

HISTORICAL & ARCHITECTURAL RESOURCES SURVEY
• City of West Allis, Milwaukee County •
Volume 1–Survey Report



Prepared for:

City of West Allis Historical Commission
West Allis, Wisconsin

Prepared by:



HERITAGE RESEARCH, LTD.

31 August 2007

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ABSTRACT

The purpose of this project is to provide information regarding the City of West Allis within the context of the historical/architectural resources located within the community. This material may be useful in the development of local preservation plans; to identify buildings, structures, sites and historic districts that meet the criteria for listing in the National Register of Historic Places; and to increase public and private sector awareness of the community's historical and architectural heritage.

Funded in part through a National Park Service grant-in-aid administered by the Wisconsin Historical Society, the City of West Allis contracted with Heritage Research, Ltd., to conduct both a reconnaissance and intensive survey within the city's corporate limits. A total of 1,019 structures offered enough visual interest to warrant a photograph and preparation of a Reconnaissance Survey Inventory Card. Among the resources surveyed, seven historic districts and sixty individual properties were considered for National Register eligibility and are discussed in this report. Of those, seven historic districts, five are thought to be potentially eligible for the National Register of Historic Places, while two require additional research before a final determination can be made. Of the sixty individual properties, forty-one properties are thought to be potentially eligible, while six are believed to be ineligible based on available information (however, with some restoration work, two of the six could be reconsidered). Of the final thirteen properties, eight have not yet reached fifty years of age, while five properties require additional research before a final determination can be rendered.

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HISTORICAL & ARCHITECTURAL RESOURCES SURVEY

City of West Allis, Milwaukee County

Final Report

Volume 1

CHAPTER 1

Introduction and Survey Methodology

In 2006, the City of West Allis applied for, and received, an historic preservation grant-in-aid from the National Park Service—a grant administered by the Wisconsin Historical Society (WHS). The objective was to survey the architectural and historical resources within the City's corporate limits and identify those that were potentially eligible for the National Register of Historic Places.

Consequently, Heritage Research, Ltd. (HRL), an historical/environmental consulting firm in Menomonee Falls, Wisconsin, was contracted to conduct an intensive survey of the city. The major products of the effort were to consist of an Intensive Survey Report that provides the following: (1) a chronicle of the historical development of West Allis, focusing upon themes that were embodied in the city's extant historical and architectural resources; (2) insight into which resources—either as individual structures or as historic districts—offer potential for listing in the National Register of Historic Places; (3) completed Reconnaissance Survey cards for all structures offering some degree of interest; and (4) an inventory of all resources observed in the project area.

This two-volume document constitutes the Intensive Survey Report. By identifying buildings, structures, sites, districts and objects which meet the criteria for listing in the National Register, preservation priorities and concerns can be recognized and subsequently incorporated into the city's planning process. Additionally, survey results can increase public and private sector awareness of West Allis' historical and architectural heritage, as well as promote the need to preserve that heritage.

In order to appreciate the methodology behind the survey effort, it is necessary to define the roles of various participants in the project. Mr. Shaun Mueller, Planner with the City of West Allis and Community Development Department designee of the West Allis Historical Commission represented the city and its interests as director for the survey subgrant. Traci E. Schnell, M.A., Senior Architectural Historian, served as the HRL Project Director and Manager, as well as Principal Investigator. Schnell was assisted in the field by Marisa A. Stueck, M.A., whom was also primarily responsible for data entry and survey card production. As well, Brian J. Faltinson, M.A., served as Project Historian.

A public meeting was held in October 2006 to launch the project. Press releases were issued to area newspapers seeking historical and/or resource-related input from area residents. Unfortunately, little information was garnered through that effort. Previous survey work, performed by Johnson, Johnson & Roy, Inc., in 1981 resulted in 192 surveyed properties, of which twenty-three were identified as

being individually eligible. Those results were re-reviewed for this survey and are included in this document as Appendix A. Between 1981 and October 2006, an additional eight-five resources were surveyed, which resulted in a total of 277 properties that needed to be reviewed for this project.

Today, West Allis covers 7,297 acres and consists of 11.4 square miles and currently has a population of 60,515 residents. Therefore, in order to survey the entire city, certain survey parameters were employed. Due to the size of the city and the amount of structures within it, it is possible that a few surveyable structures were missed. As a general rule, structures that did not retain their original sheathing were not included in this survey unless the property exhibited unique stylistic elements or offered significance in an area other than architecture. Indeed, it was identified early on that the City of West Allis includes a significant number of bungalows with varying degrees of integrity. Therefore, only those that retained a significantly high degree of integrity were inventoried. Employing that survey parameter still resulted in nearly 200 surveyable bungalows. Although a number of them resemble one another, the vast majority of the bungalows surveyed were indeed different from the next. With that, it is known that a number of homes were built from plans supplied by the Wilbur Lumber Company, a local concern. Furthermore, a good number of those plans were recently donated to the West Allis Historical Society. Although project time constraints did not allow a reconciliation of those plans to extant houses, the list of surveyable homes, along with their images, can aid such a reconciliation in the future.

In most cases, construction dates assigned to the structures in this survey were from the city's assessors' records. Dates provided for those structures that were previously surveyed were checked against the assessor's information as well, but if other hard evidence produced a date that differed from the assessor, the hard evidence obviously overruled. However, actual permits (if available) were reviewed for all properties included in the Recommendations Chapter and in cases where the structure was thought to be architect designed or if a significant discrepancy existed. Do note that West Allis permit records go back no earlier than 1923 or 1924. Furthermore, a significant expanse of West Allis was annexed in 1954 and, therefore, pre-annexation permits could not always be located. Dates of construction were also gleaned from Sanborn Fire Insurance Maps of West Allis, information available at the Wisconsin Architectural Archive (WAA) and the West Allis Historical Society. Historic names are used throughout the document, when possible; those names are also largely from permits.

