinecke bequeathed his land in Milwaukee to the city; in exchange, the city renamed a nearby street Meinecke Avenue, which runs east-west through Milwaukee and Wauwatosa.[103]

The Meinecke House, originally a large clapboard-sided Gothic Revival design, was purchased by Fred Mayer and his family in 1922 and extensively remodeled. The architect Eugene R. Liebert designed the renovations, and the house was transformed into a vaguely Mediterranean Revival style home with a stucco and lannon stone exterior. The house was purchased and extensively renovated again in 1987. Other resources associated with Meinecke, including the Meinecke Mansion, formerly located at 1203 N. Milwaukee Avenue, and the Milwaukee Willow Works, formerly located at the intersection of North 19th Street and North Avenue in Milwaukee, are both non-extant. However, the house at 2517 N. 100th Street no longer resembles Meinecke's original summer home, lacks architectural integrity, and is not individually eligible for listing in the National Register of Historic Places.

List of Surveyed Historic Resources Mentioned in the Text

Address	*Historic Name*	*Date*	*Style*	*Class*
2517 N. 100th Street	Adolph Meinecke / Fred Mayer House	1895, 1922	Mediterranean Revival	Surveyed
2363 N. 113th Street	Zeddie Hyler House	1955	Ranch	Eligible
12101 W. Center Street	William Martz House	1954	Colonial Revival	Eligible
12323 Watertown Plank Road	Luther and Harriet Clapp House	1856, 1976	Greek Revival	Surveyed

7

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8

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 4,400 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. 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 463 resources of architectural or historical interest. Of these, five 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).

This chapter contains the following results of the survey: a list of individual properties 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 survey area where historic resources were identified. There are no individual properties or districts already listed in the National Register of Historic Places within the survey area. No potential historic districts were identified in the survey.

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 State Historic Preservation Office at 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 Eligible for Listing in the National Register of Historic Places

Address	*Historic Name*	*Date*
2580 N. 100th Street	Gilbert A. Diehl House	1951
3325 N. 105th Street	John A. Keck House	1962
2363 N. 113th Street	Zeddie Hyler House	1955
12101 W. Center Street	William Martz House	1954
10324 W. Vienna Avenue	Thomas J. Bergen House	1934

Resources Included in this Phase of the Survey

AHI #	*Historic Name*	*Address*	*Date*	*Style*
242278	Karl W. Stahle House	4103 N. 92nd Street	1962	Min. Traditional
242279	William Kirby House	4109 N. 92nd Street	1962	Min. Traditional
242280	Richard Miller House	4225 N. 92nd Street	1965	Ranch
242281	James R. Matthias House	4261 N. 92nd Street	1967	New Traditional
242282	Northwest Baptist Church Rectory	4353 N. 92nd Street	1924	Bungalow
242283	Raymond Burke House	4639 N. 92nd Street	1954	Min. Traditional
242284	Ernest Elias House	4022 N. 93rd Street	1957	Min. Traditional
242285	Edward Sisolak House	4047 N. 93rd Street	1966	Ranch
242286	Bruno Guiliani House	4055 N. 93rd Street	1965	Ranch
242287	Walter Wellenstein Jr. House	4108 N. 93rd Street	1961	Ranch
242288	Max Hauser House	4268 N. 93rd Street	1954	Ranch
242289	William S. Snyder House	4047 N. 94th Street	1941	Tudor Revival
242290	Stanley Percewski House	4129 N. 94th Street	1963	Ranch
242291	Edward Noha House	4148 N. 94th Street	1953	Min. Traditional
242292	Apartments	4330 N. 94th Street	1973	Contemporary
242293	E. Augustine House	4238 N. 95th Street	1960	Ranch
242294	R. H. Wells House	4306 N. 95th Street	1960	Ranch
242295	Joseph and Cecilia Schmidt House	4122 N. 96th Street	1964	Ranch
242296	Heinz Brosig House	4139 N. 96th Street	1969	Min. Traditional
242297	A. Olszyk House	4157 N. 96th Street	1962	Split Level
242298	George Goldsmith House	4169 N. 96th Street	1960	Min. Traditional
242299	John Vlcansky House	4102 N. 98th Street	1949	Min. Traditional
242300	John Herbert House	4132 N. 98th Street	1954	Ranch
242301	W. M. Blankenheim House	4109 N. 99th Street	1960	Ranch
242302	Peter Ochs House	4475 N. 99th Street	1957	Ranch
242303	Clarence F. Lange House	4478 N. 99th Street	1955	Ranch
242247	Kenneth Kamrath House	2367 N. 100th Street	1952	Ranch
242248	W. F. Thiele House	2414 N. 100th Street	1952	Ranch
242249	Karl Bostrom House	2425 N. 100th Street	1955	Contemporary
242250	Adolph Meinecke/Fred Mayer Ho.	2517 N. 100th Street	1895, 1922	Mediterranean Revival
242251	Gilbert A. Diehl House	2580 N. 100th Street	1951	Contemporary
242252	Jack E. Olson House	2620 N. 100th Street	1953	Ranch
242254	Theodore J. Schneider House	4473 N. 100th Street	1929	Dutch Col. Rev.
242255	A. C. Dietrich House	4527 N. 100th Street	1956	Ranch
242256	House	4711 N. 100th Street	1947	Min. Traditional
242257	Adolph W. Koenig House	4757 N. 100th Street	1954	Min. Traditional
242258	Richard Foregger House	2373 N. 101st Street	1941	Colonial Revival
242259	Kenneth Ukasick House	3608 N. 101st Street	1956	Ranch

242260	John O'Farrel House	4558 N. 101st Street	1954	Ranch
242261	Edwin O. Paulson House	2205 N. 102nd Street	1954	Min. Traditional
242262	Fred G. Schmid House	2332 N. 102nd Street	1950	Min. Traditional
242263	William F. Boellter House	2370 N. 102nd Street	1951	Ranch
242264	Zachary Slomovitz House	2410 N. 102nd Street	1951	Split Level
242265	Frank Markert House	3110 N. 102nd Street	1955	Ranch
242266	Neil G. Goelzer House	3822 N. 102nd Street	1950	Ranch
242267	Robert Neuman House	3943 N. 102nd Street	1954	Ranch
242268	Raymond Kelnhofer House	2231 N. 103rd Street	1960	Min. Traditional
242269	Chester C. Muth Apartments	2262 N. 103rd Street	1960	Monterey
242270	Gordon Kloke House	2384 N. 103rd Street	1953	Ranch
242271	Walter Noehre House	2387 N. 103rd Street	1954	Min. Traditional
242272	William Wendt House	3101 N. 103rd Street	1928	Tudor Revival
242273	D. L. Pettit House	3121 N. 103rd Street	1954	Ranch
242274	Paul J. Neff House	4569 N. 103rd Street	1938	Tudor Revival
242275	Axel G. Lindquist House	4725 N. 103rd Street	1939	Tudor Revival
242276	Betty E. Pomeroy House	3106 N. 104th Street	1957	Ranch
77801	John Gammell House	3227 N. 104th Street	1925	Spanish Col. Rev.
242277	Jack Phiffer House	4605 N. 104th Street	1941	Min. Traditional
242304	Arthur Zarden House	4705 N. 104th Street	1948	Min. Traditional
242305	Lewis Napgezek House	3109 N. 105th Street	1956	Ranch
242306	Earl Schleif House	3126 N. 105th Street	1960	Ranch
242307	M. Brandt House	3134 N. 105th Street	1961	Stylized Ranch
242308	Leon J. Piekarski House	3166 N. 105th Street	1958	Ranch
242309	Edwin Gohlke House	3285 N. 105th Street	1952	Ranch
242310	Neal R. Hadfield House	3311 N. 105th Street	1964	New Traditional
242311	John A. Keck House	3325 N. 105th Street	1962	Contemporary
242312	E. A. Wisniewski House	3353 N. 105th Street	1954	Colonial Revival
242313	Max Bosl House	3415 N. 105th Street	1954	Ranch
242314	Dorothy Dale House	4414 N. 105th Street	1967	Ranch
242315	Myron Dallen Jr. House	4454 N. 105th Street	1965	New Traditional
242316	John Blackberry House	4474 N. 105th Street	1967	Ranch
242317	Arthur E. Hartwig House	4515 N. 105th Street	1964	Ranch
242318	Edward A. Fischer House	4602 N. 105th Street	1939	Tudor Revival
242319	Edwin L. Bjorklund House	2234 N. 106th Street	1955	Ranch
242320	D. V. Kelly House	3150 N. 106th Street	1954	Ranch
242321	Norman Nelson House	4545 N. 106th Street	1946	Min. Traditional
242322	Charles Slattery Duplex	2023 N. 107th Street	1965	New Traditional
242323	Charles Bencez House	2108 N. 107th Street	1956	Min. Traditional
242324	House	2209 N. 107th Street	1960	Min. Traditional
242325	Howard Hawver House	3293 N. 107th Street	1953	Ranch
242326	Peter Tarantino House	3437 N. 107th Street	1961	Ranch
242327	Walter H. Wellenstein Jr. House	3440 N. 107th Street	1960	Contemporary
242328	Leo Malkasian House	3464 N. 107th Street	1961	Contemporary
242329	Robert H. Wong House	3910 N. 107th Street	1955	Ranch
242330	Ralph Hoffmann House	4530 N. 107th Street	1958	Ranch
242331	F. Buffoni House	505 N. 108th Place	1955	Ranch
242332	Harry Gomer House	551 N. 108th Place	1961	Ranch
242333	Evelyn D. Zeally House	4407 N. 108th Street	1955	Ranch
242334	Elmer Wisnef House	4553 N. 108th Street	1955	Ranch
242335	Robert E. Schumann House	4642 N. 108th Street	1959	Ranch
242336	John H. Pilschke House	4423 N. 109th Street	1956	Ranch
242337	William Simpson House	4448 N. 109th Street	1956	Ranch
242338	Donald C. Haberman House	4458 N. 109th Street	1956	Ranch

242339	Henry Borecki House	4466 N. 109th Street	1956	Ranch
242340	Robert Poytinger House	4530 N. 109th Street	1958	Split Level
242341	Winford E. Wiersig House	222 N. 110th Place	1954	Ranch
242342	Donald Hetzel House	223 N. 110th Place	1953	Ranch
242343	Clarence Lade House	317 N. 110th Street	1953	Min. Traditional
242344	William Liebner House	4085 N. 110th Street	1947	Regency
242345	John Breitwies House	4089 N. 110th Street	1949	Colonial Revival
242346	Kenneth W. Davey House	4115 N. 110th Street	1941	Colonial Revival
242347	Barge Goshgarian House	4405 N. 110th Street	1968	Ranch
242348	Joseph Prekop House	4443 N. 110th Street	1967	New Traditional
242349	W. A. Theis House	4454 N. 110th Street	1959	Split Level
242350	Robert F. Poytinger House	4530 N. 110th Street	1962	Contemporary
242351	Thomas G. Needles House	4535 N. 110th Street	1960	Ranch
242352	Walter Francis House	2602 N. 111th Street	1954	Colonial Revival
242353	Arnold Schultz House	2634 N. 111th Street	1948	Min. Traditional
242354	William Morrow House	4136 N. 111th Street	1953	Ranch
242355	Frank Novak House	323 N. 112th Street	1939	Min. Traditional
242356	Sam C. Corco House	343 N. 112th Street	1957	Ranch
242357	A. Gaskowicz House	449 N. 112th Street	1957	Ranch
242358	Charles F. Esser House	610 N. 112th Street	1942	Colonial Revival
242359	Otto Gruncel House	755 N. 112th Street	1954	Ranch
242360	H. Gerhard Garage	805 N. 112th Street	c.1920	Side Gabled
242361	Richard Gehrke House	2504 N. 112th Street	1974	Ranch
242362	Jack Toman House	302 N. 113th Street	1955	Ranch
242363	Walter Harnischmacher House	732 N. 113th Street	1963	Ranch
240739	Zeddie Hyler House	2363 N. 113th Street	1955	Ranch
242364	Thelbert L. Alexander House	2373 N. 113th Street	1965	Contemporary
242365	J. B. Alcorn House	2539 N. 113th Street	1951	Min. Traditional
242366	J. I. Cronin Duplex	2631 N. 113th Street	1954	Ranch
242367	Clarence Robison House	305 N. 114th Street	1954	Ranch
242368	Gerald A. Miller House	348 N. 114th Street	1954	Contemporary
242369	Eric Smith House	355 N. 114th Street	1938	Med. Revival
242370	Werner Mihm House	739 N. 114th Street	1955	Ranch
242371	Frank Biksacky House	2130 N. 114th Street	1965	Min. Traditional
143686	Robert F. Sommers Jr. House	2239 N. 114th Street	1930	Tudor Revival
242372	George Ugloi House	2338 N. 114th Street	1954	Ranch
143685	Loretta Friebel House	2352 N. 114th Street	1941	Colonial Revival
143683	Fred C. Semerau House	2358 N. 114th Street	1939	Tudor Revival
143681	Alfred Schildt House	2369 N. 114th Street	1929	Bungalow
143680	Robert H. Schulz House	2376 N. 114th Street	1925	Tudor Revival
242373	Mahdi J. Anderson Duplex	2443 N. 114th Street	1954	Colonial Revival
143679	Forrest Meyer House	2469 N. 114th Street	1954	Colonial Revival
242374	Nick Jegl House	2509 N. 114th Street	1952	Ranch
242375	Charles Hubbard House	2624 N. 114th Street	1965	Ranch
242376	Ken Pierron House	526 N. 115th Street	1966	Ranch
242377	John Dobmeier House	529 N. 115th Street	1938	Bungalow
242378	Eugene Wehausen House	745 N. 115th Street	1950	Min. Traditional
242379	Manfred Sieczkowski House	807 N. 115th Street	1949	Ranch
242380	George F. Ziegler House	945 N. 115th Street	1938	Colonial Revival
242381	Frank Peter Jr. House	2315 N. 115th Street	1964	Ranch
242382	Franklin Loomis House	2361 N. 115th Street	1953	Ranch
242383	Raymond Bergholz House	2444 N. 115th Street	1952	Ranch
242384	J. A. Larsen House	2653 N. 115th Street	1962	Ranch
242385	Alois Vogt Jr. House	2673 N. 115th Street	1954	Ranch