Actual fieldwork for the project largely occurred between November 2006 and March 2007. At the conclusion of the HRLs fieldwork and some basic research, State Architectural Historian and Deputy State Historic Preservation Officer Jim Draeger accompanied HRL staff on a drive throughout the bulk of West Allis to review the properties that HRL identified as potentially eligible, as well as a number of those structures and districts that were identified as potentially eligible in 1981. As a result of Mr. Draeger's review and comment, the larger list was pared down to those included in the Recommendations Chapter (See Chapter 14).

Please note that Milwaukee County Park land is located within the city's borders including (but no

limited to) Greenfield Park, McCarty Park, as well as the Honey Creek and Root River parkways. Resources associated with those park lands, including park shelters and bridges, were not inventoried as a part of this survey, as they do not fall under the jurisdiction of the City of West Allis. And, although State Fair Park is located within the borders of West Allis, it also is overseen by another entity other than the City of West Allis. Despite that fact, State Fair Park has a long history with the city and was also reviewed as part of the previous 1981 city survey. Because of this earlier inclusion, the park was re-reviewed and a recommendation made for a single building in State Fair Park (See Recommendations, Chapter 14).

A total of 1,019 structures offered enough visual interest to warrant a photograph and preparation of a Reconnaissance Survey Inventory Card. Among the resources surveyed, seven historic districts and sixty individual properties were considered for National Register eligibility and are discussed in this report. Of those, seven historic districts, five are thought to be potentially eligible for the National Register of Historic Places, while two require additional research before a final determination can be made. Of the sixty individual properties, forty-one properties are thought to be potentially eligible, while six are believed to be ineligible based on available information (however, with some restoration work, two of the six could be reconsidered). Of the final thirteen properties, eight have not yet reached fifty years of age, while five properties require additional research before a final determination can be rendered. Please note that access was not gained for any of the industrial properties.

This survey report is divided into two volumes. Volume 1 consists of the text portion of the report and includes a general historical overview of West Allis, as well as more thorough discussions of the various historical themes important to the development of the city. This volume also includes the formal recommendations chapter regarding National Register of Historic Places eligibility. Meanwhile, Volume 2 is comprised of eleven appendices. These sections consist of resource lists and maps for each proposed historic district, as well as a master list of all resources surveyed in both the 1981 and 2007 surveys.

The survey findings were presented in a second public meeting that was scheduled for September 2007.

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CHAPTER 2

Historical Development of the City of West Allis

The City of West Allis is a Milwaukee suburb situated in western Milwaukee County directly south of Interstate 94. It is bordered by Milwaukee and Wauwatosa on the north, Milwaukee and West Milwaukee on the east, Milwaukee and Greenfield on the south and New Berlin and Brookfield to the west. The two small waterways of Honey Creek and the Root River cross the city.

The origins of West Allis are tied directly to the settlement of what would become the City of Milwaukee. Milwaukee emerged in the early 1830s as settlers were drawn to the confluence of the Milwaukee, Menomonee and Kinnickinnic rivers. As the Milwaukee settlement grew, other settlers pushed further into the interior of Milwaukee County and set up other small, pioneer communities. Within the modern-day boundaries of West Allis, one of these small settlements emerged around 1835 and was called Honey Creek in the Town of Greenfield, which was named for the honey bees living in the fruit trees lining the creek's bank. The early settlers, who included Antoine Douville, Eber Cornwall, Ruben Strong and Alfred Orendorf, were attracted to the area for its fertile soil, forests and its location alongside Honey Creek and a Pottowatami Indian trail.¹

The first settlement grew rapidly and by 1845 the first log schoolhouse had thirty-eight pupils. In the early 1850s, the Case steam sawmill began operations. Lumber from the mill was used in the 1860s to build the Mukwonago Plank Road, a toll road laid over the old Indian trail, which is now National Avenue. Where this road passed two other trails at the present-day intersection of National and Greenfield avenues with 61st Street became known as "Old Six Points." Stagecoaches made a mail run three days a week between Milwaukee, Madison and Hazel Green and teams of horses delivered loads of walnut, oak, maple, elm and basswood lumber from the sawmills to Milwaukee. By 1869, the village of Honey Creek included a blacksmith shop, the Case sawmill, a general store, a brick schoolhouse, a cemetery, a Baptist church and numerous farms and homesteads.²

The next phase of the settlement began in 1880 when the Chicago & North Western Railroad line from Milwaukee to Madison was built with a stop named North Greenfield near the Honey Creek settlement. A similar and parallel line just to the north was laid by the Chicago, Milwaukee & St. Paul Railroad (the Milwaukee Road). Soon thereafter the construction of these rail lines, Fred W.,

¹Julius H. Burbach, *West Allis: A City of Marvelous Growth in a Decade, June 28, 1902 – June 28, 1912* (N.p.: 1912), 5.

²Winifred Case Knapp, "Random Notes on the Honey Creek Settlement," (Milwaukee: Milwaukee County Historical Society, 1959), from program for dedication of historical plaque marking the site of the Honey Creek settlement; *Map of the County and City of Milwaukee* (Milwaukee: Chapman and Smith, 1869); Leonard A. Szudy, "A Half Century of Public Education in West Allis," In partial fulfillment for Ph.D. in Education from Colorado State College, 1 August 1960, 33-34, On file at the West Allis Historical Society, West Allis, WI (Henceforth cited as WAHS).

Stutley I. and Stutley W. Henderson platted Henderson Subdivision I near the North Greenfield Depot. In 1891, after a bitter contest, the permanent site for the Wisconsin State Fair was selected on the former site of the Alfred Orendorf claim, which was adjacent to the Milwaukee Road rail line. After a few years, the Milwaukee Motor Railway Company extended a streetcar line to the fairgrounds, followed by the Milwaukee Street Car Company.³

Meanwhile, the City of Milwaukee had grown phenomenally as a port and as one of the nation's leading manufacturing centers. Massive shipments of wheat, meat and lumber came through the city by water or rail. The E.P. Allis Reliance Works diversified production of burr millstones, steam engines, saw and flour-mill equipment and other iron and steel products, along with the rise of the Milwaukee Iron Company's iron and steel works sealed Milwaukee's future as a heavy goods center. Milwaukee breweries were among the country's first to bottle beer and ship it to a national market. With an endless supply of immigrant workers, a handful of strong business and civic leaders and a worldwide market for its products, Milwaukee's potential for industrial growth was limited only by its physical boundaries.⁴

At the turn of the century, North Greenfield was a thriving business and professional community that was platted but sparsely developed. It was surrounded by farmland and open countryside, and was connected to Milwaukee by streetcar and railroad lines. It was a natural choice for factories wishing to relocate, since it offered reasonable transportation and housing opportunities for workers, as well as room for expansion. Lured by the possibility of obtaining 100 acres and a spur line between the Milwaukee Road and the Chicago & North Western Railroad, Charles Allis made the decision in 1900 to open a new plant for his company in North Greenfield.⁵

This signaled a boom in the speculative development of worker housing and prompted dozens of other factories to establish themselves in the area. Many workers acquired lots directly and built their own houses, while others went through real estate companies like the Central Improvement Company and the W.H. Shenners Company. Allis-Chalmers Manufacturing Company grew to be the state's largest private employer, a competitor of General Electric and Westinghouse, a major producer of farm tractors and a critical supplier of war goods during both world wars. Due to the emergence of Allis-Chalmers and other factories, as well as the rapid influx of workers, the Village of West Allis incorporated on 28 June 1902 with a population of 1,018 and a size of 1,882 acres.⁶

³Burbach, *West Allis* (1912), 5, 9 13; Frederick I. Olsen, "City Expansion and Suburban Spread: Settlements and Governments in Milwaukee County," in Ralph M. Aderman, ed., *Trading Post to Metropolis: Milwaukee County's First 150 Years* (Milwaukee: Milwaukee County Historical Society, 1987), 45.

⁴Olsen, "City Expansion and Suburban Spread," 22.

⁵Burbach, *West Allis* (1912), 21.

⁶Olsen, "City Expansion and Suburban Spread," 46; Burbach, *West Allis* (1912), 25, 27, 31.

Many other large and small manufacturing firms followed Allis-Chalmers to West Allis and the city grew extremely quickly. Within five years, West Allis incorporated as a city with a population of over 5,000. Various industrial firms continued to move to the city or expand their existing operations. Thousands of people flocked to the city seeking employment and houses were built at a rate of between 150 and 200 per year. This rapid growth was also exhibited in the development of city infrastructure. Basic services such as water and sewer were implemented and streets were paved. In addition, sidewalks were built and numerous schools were erected. By 1919, West Allis possessed a population of 16,500.⁷

While many of the city's residents were simply transplants from Milwaukee, West Allis attracted a sizeable number of immigrants during its first fifty years of its existence. Upon incorporation in 1902, 419 of the village's 2,306 residents were foreign born, and came from Austria, Bohemia, Canada, Denmark, England and Finland. By 1920, West Allis's immigrant population numbered 3,804 with nearly half that total coming from Yugoslavia, while other sizeable contingents came from Germany and Poland. The year 1930 was the peak for the city's foreign-born population when 6,750 immigrants resided in West Allis. Once again, Yugoslavia and Germany led the way with Poland coming in third. Twenty years later, the number of foreign-born residents in West Allis had declined to 4,402. Again, Slavs and Germans were the primary ethnic groups; however, Austrians had replaced the Poles for the number three position.⁸

A 1927 Sanborn map revised to 1951 shows how much West Allis grew along with the company for which it changed its name in 1902. Some of the major manufacturing besides Allis-Chalmers included Rosenthal Corn Husker Company, National Ice & Coal Company, Kearney & Trecker Corporation (manufacturers of milling machines) and Black Hawk Manufacturing Company (manufacturers of hydraulic jacks and wrenches). Small groups of speculative bungalow developments now filled in the plots which were empty in the 1910 Sanborn survey. Meanwhile, Greenfield and National avenues were major commercial, civic and entertainment thoroughfares.⁹

Growth in all aspects of West Allis continued virtually unabated until the 1930s and the Great Depression. A number of industrial concerns in the city went bankrupt, while others had to significantly cut back on their output. Thousands lost their jobs. As a result, the city received several Federal relief projects from the Works Progress Administration (WPA) and other agencies. These projects included street, sidewalk, sewer and park improvements in addition to more high-profile developments at State Fair Park.

⁷"Richest City in State of its Class," *Milwaukee Sentinel*, 26 January 1908; "West Allis Today," *West Allis (WI) Press*, 8 August 1919.

⁸Szudy, "A Half Century of Public Education in West Allis," 49. Szudy's study gleaned ethnic information from census records.

⁹Sanborn Map Company, *Sanborn-Perris Fire Insurance Maps – West Allis* (New York: Sanborn Map Company, 1927, rev. to 1949). Sanborn maps for West Allis are found within the City of Milwaukee collection.

After World War II, West Allis resumed a remarkable pace of growth with regard to both people and geographic area. A number of tracts on the west side of the city were annexed and the city's western boundary ultimately reached the Waukesha County line. The subdivisions in these newly developed areas were aggressively marketed to a variety of economic classes. Some of these developments had large street frontages, building design covenants and were marketed towards upper-middle-class professionals. One such development created by the Val Zimmerman Corporation was the Orchard Hills Subdivision located between W. Morgan and W. Oklahoma avenues, and S. 124th and S. 116th streets. In addition to residential expansion, the west side of the city also experienced significant commercial and industrial growth along S. 108th Street and the western stretches of W. Greenfield and W. National avenues. As a result of all this post-war suburbanization, West Allis grew to seven square miles in size and ranked fourth in the state with regard to population by 1960.¹⁰

The national transition from an industrial economy to a more service-oriented one had a significant impact upon West Allis. The city's long-time economic mainstay, Allis-Chalmers, slowly declined and much of it was ultimately acquired by a foreign company, which eventually resulted in the closure its West Allis plant. While some of the plant has been razed, significant parts have been converted into a shopping center, office park and business incubator. Industry is still vital to the West Allis economy; however, many other longtime industrial concerns like Kearney & Trecker have closed their doors and their associated plants have either been razed or converted to other uses. The loss of these key employers and other demographic trends had resulted in a decline in population to 61,254 by 2000. However, the city has rebounded from losing 18,000 manufacturing jobs in the 1980s by pursuing a strategy of diversifying its large-corporation industrial economy with high-tech and small- to middle-sized firms in addition to significant development in the commercial and service sectors.¹¹

¹⁰“New Orchard Hills Site Selected For ‘62 Treasure Chest House of Ideas,” *West Allis Star*, 25 January 1962; Olson, “City Expansion and Suburban Spread,” 47.