242386	George Wynhoff Apartments	1314 N. 116th Street	1961	Contemporary
242387	Kenneth Gonnering Duplex	1327 N. 116th Street	1957	Contemporary
242388	George Wynhoff Duplex	1639 N. 116th Street	1957	Contemporary
242389	William Lounsbury House	1725 N. 116th Street	1955	Ranch
242390	Eugene R. Haas House	2025 N. 116th Street	1964	Ranch
242392	R. Gilbert House	2244 N. 116th Street	c.1870	Side Gabled
242395	Robert Mies House	2354 N. 116th Street	1971	Ranch
242394	Russell Chase House	2469 N. 116th Street	1938	Colonial Revival
242396	Arthur Paul Duplex	2642 N. 116th Street	1955	Ranch
242407	Frank G. Hessler House	2828 N. 117th Place	1967	Ranch
242408	John Casanova House	2855 N. 117th Place	1967	Ranch
152603	Arthur and Beverly Heiling House	511 N. 117th Street	1954	Contemporary
242397	Robert J. Fredrich House	544 N. 117th Street	1930	Tudor Revival
242398	Arthur Marcy House	757 N. 117th Street	1954	Contemporary
242399	J. C. Olson Duplex	1119 N. 117th Street	1967	Ranch
242400	E. D. Hahn House	1271 N. 117th Street	1956	Ranch
242401	Russell L. Michels House	1504 N. 117th Street	1955	Ranch
242402	M. J. Constant House	1552 N. 117th Street	1955	Ranch
242403	J. Sherard House	1574 N. 117th Street	1955	Ranch
242404	John Scherer House	2225 N. 117th Street	1960	Ranch
242405	Herbert Eppstaedt House	2336 N. 117th Street	1954	Ranch
242406	William J. Stenavich House	2468 N. 117th Street	1972	Contemporary
242409	Willard C. Kurth House	1304 N. 118th Street	1954	Ranch
242410	Norbert C. Reinhart House	1400 N. 118th Street	1954	Ranch
242411	H. B. Benning House	1531 N. 118th Street	1955	Ranch
242412	George J. Henrichs House	1574 N. 118th Street	1954	Ranch
242393	House	1605 N. 118th Street	1962	Ranch
242413	Edward Wangard House	1629 N. 118th Street	1955	Ranch
242414	L. B. Knudsen House	1674 N. 118th Street	1954	Ranch
242415	R. H. Schilling House	1924 N. 118th Street	1957	Ranch
242416	Cletus B. Dockendorf House	2224 N. 118th Street	1925	Tudor Revival
143678	Charles and Hilda Matthies House	2346 N. 118th Street	1929	Tudor Revival
78048	Anna Nell House	2439 N. 118th Street	1924	Tudor Revival
242417	Robert W. Simons House	2450 N. 118th Street	1938	Colonial Revival
242418	Roger Johnson House	2510 N. 118th Street	1976	New Traditional
242419	Knute Jacobson House	2521 N. 118th Street	1978	Shed
242420	Edward Scharnee House	2539 N. 118th Street	1941	Tudor Revival
242421	George Kulich House	2610 N. 118th Street	1941	Colonial Revival
242422	Ralph Levenson House	4626 N. 118th Street	1972	Ranch
242423	Gordon J. Mueller House	548 N. 119th Street	1958	Ranch
242425	Joseph Clancy House	734 N. 119th Street	1945	Min. Traditional
8954	Schiller House	745 N. 119th Street	1864	Greek Revival
242426	S. Paluszka House	764 N. 119th Street	1950	Ranch
242427	C. V. Dugdale Duplex	1120 N. 119th Street	1963	New Traditional
242428	J. Happel House	1315 N. 119th Street	1956	Ranch
242429	D. T. Hamilton House	1420 N. 119th Street	1960	Ranch
242430	Herbert E. Thatcher House	1423 N. 119th Street	1960	Ranch
242431	Thomas and Pat Morgan House	1535 N. 119th Street	1962	Split Level
242432	Stephan J. Prusak House	1637 N. 119th Street	1955	Ranch
242433	Nicholas Krajac House	2324 N. 119th Street	1955	Ranch
242434	Edward Stadelmann House	2341 N. 119th Street	1935	Tudor Revival
242435	H. A. Klingsborn House	2362 N. 119th Street	1956	Contemporary
242436	Robert Thompson House	2411 N. 119th Street	1960	Contemporary
242437	Katharine Zubar House	341 N. 120th Street	1972	Ranch

242438	James Dalzin House	1078 N. 120th Street	1958	Ranch
242439	Walter Voss House	1519 N. 120th Street	1947	Min. Traditional
242440	Heinz Schueler Duplex	2310 N. 120th Street	1960	Ranch
242441	Donald G. Buetow House	2353 N. 120th Street	1926	Bungalow
242442	Heinz Schueler House	2385 N. 120th Street	1955	Ranch
242443	Edward A. Malkasian House	2427 N. 120th Street	1960	Split Level
242444	Rudolph P. Knoll House	2440 N. 120th Street	1934	Colonial Revival
242445	W. R. Dordel House	2514 N. 120th Street	1953	Stylized Ranch
242447	Frederick VanKooy House	2521 N. 120th Street	1936	Colonial Revival
242448	Jan Pearce House	2540 N. 120th Street	1936	Colonial Revival
242449	Stanley A. Waltermire House	2545 N. 120th Street	1930	Tudor Revival
242450	Andrew Davis House	2935 N. 120th Street	1965	Ranch
242451	Harry Hodgson House	633 N. 121st Street	1955	Ranch
242452	Kenneth W. Gredler House	1231 N. 121st Street	1954	Ranch
242453	Krieg Leedy House	1405 N. 121st Street	1931	Colonial Revival
242454	Jerome B. Welch House	1423 N. 121st Street	1928	Tudor Revival
242455	George F. Houston House	1424 N. 121st Street	1930	Tudor Revival
242456	Horace Haultkamp House	1623 N. 121st Street	1937	Tudor Revival
242457	Edson Allen House	1633 N. 121st Street	1965	Split Level
242458	Walter G. Brawner House	1651 N. 121st Street	1939	Colonial Revival
242459	A. E. Luftwing House	1675 N. 121st Street	1939	Tudor Revival
242460	Clara M. Meiss House	2947 N. 121st Street	1955	Ranch
242461	Gilbert Jandegian House	2967 N. 121st Street	1955	Ranch
242462	Earl Marks House	3016 N. 121st Street	1955	Ranch
242463	Sam Abrams House	1270 N. 122nd Street	1951	Min. Traditional
242464	Burbank Murray House	1411 N. 122nd Street	1933	Dutch Col. Rev.
242465	Neil J. Comeford Jr. House	1414 N. 122nd Street	1955	Ranch
242466	Jonathan J. Smith House	1423 N. 122nd Street	1936	Colonial Revival
242467	Frank J. Flatz House	1434 N. 122nd Street	1933	Tudor Revival
242468	Daniel L. McCarthy House	1441 N. 122nd Street	1930	Tudor Revival
242469	Frank O. Rose House	1511 N. 122nd Street	1926	Tudor Revival
242470	Alfred G. Bade House	1533 N. 122nd Street	1936	Tudor Revival
242471	Bert C. Weerts House	1564 N. 122nd Street	1937	Tudor Revival
242472	Curtis Van Dyke House	1620 N. 122nd Street	1951	Ranch
242473	Lydia F. Purnell House	1658 N. 122nd Street	1940	Colonial Revival
242474	Douglas H. Mettelman House	1836 N. 122nd Street	1955	Ranch
242475	Roland Frank House	1925 N. 122nd Street	1954	Ranch
242476	Gene O. Schwartz Duplex	2105 N. 122nd Street	1954	Ranch
242477	Patricia Boyce Duplex	2627 N. 122nd Street	1975	New Traditional
242478	Alfred Trommer House	2817 N. 122nd Street	1962	Ranch
242479	David Bluvstein House	2945 N. 122nd Street	1963	Ranch
242480	Raymond J. Sullivan House	125 N. 123rd Street	1937	Tudor Revival
242481	Robert F. Benz House	1060 N. 123rd Street	1968	Ranch
242482	Bessie Edmonds House	1435 N. 123rd Street	1948	Min. Traditional
242483	Ellis D. Mead House	1533 N. 123rd Street	1936	Tudor Revival
242484	Ray Schubert House	1550 N. 123rd Street	1940	Colonial Revival
242485	Chester J. Niebler House	1558 N. 123rd Street	1940	Colonial Revival
242486	Edith T. Erickson House	1659 N. 123rd Street	1940	Colonial Revival
242487	George Bateman Duplex	952 N. 124th Street	1967	Contemporary
242488	Eugene Gappa House	1222 N. 124th Street	1964	Ranch
242489	Leonard J. Schneeberger House	2014 N. 124th Street	1937	Colonial Revival
242490	Peter Lechner House	9911 W. Argonne Drive	1952	Ranch
242491	Ray Lagerman House	9943 W. Argonne Drive	1953	Ranch
242492	John B. O'Brien House	10407 W. Auer Avenue	1958	Ranch