¹¹Olson, “City Expansion and Suburban Spread,” 47; “Boomtown: West Allis Economy Has Diversified, Strengthened Since Devastating ‘80s,” *West Allis Star*, 18 April 1996.

CHAPTER 3

Notable Persons

Every resident who lived in West Allis over the years played a role in its development. Yet there were several people who, by virtue of their longevity or activity in the community, made particularly significant or interesting contributions. Over the years, they provided the vision and leadership to guide West Allis from the nineteenth century and into the twentieth century.

Julius H. Burbach (1875-1959)

A Catholic priest, Julius H. Burbach was a very influential person in the religious and charitable development of West Allis. In 1901, Burbach was appointed as the second priest to serve the Holy Assumption Parish. He served in that position for over twenty years and was responsible for the construction of its existing 1924-25 church at **7101 W. Orchard Street** (Map Code 18/7, See Recommendations Chapter) and school (no longer extant). Outside of his duties at the church, Burbach was a primary founder of the West Allis Neighborhood Association and a member of the West Allis Family Welfare Association in the 1920s. He was also an original member to the West Allis Board of Park Commissioners, which was created in 1916. As part of the Park Board, Burbach played a leading role in the acquisition of land for the creation of Greenfield Park by the Milwaukee County Parks Commission. Burbach is also credited as the historian of early West Allis. He wrote two volumes on the subject to include *West Allis: A City of Marvelous Growth* (1912) and *Historical Review of West Allis* (1927).¹²

John Cooper (1810-1900)

John Cooper was born in 1810 in Middleburgh, New York, and moved Wisconsin in 1836, where he settled in the Town of Greenfield. The family farm was located near the present-day intersection of S. 122nd Street and W. Greenfield Avenue and the house remains at **12101 W. Oklahoma Avenue** (Map Code 8/22). Cooper was very active in the Town of Greenfield. He served as postmaster for twenty years and eight years as the local justice of the peace. Cooper was also elected multiple times as chairman of the Town of Greenfield Board and superintendent of the Town of Greenfield schools. In 1844, Cooper married Marion Almira Johnson and the couple had seven children. He died in 1900.¹³

Baron Ewald Alfred A.F.W. von Cotzhausen (1838-1924)

Baron Ewald Alfred A.F.W. von Cotzhausen was born in Germany in 1838. After attending the

¹²Burbach, *Historical Review of West Allis* (West Allis, WI: By the author, 1927), 27, 49-50, 63; Census information located at www.Ancestry.com.

¹³“John Cooper,” in “Genealogy of the Cooper Family, 1738-1999,” Located in People Binders—Cooper, WAHS.

University of Cologne in 1855, he was turned down for military service in Germany and immigrated to Milwaukee. Soon thereafter, he opened the law firm of Cotzhausen, Sylvester & Scheiber in downtown Milwaukee. Cotzhausen constructed in 1876 an elaborate Italianate estate named Villa Nordeck at **2825 S. Waukesha Road** (Map Code 8/8). He later served a term as a state senator. Cotzhausen died in 1924 and his estate was sold to J. Oscar Greenwald, who managed Gimbel's Department Store.¹⁴

Edward L. Douville (1865-1933)

Edward L. Douville was born in 1865 in Milwaukee County's Town of Greenfield. He was the son of Antoine Douville, who was considered the first settler in the area of present-day West Allis. Upon his father's death, Edward inherited the 160-acre family farm in the vicinity S. 83rd and W. Burnham streets, upon which the Douville family home is located at **8323 W. Burnham Street** (Map Code 2/2). Thereafter, Edward entered the real estate business. Douville married Anna Gaffney in 1879 and had two sons. He died in 1933.¹⁵

Fred W. Henderson (Dates unknown)

The brother of Stutley I. Henderson, Fred W. Henderson was a lawyer and real estate speculator influential in the initial founding of the city. He served as the first village president of West Allis and also was elected as village attorney in 1905.¹⁶

Stutley I. Henderson (1864-unknown)

Noted as the founder of West Allis, Stutley I. Henderson was born on 17 January 1864 in Milwaukee to Stutley W. and Mary Adelia. In his early adult years, he worked a number of railroad jobs in Wisconsin and other jobs in Wyoming, Utah and Colorado. In 1887, he and his brother Fred platted Henderson's Subdivision #1 and #2 in what would become North Greenfield. With this success, the brothers speculated on additional parcels and incorporated the North Greenfield Land & Improvement Company. Henderson also personally met with Charles Allis and persuaded him to locate his new manufacturing plant in the North Greenfield area. Henderson continued in real estate speculation after West Allis was incorporated and also served as the manager of the Central Improvement Company, which developed 600 acres within the city.

Henderson married Elizabeth C. Neeb of Burlington, Wisconsin, on 14 December 1887. The couple

¹⁴Various articles and biographies of Baron Cotzhausen, Located in People Binders–Cotzhausen, WAHS; *Dictionary of Wisconsin Biography* (Madison: The State Historical Society of Wisconsin, 1960), 87-88; Peg Park, "Home With a History: Tall Oaks Has Seen Many Lives," *West Allis Star*, Undated newspaper clipping in Housing binder, WAHS.