242493	H. Zick House	10425 W. Auer Avenue	1955	Ranch
242494	Joseph T. Johnson Hotel	11205 W. Bluemound Road	1965	Contemporary
242495	Ruth Blauert Apartments	11734 W. Bluemound Road	1961	Contemporary
242496	Hubert Kimmel Apartments	11800 W. Bluemound Road	1960	Contemporary
242497	Apartments	11816 W. Bluemound Road	1960	Contemporary
242498	John Michalski Apartments	12216 W. Bluemound Road	1961	Contemporary
242391	J. Meiners House	11133 W. Bluemound Road	c.1870	Side Gabled
242499	F. F. Guse House	10228 W. Burleigh Street	1961	Ranch
242500	Fred Knuijt House	10520 W. Burleigh Street	1954	Ranch
242501	J. Schaefer House	10604 W. Burleigh Street	1951	Ranch
242502	Timothy J. Cavey House	12029 W. Burleigh Street	1950	Ranch
242503	Ralph Emling Duplex	12037 W. Burleigh Street	1955	Contemporary
242504	Eugene Leipold Apartments	12137 W. Burleigh Street	1965	Contemporary
8899	O. J. Swan House	10633 W. Burleigh Street	c.1890	Queen Anne
242505	Alfred M. Schilling House	11409 W. Center Street	1958	Min. Traditional
242506	Oliver Seehawer House	11712 W. Center Street	1946	Tudor Revival
242253	William Martz House	12101 W. Center Street	1954	Colonial Revival
242507	Edward H. Wolf House	12300 W. Christine Drive	1971	Ranch
242508	Joseph E. Winek House	11145 W. Clarke Street	1954	Ranch
242509	Heubert J. Draeger House	11823 W. Clarke Street	1938	Dutch Col. Rev.
242510	William Mayer House	3263 N. Colonial Drive	1949	Ranch
242511	Frederick C. Stieber House	10010 W. Concordia Avenue	1962	Split Level
242512	Gilbert A. Guschl House	10423 W. Concordia Avenue	1957	Split Level
242513	Leonard Le Mense House	10021 W. Courtland Avenue	1955	Ranch
242514	Edward Hupfer House	10900 W. Courtland Avenue	1960	Ranch
242515	Milton Vick House	2215 Crestview Court	1954	Ranch
242516	J. M. Cosgrove House	2227 Crestview Court	1954	Ranch
242517	Stanley Dowd Duplex	12234 W. Dearbourn Avenue	1964	Contemporary
242518	James A. Means House	4552 N. Delco Avenue	1957	Split Level
242519	Robert Bergold House	4660 N. Delco Avenue	1960	Ranch
242520	John O. Sutton House	10822 W. Derby Avenue	1960	Ranch
242521	William L. Morrow House	11015 W. Derby Avenue	1960	Ranch
242522	James A. Eisoll Duplex	11807 W. Diane Drive	1964	Contemporary
242523	David Reinke House	12105 W. Diane Drive	1961	Split Level
242524	Fred Jacobs House	12306 N. Elmhurst Parkway	1938	Colonial Revival
242525	Thomas A. Weinzierl House	3004 N. Fairwood Court	1968	Split Level
242526	Tony Ullrich House	10402 W. Feerick Place	1955	Ranch
242527	Mark Steger House	9306 W. Fiebrantz Avenue	1958	Ranch
242528	Erik Olson House	9507 W. Fiebrantz Avenue	1960	Ranch
242529	G. E. Bollhagen House	9635 W. Fiebrantz Avenue	1962	Split Level
242530	Anthony Jennaro House	9710 W. Fiebrantz Avenue	1960	Ranch
242531	Dean Pagac House	10925 W. Fiebrantz Avenue	1969	Stylized Ranch
242539	Stanley Stetz House	10226 W. Fisher Parkway	1961	Ranch
242540	Richard and Dale Johnson Duplex	10302 W. Fisher Parkway	1960	Contemporary
242541	Raymond R. Tuitman House	10408 W. Fisher Parkway	1975	Min. Traditional
242542	Edward J. Kleine House	10520 W. Fisher Parkway	1963	Min. Traditional
242543	Philip Schmitt House	10628 W. Fisher Parkway	1960	Min. Traditional
242544	Donald Lindgren Duplex	10720 W. Fisher Parkway	1966	New Traditional
242545	Ted A. Penterman Duplex	10415 W. Garfield Avenue	1954	Contemporary
242546	David M. Montguire House	12308 W. Garfield Avenue	1954	Ranch
242547	C. Bender House	11740 W. Gilbert Avenue	1957	Ranch
242548	Howard Gasper Duplex	10010 W. Glendale Avenue	1953	Ranch
242549	G. Sierakowski House	11010 W. Glendale Avenue	1957	Ranch
242550	Francis X. McCormick House	4443 Glenway Street	1956	Ranch

242551	W. A. Kuerschner House	4454 Glenway Street	1954	Ranch
242552	T. Watnos House	9601 W. Grantosa Drive	1962	Contemporary
242553	John G. Streicher House	9631 W. Grantosa Drive	1965	Split Level
77807	David E. Mathes House	9804 W. Grantosa Drive	1936	Tudor Revival
242554	George W. Reuter House	9924 W. Grantosa Drive	1929	Bungalow
242555	J. Ohm House	10415 W. Grantosa Drive	1956	Ranch
77802	Lyle W. Swartz House	10441 W. Grantosa Drive	1930	Tudor Revival
242556	Richard Koplin House	10524 W. Grantosa Drive	1954	Ranch
242557	Harold Norton House	10544 W. Grantosa Drive	1954	Ranch
242558	Charles Kolbeck House	10570 W. Grantosa Drive	1955	Ranch
242559	H. V. Haunschilt House	10610 W. Grantosa Drive	1955	Ranch
242560	Ronald N. Fiandt House	10619 W. Grantosa Drive	1930	Tudor Revival
242561	Oliver Moths House	10630 W. Grantosa Drive	1952	Ranch
242562	Theodore K. Thompson House	10653 W. Grantosa Drive	1938	Med. Revival
242563	Donald O. Bellack House	10706 W. Grantosa Drive	1955	Ranch
242564	William G. Danielson House	10711 W. Grantosa Drive	1954	Ranch
242565	E. Hamilton House	10712 W. Grantosa Drive	1954	Ranch
242566	Robert Ehr House	10920 W. Harvard Lane	1958	Ranch
242567	Richard Napgezek House	10338 W. Hillside Avenue	1967	Stylized Ranch
242568	Robert Christiansen House	11763 W. Homewood Ave.	1961	Split Level
242569	Erwin E. Schuette House	11827 W. Homewood Ave.	1950	Min. Traditional
242570	D. J. Hughes House	9310 W. Hope Avenue	1955	Colonial Revival
242571	Albert Roenspies House	9629 W. Hope Avenue	1951	Ranch
242572	Henry Juszczak House	10022 W. Keefe Avenue	1961	Ranch
242573	Chester Price House	10106 W. Keefe Avenue	1967	Ranch
242574	Oscar W. Klann House	10505 W. Keefe Avenue	1957	Ranch
242575	William J. Waerzonek House	10731 W. Keefe Avenue	1965	Ranch
242584	Richard G. Cobb House	3318 N. Knoll Boulevard	1966	Contemporary
242587	Alan L. Nauman House	3358 N. Knoll Boulevard	1969	Contemporary
242588	Dale H. Theesfeld House	3363 N. Knoll Boulevard	1959	Ranch
242576	Julian George House	3126 N. Knoll Terrace	1955	Contemporary
242577	Ted Koconis House	3142 N. Knoll Terrace	1961	Ranch
242578	Alex D. Stahl House	3153 N. Knoll Terrace	1954	Contemporary
242579	Allen Breitzmann House	3204 N. Knoll Terrace	1953	Ranch
77800	Peter Leuch House	3205 N. Knoll Terrace	1931	Tudor Revival
242580	Gerald Schaefer House	3240 N. Knoll Terrace	1954	Ranch
242581	Robert Schmitz House	3248 N. Knoll Terrace	1960	Contemporary
242582	Norbert Josten House	3270 N. Knoll Terrace	1958	Ranch
242583	John Nasgovitz House	3279 N. Knoll Terrace	1956	Split Level
242585	Harold Barian House	3332 N. Knoll Terrace	1972	Shed
242586	Walter Bunge House	3350 N. Knoll Terrace	1963	Split Level
242533	Walter Wellenstein Jr. House	11030 W. Maple Lane	1971	Shed
242532	Apartments	11104 W. Maple Lane	1969	New Traditional
77808	Glen Armstrong House	9300 W. Marion Street	1937	Tudor Revival
242589	Thomas J. Rutkowski House	11630 W. Martha Drive	1961	Ranch
242590	Scott L. Owsley House	11748 W. Martha Drive	1954	Contemporary
242591	Kenneth E. Pierron House	2750 Mayfair Court	1961	New Traditional
242592	Carl J. Collar House	2755 Mayfair Court	1968	New Traditional
242593	Francis J. Benderling House	3190 N. Mayfair Road	1950	Ranch
242594	Frances Merle House	3216 N. Mayfair Road	1966	Ranch
242595	Donald Phelps House	3326 N. Mayfair Road	1970	Ranch
242596	Fred Storm House	3420 N. Mayfair Road	1949	Ranch
242597	Wallace Skowranski House	3458 N. Mayfair Road	1953	Ranch
242598	Robert P. Smith House	12112 Meadow Court	1963	Split Level

242599	Edwin C. Welsh House	12130 Meadow Court	1962	New Traditional
242600	Joseph Koconis House	11716 W. Meinecke Avenue	1958	Split Level
242601	William J. Wolfenberg House	11916 W. Meinecke Avenue	1965	Ranch
242602	B. D. Kehr House	10030 W. Melvina Street	1949	Ranch
242603	Roy W. Wilson House	10102 W. Melvina Street	1955	Ranch
242604	Leonard Johnson House	10206 W. Melvina Street	1941	Colonial Revival
242605	Walter Ode House	10304 W. Melvina Street	1950	Min. Traditional
242606	L. Modrow House	10308 W. Melvina Street	1954	Colonial Revival
242617	August G. Moeller House	3131 N. Menomonee River Prky.	1959	Ranch
242618	William C. Koster House	3145 N. Menomonee River Prky.	1954	Contemporary
242619	Karl Hellerman House	3155 N. Menomonee River Prky.	1962	Split Level
242620	L. Martin House	3167 N. Menomonee River Prky.	1958	Split Level
242621	Charles Jones House	3227 N. Menomonee River Prky.	1956	Ranch
242622	Estell Berman House	3236 N. Menomonee River Prky.	1954	Min. Traditional
242623	F. T. Schmitz House	3266 N. Menomonee River Prky.	1978	New Traditional
242624	Samuel W. Medler House	3293 N. Menomonee River Prky.	1956	Contemporary
242625	William B. Knuese House	3371 N. Menomonee River Prky.	1963	New Traditional
242626	Joseph Megal House	3443 N. Menomonee River Prky.	1956	Contemporary
242627	Ned J. Czajkowski House	3459 N. Menomonee River Prky.	1978	Shed
242628	Walter Amport House	3512 N. Menomonee River Prky.	1956	Ranch
77806	John E. Potts House	3516 N. Menomonee River Prky.	1932	Tudor Revival
242629	Oscar F. Brandenburg House	3536 N. Menomonee River Prky.	1954	Ranch
242630	John Ganerl House	3622 N. Menomonee River Prky.	1952	Monterey
242631	Henry Gierl House	3626 N. Menomonee River Prky.	1953	Ranch
242632	Paul Wetenkamp House	3642 N. Menomonee River Prky.	1952	Ranch
242633	V. M. Bohnek House	3664 N. Menomonee River Prky.	1960	Ranch
242634	Val Luljack House	3666 N. Menomonee River Prky.	1954	Ranch
242534	Stan C. Zuelke House	3670 N. Menomonee River Prky.	1929	Tudor Revival
242635	John H. Hansen House	4044 N. Menomonee River Prky.	1956	Ranch
242636	Walter Dame House	4374 N. Menomonee River Prky.	1954	Contemporary
242637	Esther Zastrow House	2306 N. Met To Wee Lane	1953	Ranch
242638	Edward A. Vollbrecht Jr. House	2319 N. Met To Wee Lane	1956	Ranch
242639	Thomas A. Dean House	10131 W. Nash Street	1956	Ranch
242640	Raymond J. Claringbole House	10231 W. Nash Street	1956	Ranch
242607	Serafino Square Apartments	9999 W. North Avenue	1969	New Formalist
242608	Apartments	10102 W. North Avenue	1954	Contemporary
242609	Apartments	10110 W. North Avenue	1954	Contemporary
242610	Apartments	10114 W. North Avenue	1954	Contemporary
242611	Anton Kimpfler Duplex	10216 W. North Avenue	1959	Ranch
242612	Leonard Tews Apartments	10221 W. North Avenue	1961	Contemporary
242613	Lorraine Miller Apartments	10232 W. North Avenue	1955	Contemporary
242614	Apartments	10310 W. North Avenue	1954	Contemporary
242615	Apartments	11411 W. North Avenue	1962	Contemporary
242616	Apartments	11817 W. North Avenue	1959	New Traditional
242641	Robert E. Bothum House	11707 W. Oxford Place	1960	Ranch
242642	Robert F. Warzala House	11819 W. Oxford Place	1960	Ranch
242643	Michael Gerach House	11845 W. Oxford Place	1954	Ranch
242644	Milton Knujt House	2860 N. Park Drive	1964	Split Level
242645	James Preston House	11019 W. Park Hill Avenue	1956	Ranch
242646	Herbert Schwenke House	11070 W. Park Hill Avenue	1955	Ranch
242647	Robert H. Dettmann House	10213 W. Park Ridge Avenue	1965	Ranch
242648	Roland Horky House	10344 W. Park Ridge Avenue	1950	Colonial Revival
242649	Harvey Heuser House	4643 N. Parkside Drive	1960	Ranch
242650	Sol Gollman House	10905 W. Potter Road	1965	Min. Traditional

242651	Ben Turowski House	10919 W. Potter Road	1958	Min. Traditional
242652	Raymond J. Meinnert House	11734 W. Potter Road	1966	Ranch
242653	Margaret Berg House	12345 W. Ripley Avenue	1973	Contemporary
242654	Andrew Metzger House	9605 W. Ruby Avenue	1953	Ranch
242655	Robert Kemmer House	9816 W. Ruby Avenue	1961	Split Level
242656	Gilbert Raasch House	10123 W. Ruby Avenue	1962	Ranch
242657	Robert Engbring House	10301 W. Ruby Avenue	1965	Split Level
242658	Milton E. Cook House	11044 W. Ruby Avenue	1952	Min. Traditional
242659	Rudolph F. Marjamar House	9529 W. Sarasota Place	1962	Ranch
242535	House	9807 W. Sarasota Place	1954	Tudor Revival
242660	Dan Smaglick House	10421 W. Stewart Avenue	1956	Ranch
242661	Walter Volz House	10444 W. Stewart Avenue	1954	Ranch
242662	Edward Tessmann House	10450 W. Stewart Avenue	1953	Ranch
242663	William Schiefelbein House	10116 W. Sunset Avenue	1954	Min. Traditional
242664	John Kaufman House	10125 W. Sunset Avenue	1954	Ranch
242665	Walter Steffens House	10232 W. Sunset Avenue	1954	Ranch
242666	Walter E. Jordens House	12271 W. Underwood Parkway	1954	Ranch
242667	Joseph Ettli House	10102 W. Vienna Avenue	1955	Ranch
242668	Joseph C. Darin House	10110 W. Vienna Avenue	1954	Min. Traditional
242669	Rudolph W. Kleine House	10204 W. Vienna Avenue	1937	Colonial Revival
242670	Fred Yops House	10218 W. Vienna Avenue	1953	Min. Traditional
77804	Harry A. Melcher House	10236 W. Vienna Avenue	1930	Colonial Revival
77805	Charles B. Potter House	10237 W. Vienna Avenue	1931	Spanish Col. Rev.
242671	R. E. Schmidt House	10315 W. Vienna Avenue	1956	Ranch
8992	Thomas J. Bergen House	10324 W. Vienna Avenue	1934	Spanish Col. Rev.
242672	Roger Kroening House	12026 W. Walnut Road	1955	Ranch
242673	William F. Riek House	11605 Watertown Plank Road	1954	Ranch
242674	Jonathan N. Johnson House	11704 Watertown Plank Road	1922	Bungalow
242675	Thomas Doyle House	12017 Watertown Plank Road	1965	Ranch
242536	Edward W. Robbins House	12237 Watertown Plank Road	1884	Queen Anne
9011	Luther and Harriet Clapp House	12323 Watertown Plank Road	1856	Greek Revival
242537	House	12333 Watertown Plank Road	1888	Queen Anne
242676	R. Bogie House	11012 W. Wisconsin Avenue	1955	Ranch
242677	H. P. Anhalt House	11325 W. Wisconsin Avenue	1962	Contemporary
242678	Merlin Mineau House	12135 W. Woodland Avenue	1956	Ranch
242679	F. Bernd House	12140 W. Woodland Avenue	1955	Ranch
242681	Carroll K. Holley House	10309 W. Woodward Avenue	1955	Ranch
242682	Jerome Brzykcy House	10323 W. Woodward Avenue	1957	Ranch
242683	Henry Veit House	10332 W. Woodward Avenue	1930	Tudor Revival
242684	Herbert W. Goll House	10335 W. Woodward Avenue	1930	Tudor Revival
242685	James Weber House	10349 W. Woodward Avenue	1955	Split Level
77803	Fred K. Elsner House	10505 W. Woodward Avenue	1928	Spanish Col. Rev.
242686	V. S. Ladegaard House	10535 W. Woodward Avenue	1954	Colonial Revival
242687	Mary Anne Olston House	10541 W. Woodward Avenue	1954	Ranch
242688	Alan Retzlaff House	10549 W. Woodward Avenue	1961	New Traditional
242680	William Claudin House	10303 W. Woodward Avenue	1955	Ranch
242424	Ed Wenninger House	10228 W. Wright Street	1953	Ranch

9

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 its 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.

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 for more information on both the National Register and historic tax credit programs. This report has outlined five individual resources 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 resources. 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 or have been demolished and were consequently taken out of the survey results. Such properties are in the list below:

AHI #	*Address*	*Historic Name*	*Date*	*Style*
n/a	2654 N. 100th Street	Ferdinand Lewis Alcindor / Kareem Abdul-Jabbar House	1950	Contemporary
8952	11637 W. North Avenue	E. J. Grover House	1890	Queen Anne

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.

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. 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.

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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 HISTORICAL SOCIETY



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

TAX CREDITS

wisconsinhistory.org/taxcredits

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** to browse over 100 articles.

Additional information can be found online at
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

WISCONSIN HISTORICAL SOCIETY

wisconsinhistory.org

WISCONSIN HISTORICAL SOCIETY

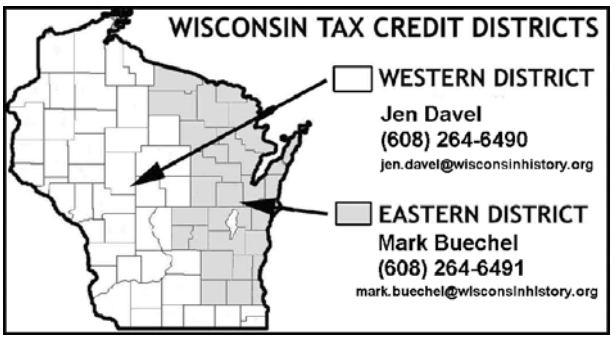
Guidelines for Planning Historic Preservation Tax Credit Projects in Wisconsin

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 experience 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 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.

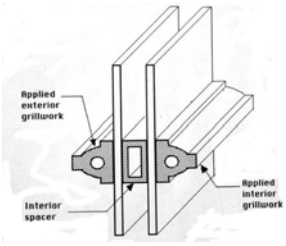
New design should always be clearly differentiated, so that the addition does not appear to match the historic building. Existing materials and detailing may inspire the new design but the addition should also stand as a contemporary design.

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.

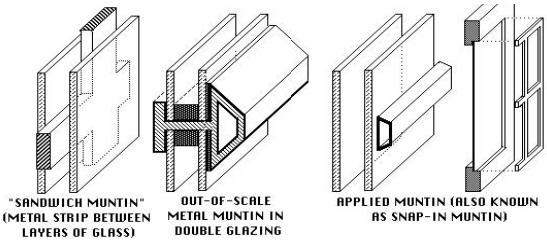
WINDOW REPLACEMENT

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.

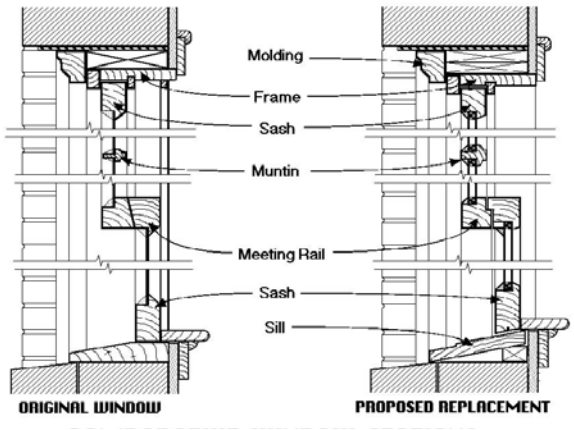
The use of tinted and reflective glass is not allowed. Low-E glass is allowable as long as the Visual Light Transmittance or VLT is 72 or higher.

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

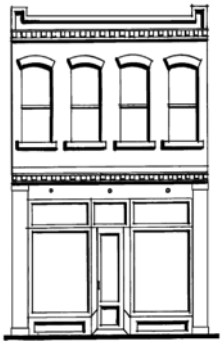
In most cases, mechanical, electrical and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items must be addressed in the application. Installation of new mechanical systems should be described in the most detail, since it is likely to affect significant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

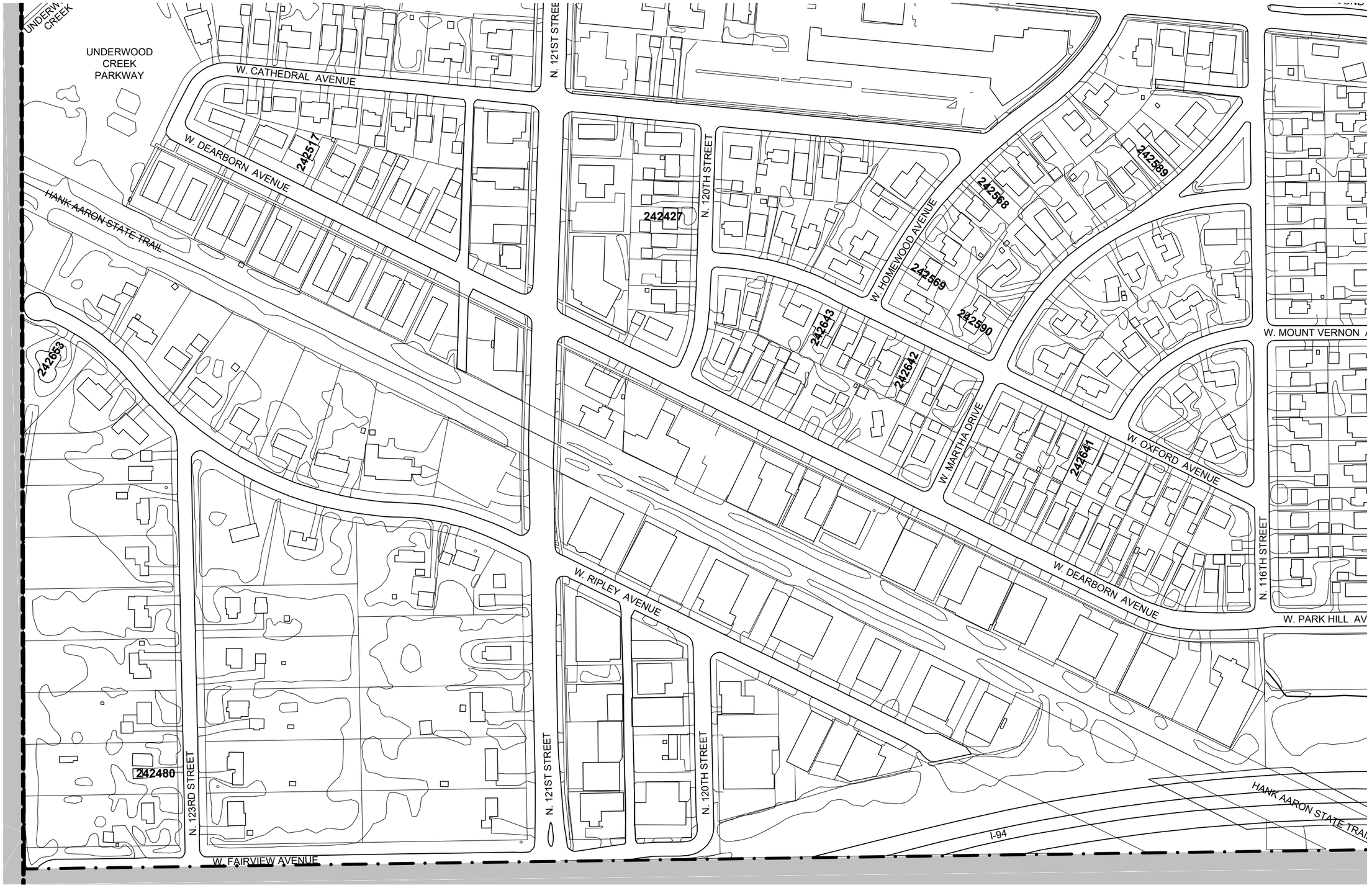
Lowering ceilings, particularly those in public spaces should be avoided. If you propose to lower ceilings, they should not be dropped below the level of the tops of the windows unless they are revealed upward at the windows for a distance of at least five feet from the outside walls. Installing plywood 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