¹⁵Biography, articles and obituaries of Edward L. Douville, Located in People binders–Douville, WAHS.

¹⁶Burbach, *West Allis* (1912), 37.

had two children, Georgiana and Stutley C.¹⁷

McKowen, W.R. (1870-unknown)

W.R. McKowen was born in Milwaukee County in 1870. McKowen grew up on a dairy farm in the North Greenfield area. After his father's death in 1885, McKowen continued the family dairy business known as Mount Pleasant Dairy, which under his ownership became one of the leading dairies in southeastern Wisconsin. An excellent businessman, McKowen helped found the West Allis State Bank in 1911 and became its vice president in 1919. McKowen also was very active in the West Allis community during its early years. He served on the village board from its inception in 1901 to 1905. Also, McKowen was one of the organizers of the West Allis Neighborhood Association, a local charitable group. With regard to his family, McKowen married Adelia Tanner in 1907.¹⁸

Alexander H. McMicken (1874-1951)

Born in Milwaukee's south side in 1874, Alexander McMicken served as the sales manager and later the overall manager for the Central Improvement Company when it developed two-thirds of the parcels in the original plat of West Allis. McMicken moved to West Allis in 1904. After leaving the McGeoch firm in 1926, he joined M.W. Markert to form the Markert Company and McMicken, which dissolved in 1933. McMicken would return to the McGeoch concern for seven more years, after which he worked as an appraiser. In 1941, he joined his son James at the Dwyer-McMicken Co., where he remained until its dissolution in 1946. His final years were spent as an independent real estate and insurance broker, with offices in his home at **1508 S. 80th Street** (Map Code 1/19, See Recommendations Chapter), which he built in 1910. McMicken was a founder and charter member of the West Allis Masonic Lodge No. 291, F. & A.M., as well as served as a leader for a variety of civic projects that improved the city – the most notable being his service as president of the Library Board when it obtained a Carnegie Library. He passed away in 1951.¹⁹

August J. Petrie (1874?-unknown)

August J. Petrie was the president of the Milwaukee Stamping Company, which began in Milwaukee in 1895. The company produced frame for bags and trunks in addition to construction hardware. In 1907, the firm completed a plant in West Allis located in the 800 block of S. 72nd Street. In 1919, Petrie built the Craftsman bungalow located at **1467 S. 75th Street** (Map Code 6/5).²⁰

¹⁷Various articles and biographical entries on Stutley I. Henderson, Located in People binders–Henderson, WAHS.

¹⁸Biography of W.R. McKowen located in People Binders–M-Mc, WAHS.

¹⁹Various articles on Alexander H. McMicken, Located in People Binders–M-Mc, WAHS; Burbach, *Historical Review of West Allis* (1927), 43, 67; "Illness Fatal to McMicken," *Milwaukee Sentinel*, 21 November 1951.

²⁰"Milwaukee Stamping Company," Company biography located in Business Files, WAHS.

James E. Radcliffe (1862-1918)

James E. Radcliffe was born in 1862 in Sheboygan, Wisconsin. He would later work for the Anson-Hixson Sash & Door Company of Merrill, Wisconsin, before founding his own sash company in Milwaukee. In 1904, he moved the Radcliffe Manufacturing Company to the corner of S. 66th & W. Mitchell streets in West Allis. The company supplied a significant amount of the woodwork installed in the many of the houses being built in the rapidly developing suburb. Besides his business, Radcliffe was extremely active in the West Allis community. He was a charter member of the city's Masonic Lodge and also belonged to several other organizations. Most significantly, Radcliffe was an original member of the West Allis School Board, where he played a key role in the development of education within the city. Specifically, he traveled the country to study other school systems and utilized this knowledge when he helped establish the city's vocational school.

Radcliffe married Margaret Jane Porter of Milwaukee in 1887, who became quite active in West Allis in her own right. Margaret was a member of the Library Board and the Women's Club, where she was president of the Milwaukee County Federation of Women's Clubs. The couple had two children, Marie and Porter, and resided at **1510 S. 71st Street** (Map Code 18/13), which Radcliffe built in 1906.²¹

Theodore Trecker (1868-1955)

Theodore Trecker was born in LaSalle, Illinois, and moved to the Milwaukee area with his family in 1886. In 1887, Trecker apprenticed as a machinist at the Wilken Manufacturing Company of Milwaukee. Upon the completion of his apprenticeship in 1890, he obtained a job at the Kemp Smith Manufacturing Company where he eventually became a plant superintendent. Also in that year he married Emma Pufahl. In 1898, Trecker and Edward J. Kearney, who headed the engineering department at Kemp Smith, pooled together \$2,000 and started a small machine shop name Kearney & Trecker Company in Milwaukee. The firm built machine tools and its early customers were the Milwaukee Harvester Company, J.I. Case Manufacturing Company of Racine and the E.P. Allis Company. When E.P. Allis moved to West Allis, Kearney & Trecker followed and opened a 10,000 square foot factory. The company created a quality and innovative line of machine tools for heavy manufacturing and the firm grew significantly as a result. Kearney died in 1934 and Trecker continued to run the entire company and, by 1940, it became the largest company in the world that exclusively manufactured milling machines. Trecker retired from the firm in 1947.²²

Trecker was also active in the West Allis community and was elected as the village's second president on 7 April 1903 and as the fourth village president on 4 April 1905. He also played an important role in the development of the Holy Assumption Catholic Church. The 1910 census

²¹"Radcliffe Invaluable to Beginnings of West Allis," *West Allis Post-Star*, 8 April 1977.