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PROJECT NUMBER
19.075

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R. DAVIDSON

CHECKED BY
J. LEHRKE

DATE
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SHEET NUMBER
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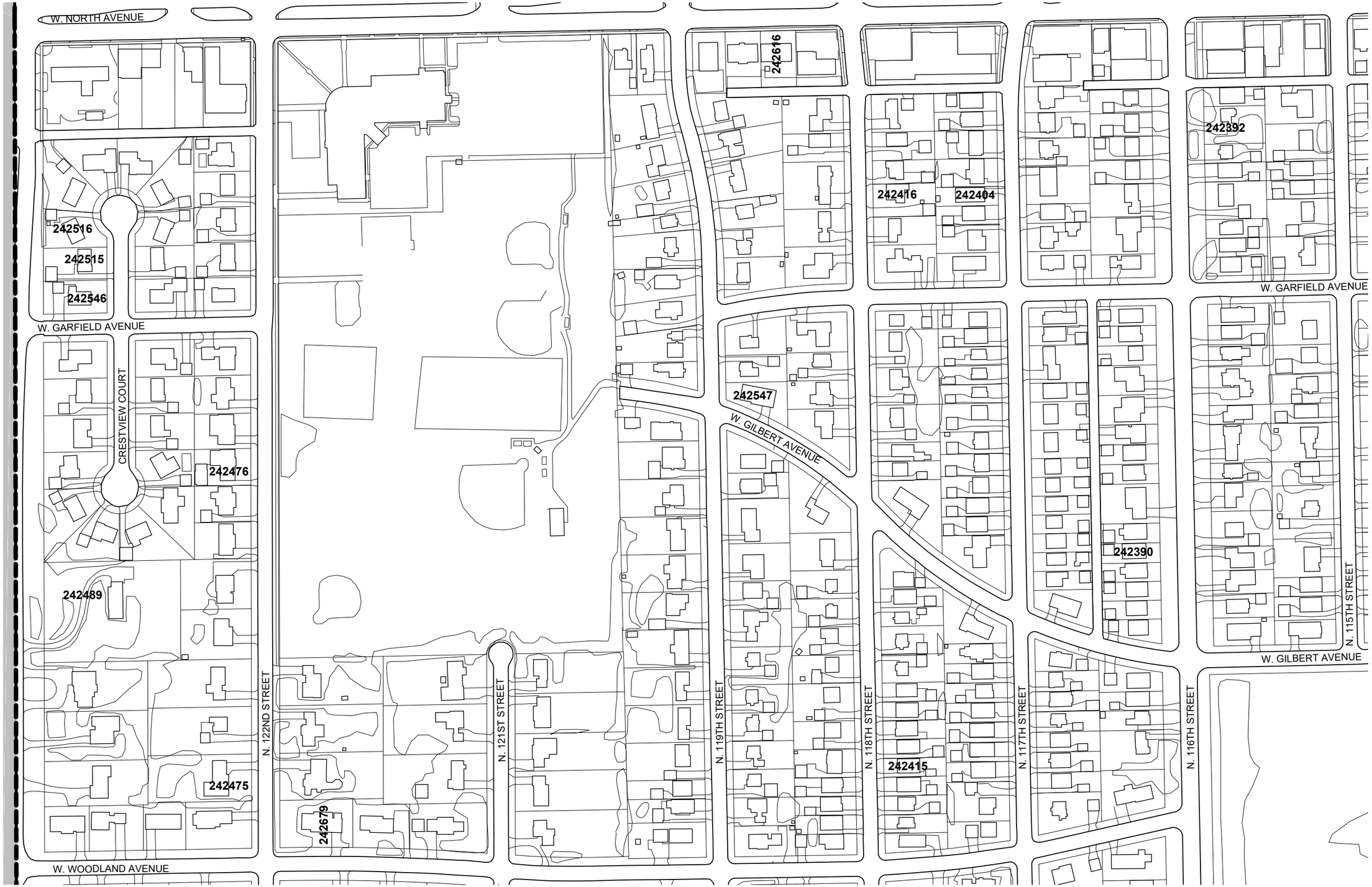
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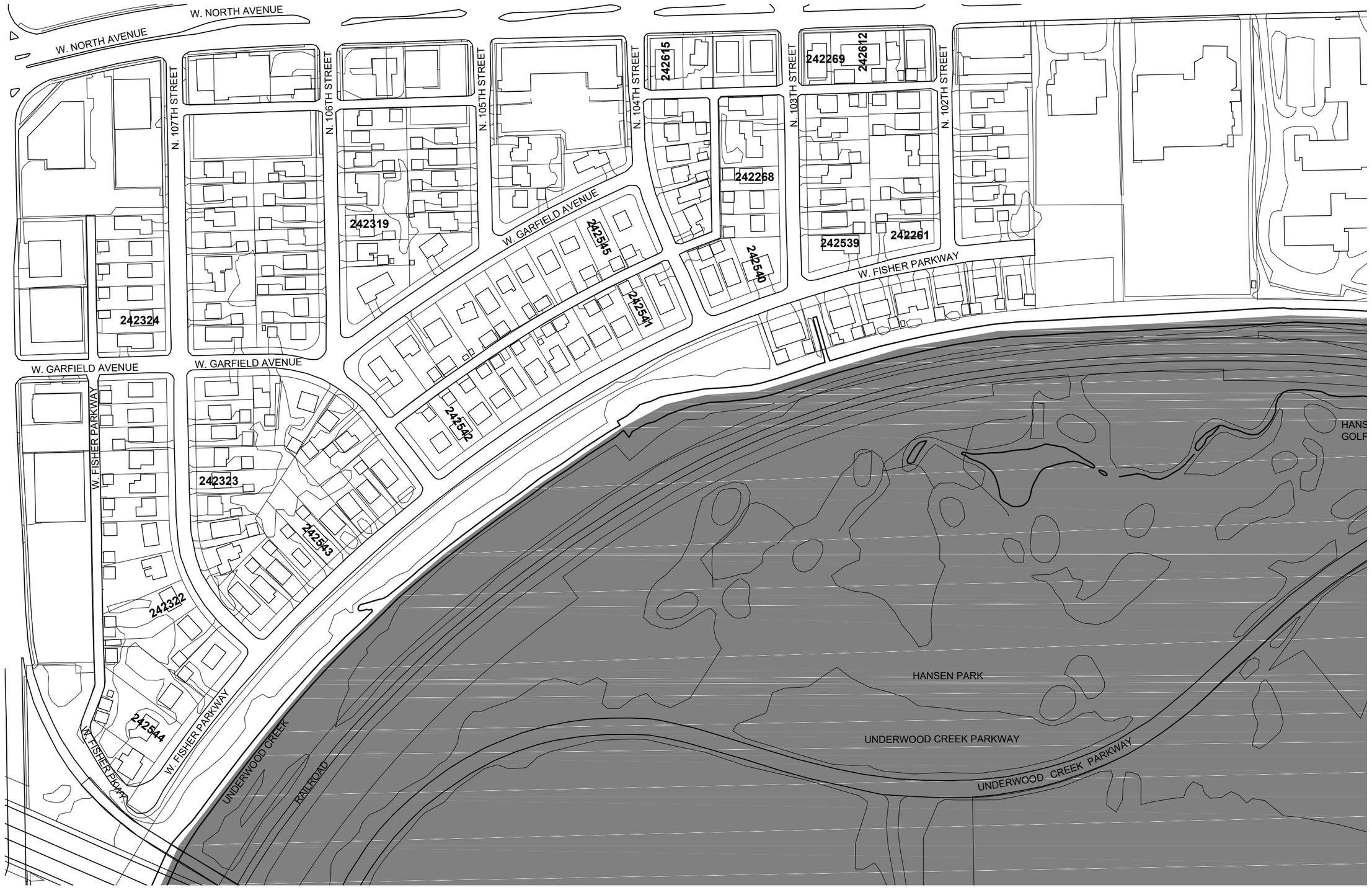
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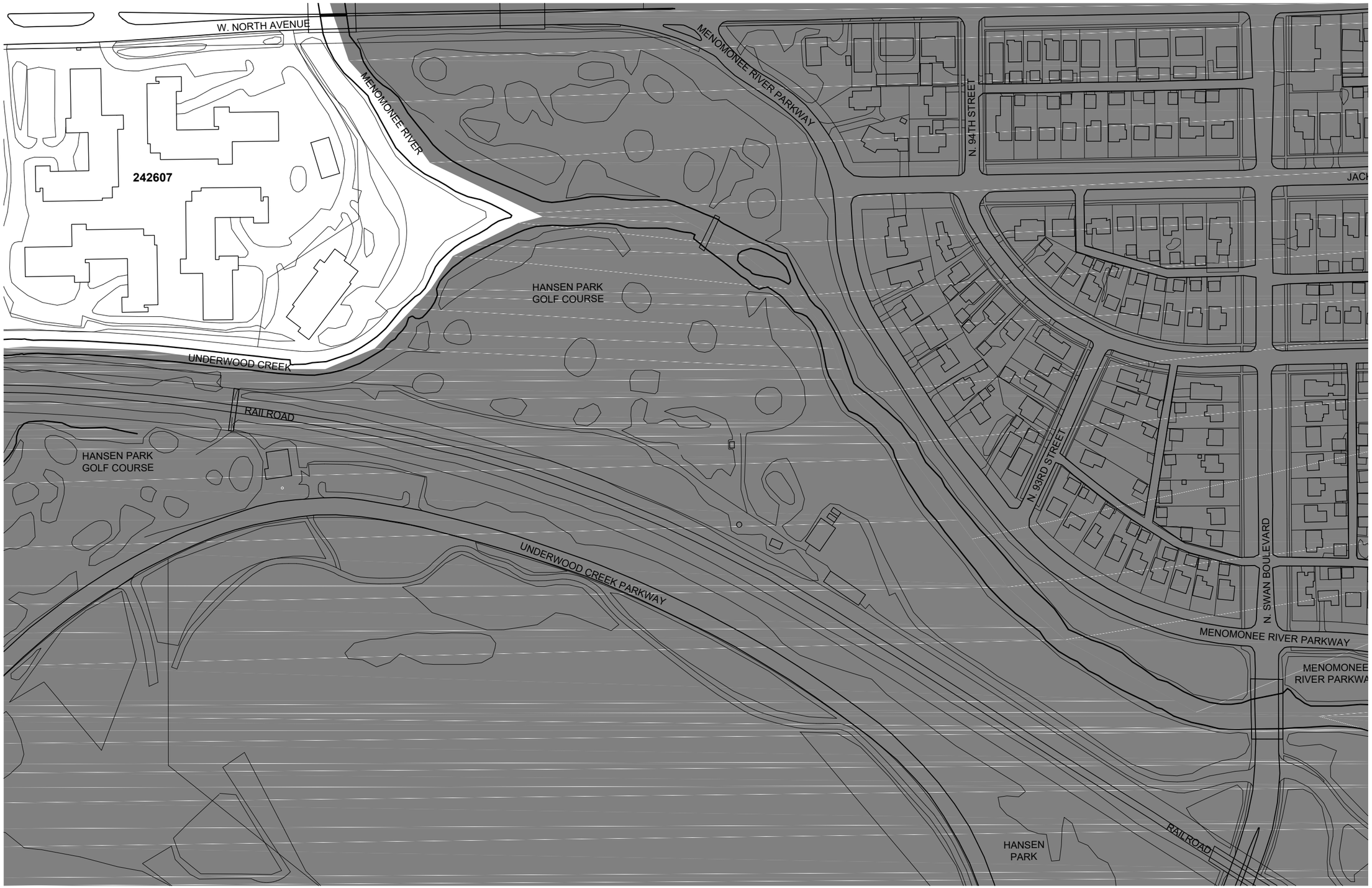
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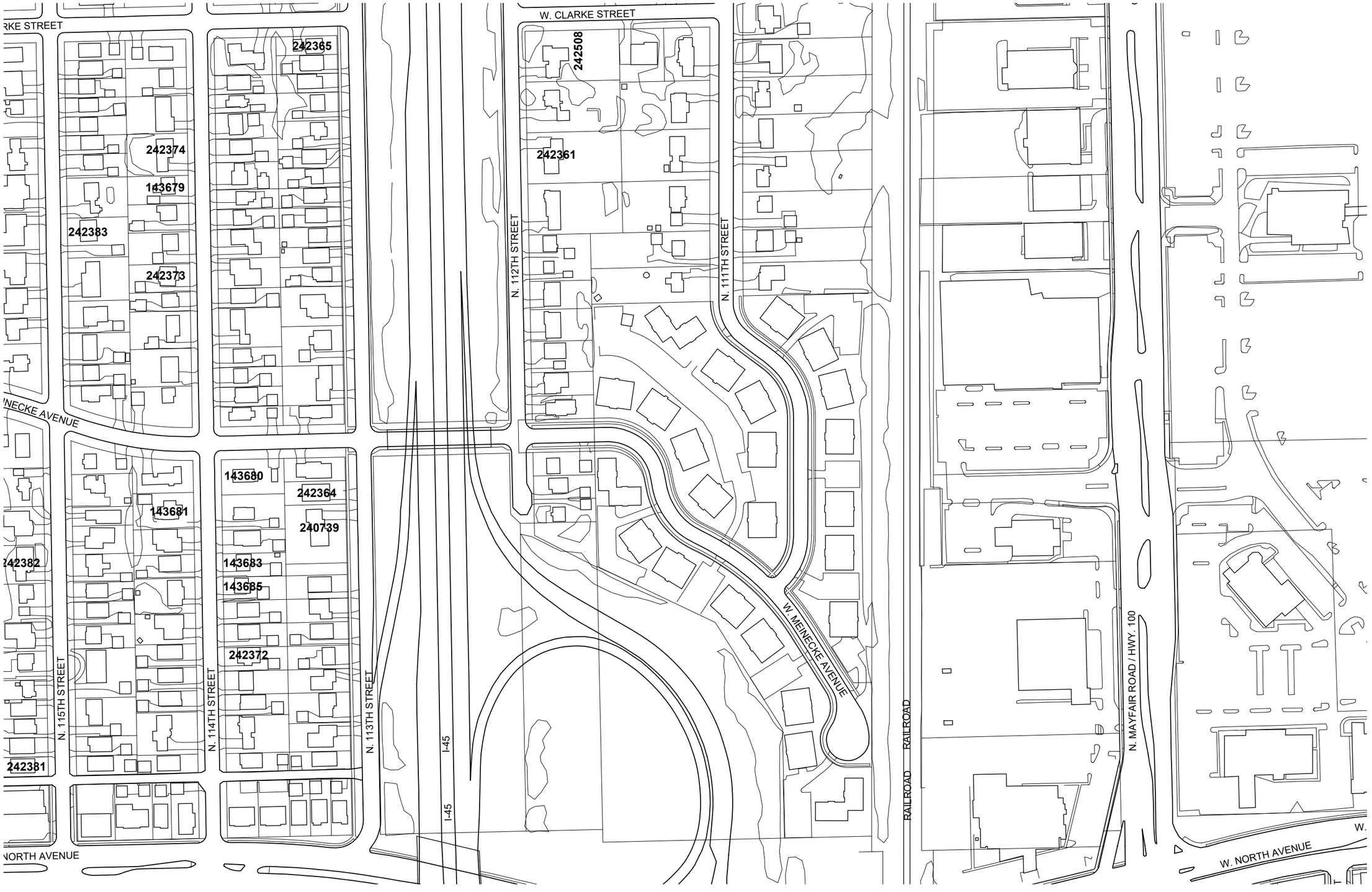
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SURVEY MAPS FOR:
ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY OF RESIDENTIAL PROPERTIES - PHASE 3
CITY OF WAUWATOSA, WISCONSIN

PROJECT NUMBER	19.075
DRAWN BY	B. SHORT
CHECKED BY	R. DAVIDSON
DATE	11/2/20
SHEET TITLE	
SHEET NUMBER	G3



PARTIAL SURVEY MAP

0' 50' 100' 200'

LEGEND

County Line — City Limits / Survey Boundary — AHI Number 100000

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PROJECT NUMBER 19.075

DRAWN BY R. DAVIDSON

CHECKED BY J. LEHRKE

DATE 11/2/20

SHEET TITLE

SHEET NUMBER H1



PARTIAL SURVEY MAP

0' 50' 100' 200'

LEGEND

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CITY OF WAUWATOSA, WISCONSIN

PROJECT NUMBER
19.075

DRAWN BY
B. SHORT

CHECKED BY
R. DAVIDSON

DATE
11/2/20

SHEET TITLE

SHEET NUMBER
H2



PARTIAL SURVEY MAP

0' 50' 100' 200'

LEGEND

County Line — City Limits / Survey Boundary — AHI Number 100000

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PROJECT NUMBER 19.075

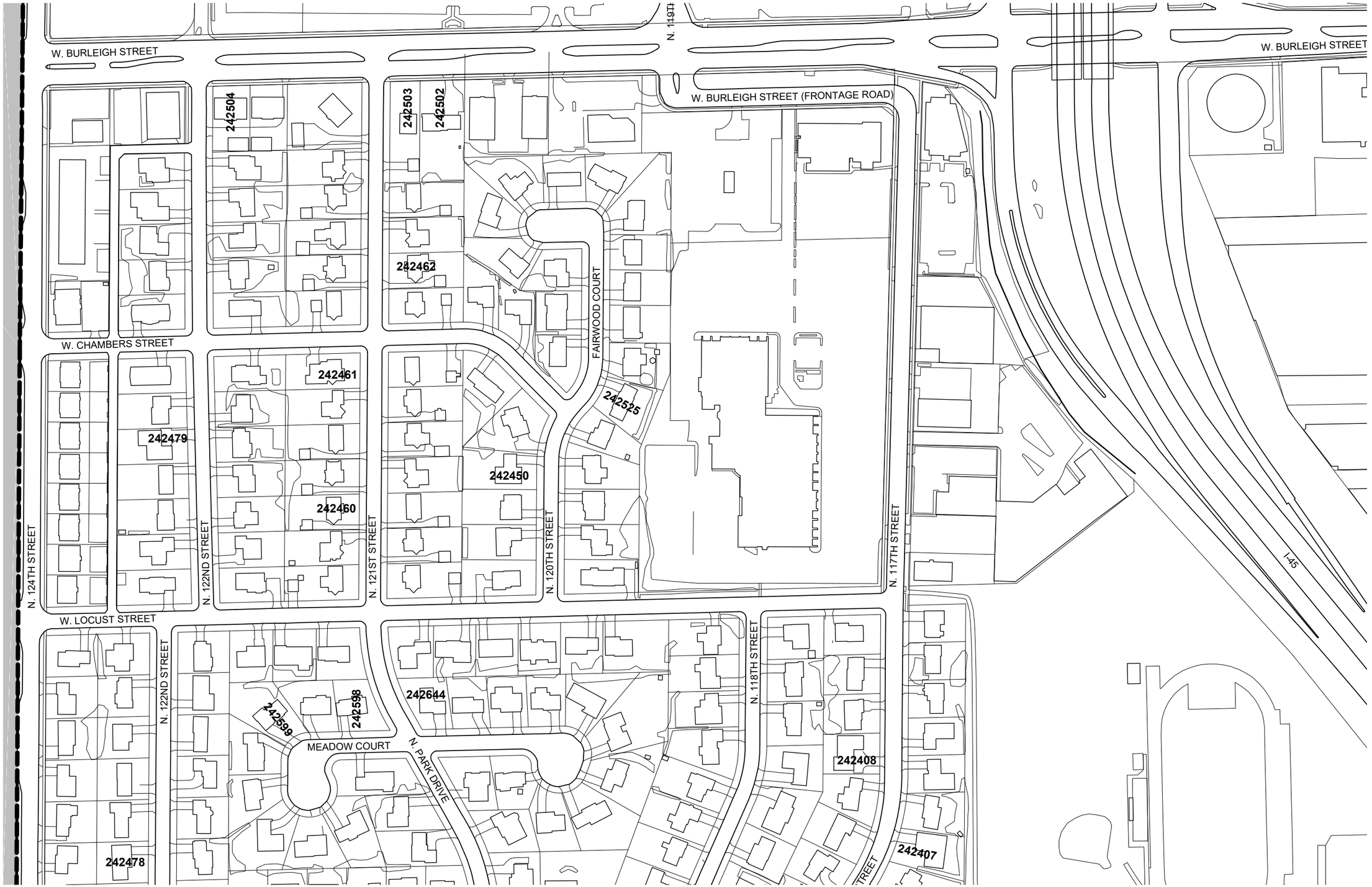
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SHEET NUMBER H3



PARTIAL SURVEY MAP

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LEGEND

County Line — Civil Division Boundary — City Limits / Survey Boundary — AHI Number 100000

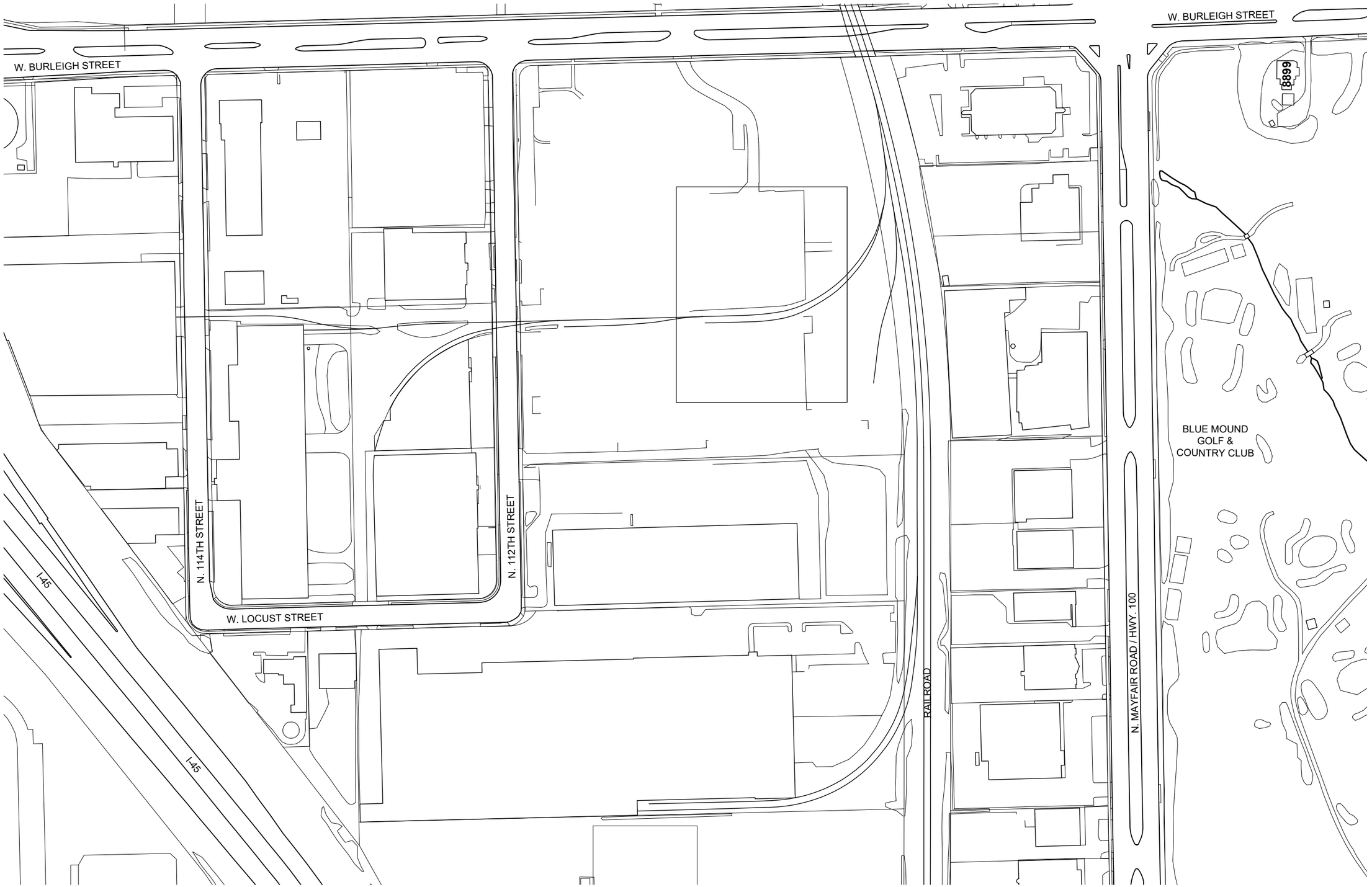
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PROJECT NUMBER	19.075
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CHECKED BY	J. LEHRKE
DATE	11/2/20
SHEET TITLE	
SHEET NUMBER	I1



PARTIAL SURVEY MAP

0' 50' 100' 200'

LEGEND

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PROJECT NUMBER
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CHECKED BY
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DATE
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SHEET TITLE