²²"Kearney-Trecker New Plant Ready," Uncited newspaper article dated 18 February 1940, Located in Industry Binders-Kearney & Trecker, WAHS; "Family Control of Company Ends as Women Let Stock Holdings Go," *New York Times*, 14 December 1941.

confirms his residence as **1501 S. 80th Street** (Map Code 22/25), however, he and his family moved to Hi-Mount Boulevard in Milwaukee by no later than 1920. Trecker died in 1955 at the age of 87. Kearney & Trecker continued to operate independently until it merged with the Cross Company of Fraser, Michigan, in 1979.²³

Associated Resources:

The following extant resources identified as a result of the current survey are associated with the notable persons of West Allis' history:

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>Map Code</u>
Douville Residence	8323 W. Burnham Street	2/2
Kearney & Trecker Corp. Garage	6803 W. National Avenue	298/7
John Cooper Farmhouse	12101 W. Oklahoma Avenue	8/22
Holy Assumption Church (Pastor Burbach)	7101 W. Orchard Street	18/7
Baron Von Cotzhausen Estate	2825 S. Waukesha Road	8/8
James E. Radcliffe Residence	1510 S. 71 st Street	18/13
Theodore Trecker Residence ²⁴	1501 S. 80 th Street	22/25
Alexander McMicken Residence	1508 S. 80th Street	1/19
Kearney & Trecker Co.	555 S. 108 th Street	254/6

²³Burbach, *West Allis* (1912), 35, 37; "K&T Started in 1898," Uncited newspaper article dated 24 September 1979, Located in Industry Binders-Kearney & Trecker, WAHS; "Fond du Lac Firm Deals to Buy Cross & Trecker," *Milwaukee Journal*, 8 June 1991; 1900, 1910 and 1920 U.S. census, Available online at www.Ancestry.com.

²⁴The date of construction of the residence at 1501 S. 80th Street is cited as 1897; however it is clear that Trecker did not reside here until after 1900, as evidenced by the 1900 U.S. census that places Trecker and his family in the City of Milwaukee. However, in 1903, Trecker served as the West Allis village president and, therefore, is assumed to have resided in West Allis by that time, 1900, 1910 U.S. census.

CHAPTER 4

Agriculture

West Allis lies within the historic townships of Greenfield and Wauwatosa in Milwaukee County. While the City of Milwaukee quickly emerged as the most significant city in Milwaukee County, the remainder of the county remained agriculturally oriented for much of the nineteenth and early twentieth centuries. The agricultural portions of the county, which for many years included present-day West Allis, share an agricultural heritage similar to that of all of southeastern Wisconsin. As previously mentioned, development within the county was rapid and, by 1850, Milwaukee County boasted 3.4 percent (35,589 acres) of Wisconsin's cultivated farmland. That amount grew quickly and, by 1870, the county recorded 2,105 farms cultivating 119,086 acres. The year 1890 was the highpoint for agriculture in the county with 2,482 farms tilling 124,725 acres. These numbers dropped steadily as the county continued to develop over the next few decades. By 1945, only 74,043 acres was being utilized by the county's 1,477 farmers. [Note that the total acreage of Milwaukee County is 154,598.]²⁵

Wheat was the first major cash crop in the rich agricultural region of western Milwaukee County. In 1850, Milwaukee County had 3,684 acres devoted to wheat production. This number increased to 14,345 by 1870. But southeastern Wisconsin's wheat boom declined as rapidly as it developed; the number of acres planted in wheat dropped to 3,116 by 1890, and continued to fall to 459 in 1910.²⁶

As wheat production declined, the area's farmers shifted their focus to raising livestock and dairy farming. Pigs and hogs were among the first forms of livestock to be raised in the region. There were 6,560 swine present in 1850, a number that jumped to 7,944 in 1870 and 10,977 in 1890 before falling to 6,806 in 1945. Sheep were raised in the mid-nineteenth century within the county. From 4,702 in 1850, the number declined significantly to 367 in 1910. Cattle also proliferated in the county. There were 10,150 head of cattle present in 1870 and continued to increase to a top count of 17,132 in 1890 before slowly declining to 12,176 in 1945.²⁷

The growing number of livestock in Milwaukee County's rural environs required that feed crops be raised, of which corn, oats and hay were most important. Corn acreage, which was only 1,198 in 1870, grew to 10,015 in 1910 and to 12,053 in 1945. Similarly, oat acreage expanded from 2,900

²⁵United States Department of Commerce, Bureau of the Census, *An Appendix to the Seventh Census of the United States, 1850* (Washington, D.C.:Robert Armstrong, Public Printer, 1853), Wisconsin—Table XI; *A Century of Wisconsin Agriculture, 1848-1949* (Madison, WI: Wisconsin Crop & Livestock Service, 1948), 87.

²⁶*A Century of Wisconsin Agriculture*, 90.

²⁷*Ibid.*, 104-05.

in 1850 to 14,182 in 1890 before settling to 11,575 in 1945. Hay acreage also showed a similar pattern throughout the period. It rose from 7,209 acres in 1850 to 33,382 acres in 1910 before declining to only 18,459 in 1945.²⁸

The evolving emphasis on dairy production in Milwaukee County was evident by 1885, when factories were collectively producing over 761,892 pounds of butter, a number that increased significantly to 2.7 million pounds in 1940. Cheese production included 75,760 pounds in 1885. This number increased to 375,576 by 1919 before declining to 64,722 in 1930. As a result of the incorporation of West Allis in 1902 and resulting development, formerly rural tracts have been annexed by the City of West Allis. Although no farm outbuildings remain extant in the city, a notable nineteenth-century farmhouse, that of the Cooper family, remains at **12101 W. Oklahoma Avenue** (Map Code 8/22), albeit amidst the Orchard Hills Subdivision, at the southwest corner of the city.²⁹

While the West Allis area steadily lost farmland to development, it would become a showcase of Wisconsin's rich agricultural heritage. In 1853, the Wisconsin State Agricultural Society was created to hold an annual state fair. The fair did not have a permanent site and it was held in different cities throughout the state. In 1890, the society explored finding a permanent site for the fair and the two leading locations were in North Milwaukee and North Greenfield. On 9 December 1891, the society selected the North Greenfield site as the permanent grounds for the Wisconsin State Fair, which began using the site the next year. The location of the fair prompted both the Milwaukee Street Car Company and Milwaukee Motor Railway Company to extend streetcar lines to North Greenfield, which was a major catalyst in setting the stage for the creation of the City of West Allis.³⁰