SHEET NUMBER
I2



PARTIAL SURVEY MAP

0' 50' 100' 200'

LEGEND

County Line — City Limits / Survey Boundary — AHI Number 100000

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PARTIAL SURVEY MAP

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SHEET NUMBER	J3



PARTIAL SURVEY MAP

0' 50' 100' 200'

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SHEET NUMBER	J4



PARTIAL SURVEY MAP

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PROJECT NUMBER
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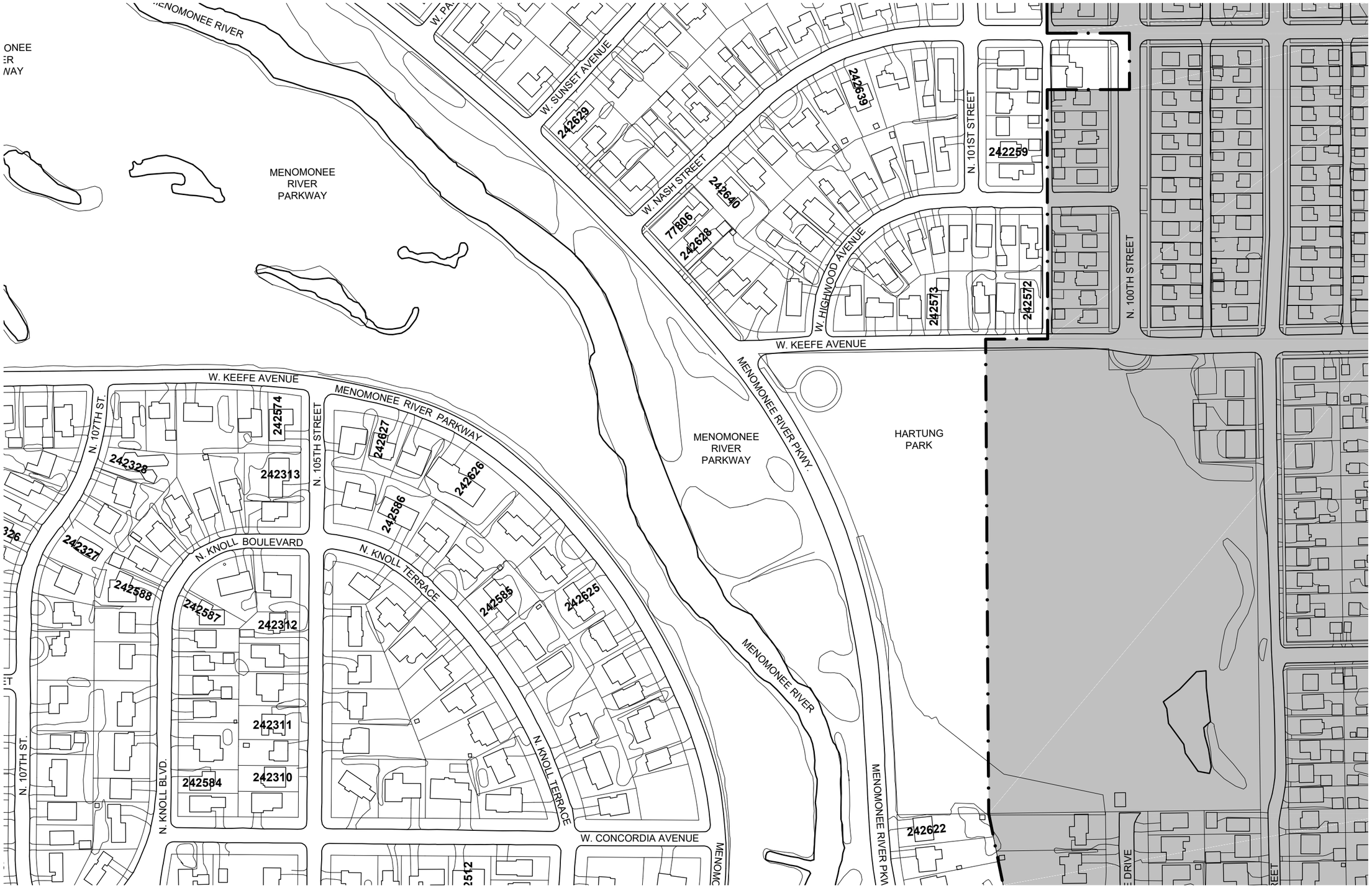
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11/2/20

SHEET TITLE

SHEET NUMBER
K2



PARTIAL SURVEY MAP

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PROJECT NUMBER 19.075

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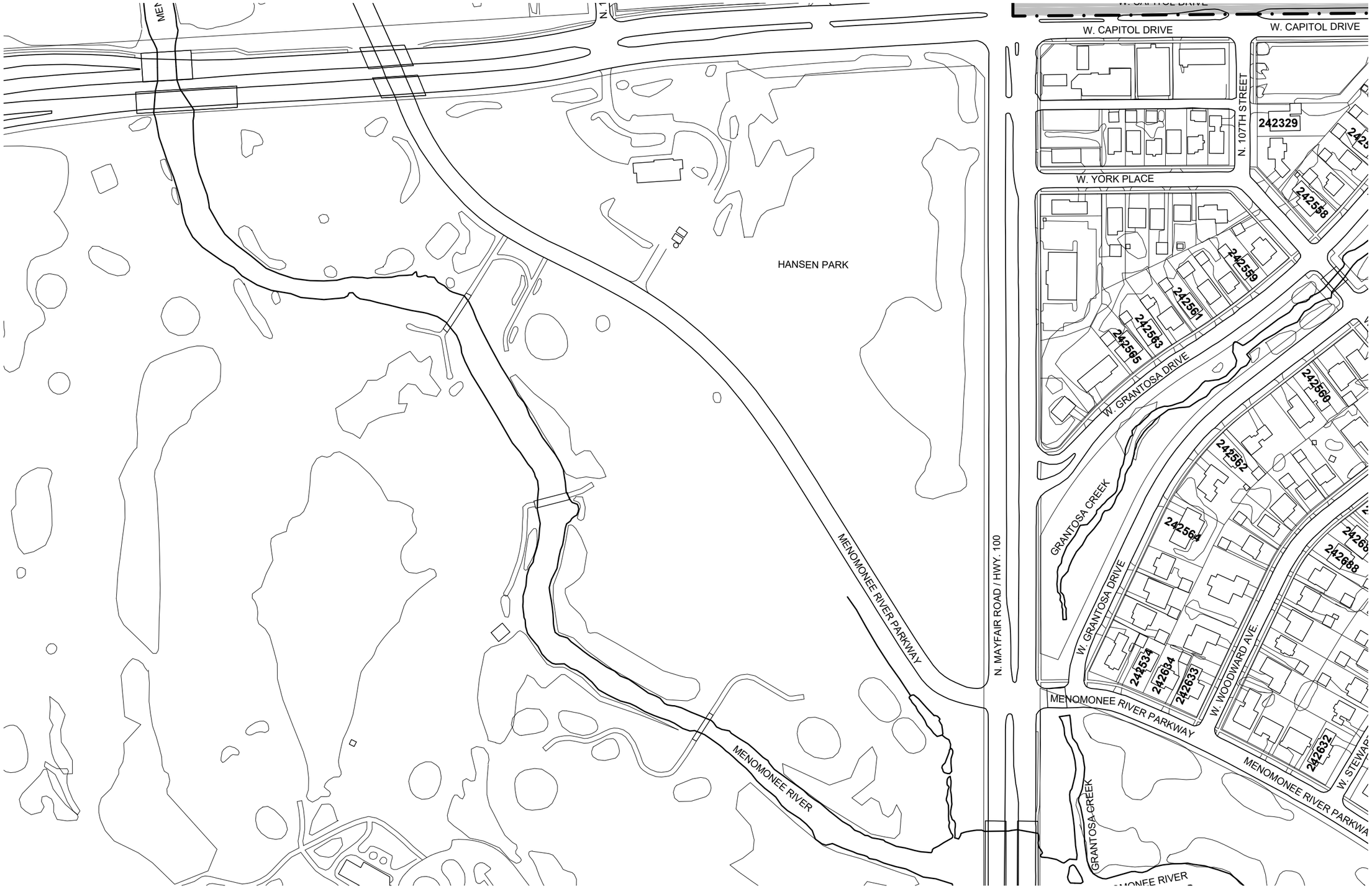
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SHEET NUMBER K3

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PARTIAL SURVEY MAP

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SHEET TITLE	
SHEET NUMBER	L2



PARTIAL SURVEY MAP

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SHEET NUMBER	L3



PARTIAL SURVEY MAP

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SHEET TITLE

SHEET NUMBER M2



PARTIAL SURVEY MAP

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PARTIAL SURVEY MAP

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PARTIAL SURVEY MAP

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PARTIAL SURVEY MAP

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PARTIAL SURVEY MAP

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LEGEND

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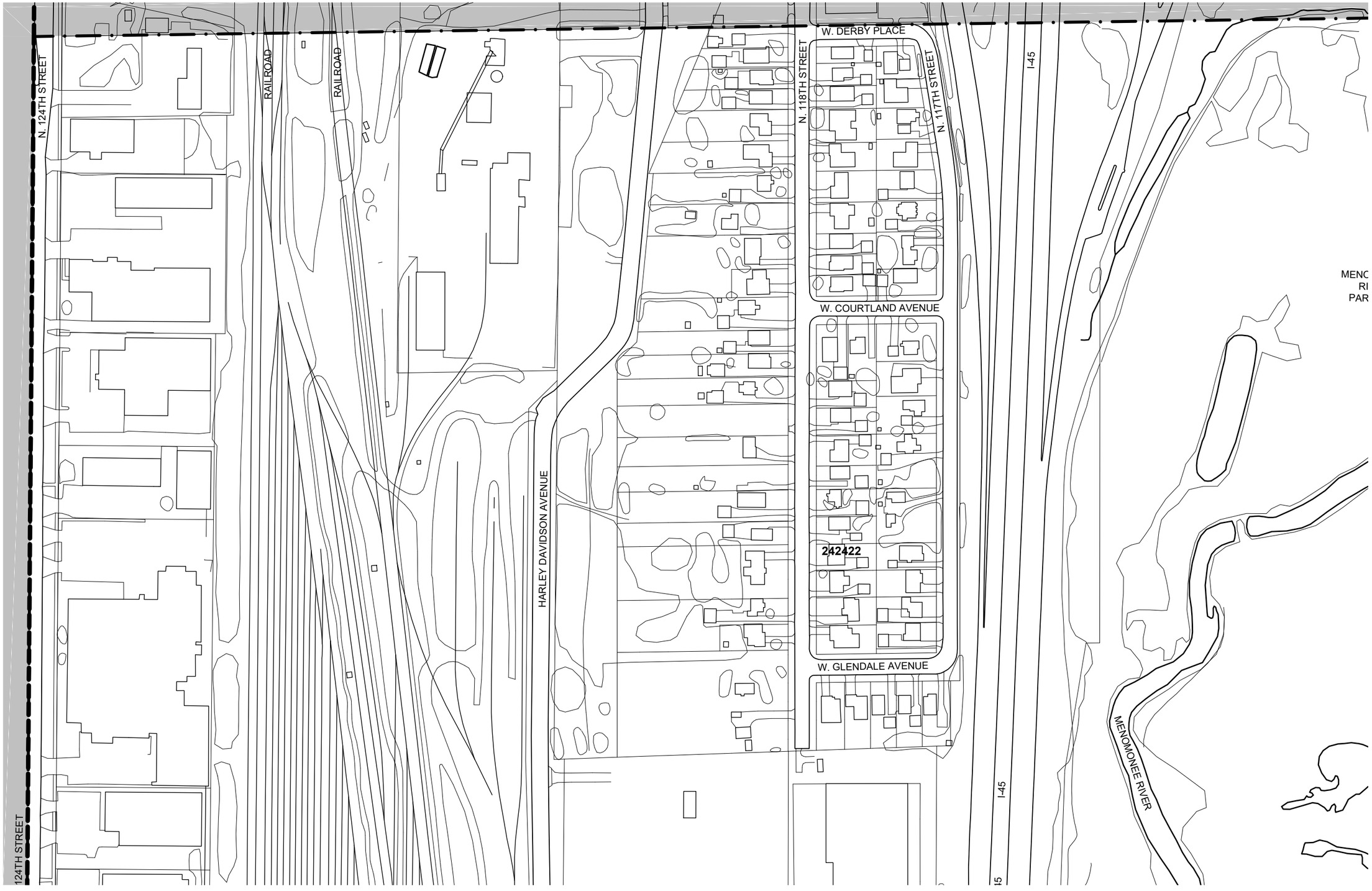
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SHEET NUMBER	N4