In 1998, the fairgrounds were briefly named Camp Harvey when many units of the Wisconsin National Guard mustered there for service in the Spanish-American War. After its brief stint as a military post, the fairgrounds reverted to hosting the annual fair without incident until a tornado on 11 August 1914 devastated many of the fair's buildings and pavilions. In 1922, a Midway was added to the north side of the Milwaukee Road railroad tracks and an underpass was constructed to connect it to the fairgrounds. More new buildings were constructed and the Works Progress Administration built a grandstand (no longer extant) and several animal barns during the 1930s. Construction and renovation of buildings and other facilities at State Fair Park has been continuous throughout its existence. In 1948, the **Pabst Beer Garden** (Map Code 13/27, See Recommendations Chapter) was constructed in conjunction with the state centennial. Another prominent building, the circa-1907

²⁸Ibid., 89, 91.

²⁹Ibid., 110-11.

³⁰Burbach, *West Allis* (1912), 13.

Cattle Barn, was completely remodeled in 2000.³¹

Associated Resources:

The following extant resources identified as a result of the current survey are associated with West Allis' agricultural history:

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>Map Code</u>
Nichols Farmhouse	10301 W. Greenfield Avenue	16/1
Cooper Farmhouse	12101 W. Oklahoma Avenue	8/22
Pabst Beer Garden Building	640 S. 84th Street	13/27

³¹Jerry Zimmerman, Wisconsin State Fair Park Historian, Conversation with Traci E. Schnell, 23 March 2007, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; "State Fair's Colorful Past Includes Man Named Abe," *West Allis Star*, 1 August 1979.

CHAPTER 5

Government & Politics

West Allis incorporated as a village on 28 June 1902 and Fred W. Henderson was elected as the first village president. A space was rented for the village government in the Pierrou Block at S. 81st Street and National Avenue. The next year, the village moved to a rented facility within the Sullivan Building. The second village election on 7 April 1903 elected Theodore Trecker as president, while Fred W. Henderson won a term as the village attorney. With one-year terms for the village president and numerous bond issues required for municipal improvements, elections in West Allis were a frequent occurrence during its early years. After several failed attempts, a \$60,000 bond issue passed to fund the development of a water system within the village. The water came from the City of Milwaukee with West Allis building a pumping station in 1905 at S. 56th Street and W. National Avenue.³²

On 4 April 1906, West Allis incorporated as a fourth-class city with Frank E. Walsh elected as mayor. The city was divided into four wards with two aldermen representing each one. The city promptly organized a volunteer fire department and hired four officers for the police department. Street repairs for W. National and W. Greenfield avenues were also initiated. In September 1906, the city government moved into a newly constructed City Hall located at S. 73rd Street and W. National Avenue. The hall was located on a parcel donated by the Central Improvement Company.³³

By 1912, West Allis possessed a population of 6,000. The city maintained fifty-five miles of streets, none of which was paved, and twenty-three miles of both water and sewer lines. The city matured over the next fifteen years. While only adding one mile to its street network, West Allis did pave approximately thirty-three miles of this street system. Other improvements to basic infrastructure included laying seventy-six miles of concrete sidewalk and connecting ninety-eight percent of all buildings to both the water and sewer system. Garbage was also collected and a street lighting system was in place. By 1927, the police department had grown to twenty-six officers, five vehicles and two motorcycles. Meanwhile, the fire department reorganized in 1925 as a full-time operation with a staff of fifteen and three motorized fire trucks.³⁴

The City of West Allis formed a Board of Park Commissioners on 17 October 1916. Prior to this time, the city had done nothing to provide for parkland or city beautification. The board pursued the acquisition of two small park parcels and improved the grounds at the public library, as well the schools through landscaping and installing playground equipment. One of these playgrounds was

³²Burbach, *Historical Review of West Allis* (1927), 13-17.

³³*Ibid.*, 15-19.

³⁴*Ibid.*, 17-19, 23, 25.

the Washington Playground at **1540 S. 62nd Street** (Map Code 284/1-2). In 1999, this playground was renovated and renamed Liberty Heights Park. The board planted thousands of trees along city streets and worked closely with the Milwaukee County Park System to develop parkland and was instrumental in the county developing the Greenfield Park Golf Course.³⁵

Some public services in West Allis were provided by private companies. In 1903, the Wisconsin Telephone Company started service in the city and operated out of a building located at 1361 S. 72nd Street. The facility handled the calls of the village's 200 telephones in 1905, which is a number that had increased to 800 by 1910. By 1927, the company employed fifty operators to handle the 32,000 telephone calls from the city's 5,100 telephones. The streetlight system was in place by 1902 and operated by the Northwestern Heat, Light & Power Company. However, the contract was voided in 1904 and it was awarded to the Milwaukee Heat, Light & Traction Company. Meanwhile, the West Allis Gas Company was hired in 1904 to lay gas lines and operate that service within the village.³⁶

The origins of the West Allis Library date the North Greenfield settlement when a collection of books was housed in a store and available for use by local residents. This "library" was maintained by a group that would become the West Allis Womens' Club. By 1907, West Allis had grown to the point where it could establish a formal library for its rising population. A Library Board headed by J.B. Brisbane was created and the local book collection was moved to a vacant building on the Lincoln School grounds. This building was located on S. 79th Street, between W. National Avenue & W. Lapham Street and was partially maintained by the West Allis Women's Club. The library later was moved to a concrete-block building on W. Greenfield Avenue between S. 75th and 76th streets. In 1912, the board obtained a \$15,000 grant from the Carnegie Foundation for building a library. Part of the grant stated that the city government would provide funding for maintaining the facility. A site was obtained at **1508 S. 75th Street** (Map Code 16/18) and the firm of Charleton & Kuenzli was selected for its design. The building opened in 1914 with 3,445 books, a number that had grown to over 14,000 by 1927.³⁷

Not all efforts to improve West Allis during its early years were undertaken by government institutions. While churches and fraternal societies pursued a variety of programs and initiatives to improve life in the city, several other organizations were created for the specific purpose of instituting reform. Perhaps the most notable of these groups was the West Allis Womens' Club. The club was formed initially in order to make its members "more efficient in their homes and in the community." One of the first initiatives of the organization was to sponsored the local library, which

³⁵Burbach, *Historical Review of West Allis* (1927), 27; "County Buys 300 Acre Bradley Farm at West City Limits for Park," *West Allis Star*, 5 May 1921; "Liberty Heights is New Name for Washington Playground Park," *West Allis Star*, 9 December 1999.