PARTIAL SURVEY MAP

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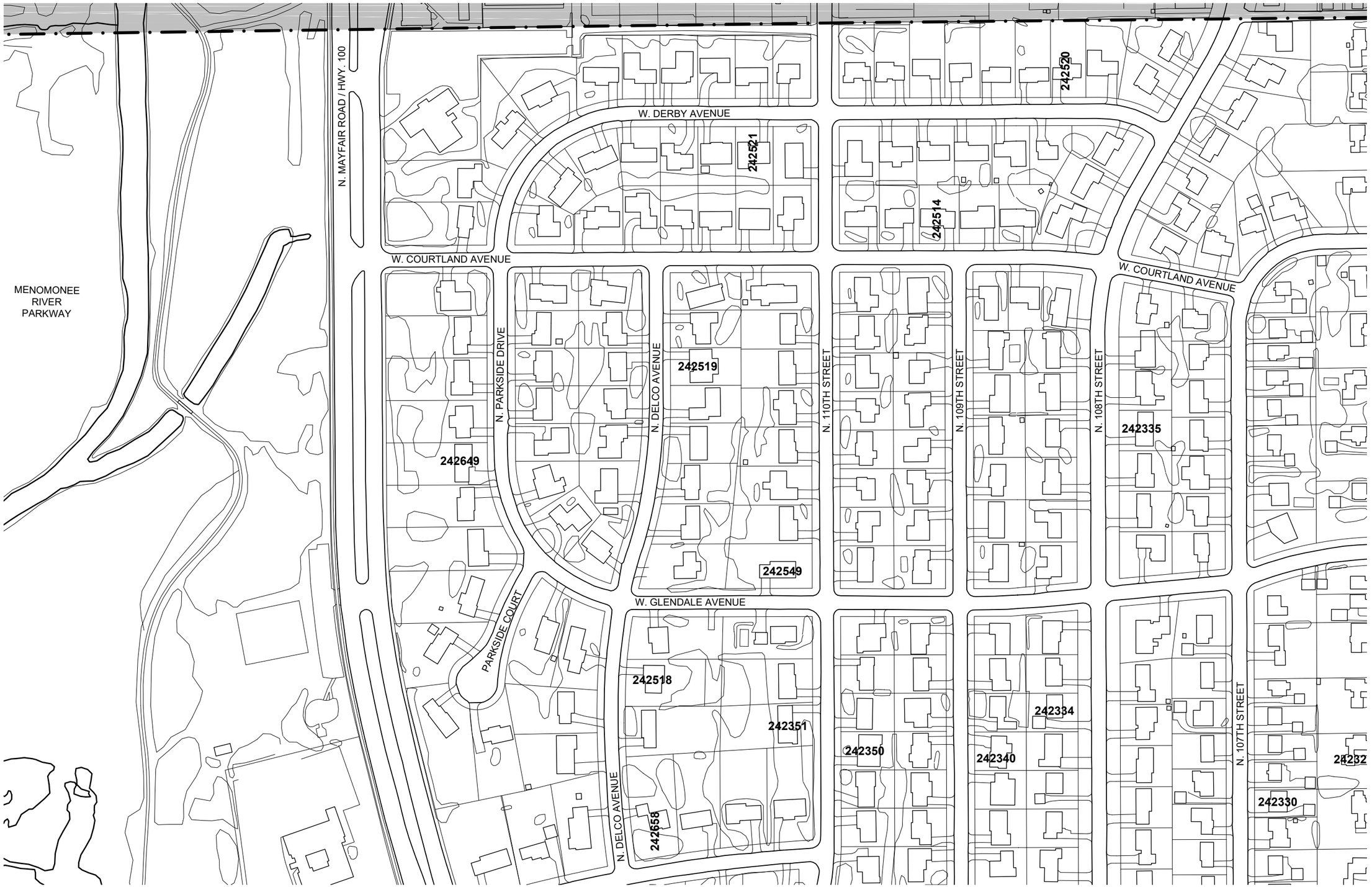
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01



PARTIAL SURVEY MAP

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LEGEND

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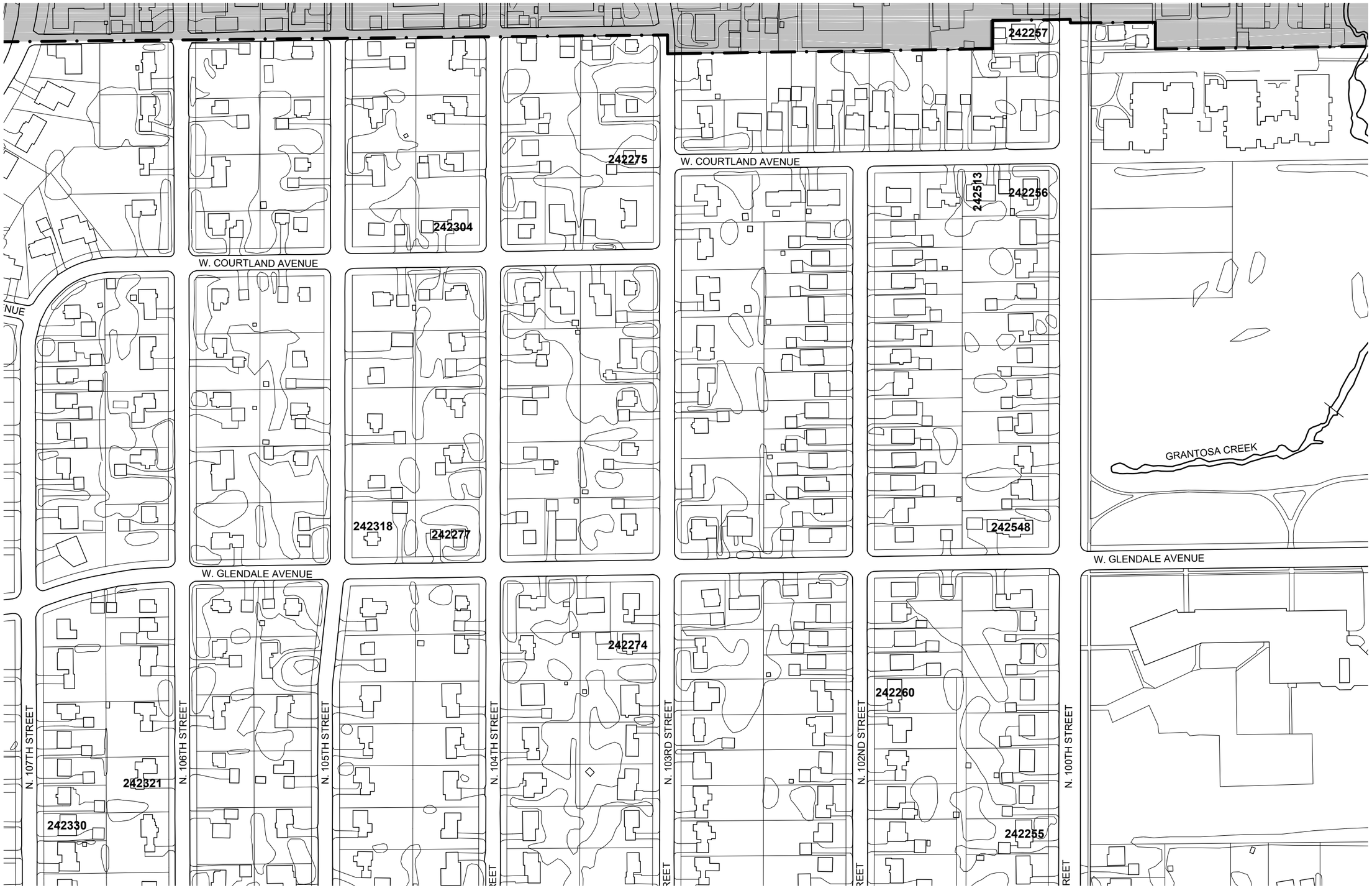
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PROJECT NUMBER	19.075
DRAWN BY	R. DAVIDSON
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DATE	11/2/20
SHEET TITLE	
SHEET NUMBER	O2



PARTIAL SURVEY MAP

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LEGEND

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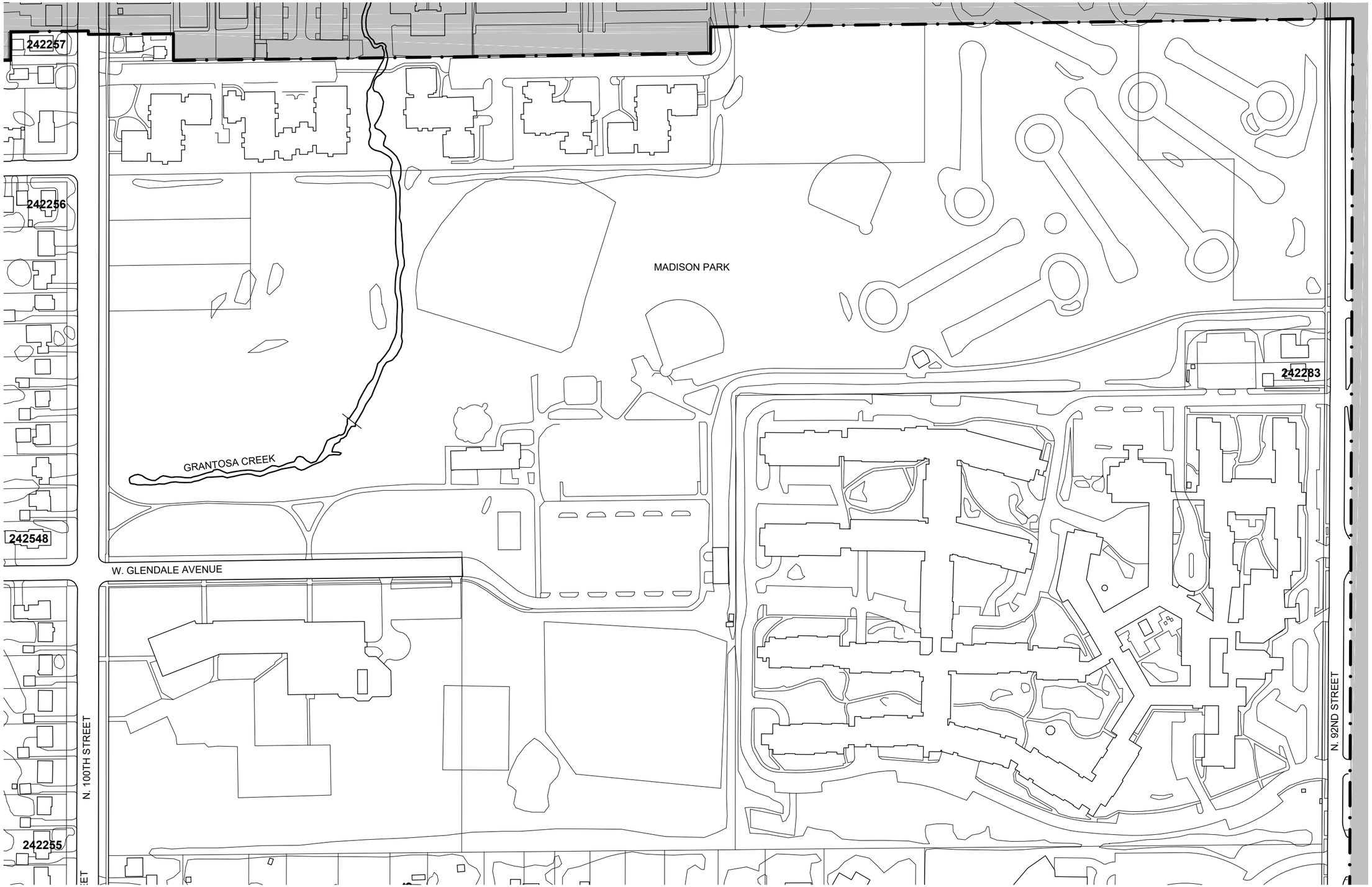
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SHEET NUMBER O3



PARTIAL SURVEY MAP

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LEGEND

County Line — Civil Division Boundary — City Limits / Survey Boundary — AHI Number 100000

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SHEET NUMBER 04