³⁶Burbach, *Historical Review of West Allis* (1927), 13, 125.

³⁷*Ibid.*, 42-44, 64.

it maintained until it was taken over by the village government in 1907. The club also played a key role in developing the West Allis Neighborhood Association. This group emerged in 1909 as a result of the increase of child poverty in the city. The initial role of the organization was to serve as the united voice of all of the city's churches and charitable groups. By 1912, the association had an office located at 6109 W. Greenfield Avenue to assist the various charitable groups. Soon thereafter, the Neighborhood Association merged with a Milwaukee group called the Family Welfare Association. This resulting private organization possessed a relief fund and occupied an office in the West Allis City Hall. The association worked with needy families in the city by providing legal, medical and educational assistance. During the 1920s, the group served an average of 180 families within the city.³⁸

Associated Resources:

The following extant resources identified as a result of the current survey are associated with West Allis' governmental and political history:

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>Map Code</u>
West Allis Post Office (NR-listed)	7440 W. Greenfield Avenue	16/11
West Allis City Hall	7525 W. Greenfield Avenue	278/5
West Allis Fire Station (#2)	7300 W. National Avenue	279/15
West Allis Fire Station (#1)/Administration Building	7332 W. National Avenue	13/8
Washington Playground/Liberty Heights Park Buildings	1540 S. 62 nd Street	284/1-2
West Allis Electric Substation Building	1540 S. 62 nd Street	284/2
West Allis Carnegie Library	1508 S. 75 th Street	16/18
Kopperud Park	S. 76th & W. Pierce streets	277/4

³⁸Ibid., 63-64.

CHAPTER 6

Industry

The history of West Allis is inextricably tied to the Allis-Chalmers Manufacturing Company. In 1868, Edward P. Allis produced his first steam engine in Milwaukee. The Edward P. Allis Company gained national renown for its steam engines and pumps. By the 1890s, the E.P. Allis Company plant on Milwaukee's Clinton Street was only large enough to employ 3,000 people and generate \$6 million in revenue. Allis wanted to expand the plant so it required 10,000 workers and would produce between \$20 and \$30 million in manufactured goods. However, no land was available for expansion at the Clinton Street location. Charles Allis decided to move his company and quickly was courted by a number of promoters in the Milwaukee area, as well as in Illinois. However, Stutley I. Henderson approached Charles Allis on 25 November 1900 about locating his factory on the Whitmore Farm near North Greenfield. The 100-acre location offered easy access to two of the area's major railroads, two streetcar lines and sufficient land for housing development.³⁹

The company became in 1901 the Allis-Chalmers Company after a huge merger by the E.P. Allis Company with the Fraser & Chalmers Company of Chicago, the Dickson Manufacturing Company of Scranton, Pennsylvania, and the Gates Iron Works of Chicago. When completed, the West Allis plant was the new corporation's signature facility. The new corporation also expanded its product line and began to build power generation and electrical equipment. It would later build farm machinery and a wide variety of other manufactured goods. Allis-Chalmers remained one of the largest manufacturing companies in the country throughout the first half of the twentieth century. However, the company began a long, slow decline in the 1960s. The firm cut a number of its more unprofitable ventures and, in 1985, sold its farm machinery business to Klockner-Humboldt-Deutz of West Germany. Allis-Chalmers spent the next three years liquidating its remaining assets and declared bankruptcy in 1988.⁴⁰

While Allis-Chalmers dominated the West Allis industrial scene for more than eighty years, the city possessed many other manufacturing businesses. Once Allis-Chalmers decided to move to North Greenfield, a number of other concerns followed and were in operation before the Allis plant was completed. One of these firms was the Kearney & Trecker Company, which was organized in 1898 in Milwaukee. The company constructed metal milling machines. The company moved to West Allis in 1901 to a site north of W. National Avenue and west of the spur railroad that connected the Milwaukee Road and the Chicago & North Western Railroad (CNW). Another notable company that relocated was the West Allis Stamping Company, which was founded in Milwaukee in 1895 by

³⁹Burbach, *West Allis* (1912), 19-23, 52.

⁴⁰*Ibid.*, 52-53; C.H. Wendel, *The Allis-Chalmers Story* (Iola, WI: Krause Publications, 2004), 4-5, 16, 355.

August J. Petrie. In 1907, the firm opened a plant in the 800 block of S. 72nd Street.⁴¹

Other companies, including the Kempsmith Manufacturing Company, arrived once the Allis-Chalmers plant was in operation. Kempsmith began in Milwaukee in 1888 and moved to a new plant at **5325 W. Rogers Street** (Map Code 284/21, See Recommendations Chapter) in 1910. Organized by Frank Kempsmith, the company initially built milling machines and later machines used for manufacturing bicycles. In 1901, Kempsmith sold his company to Franz Wollaeger and Howard Browning, who passed it to Paul E. Thomas in 1903. By 1910, the enterprise required additional facilities and moved to a four-building complex in West Allis. The new complex was used to manufacture a variety of milling machines used in automobile manufacturing and ship building.⁴²

By 1912, West Allis was a significant industrial city that was the home of sixteen major manufacturing concerns. Most of these industries engaged in building heavy machinery, motors or cast iron products. These facilities were clustered along the Milwaukee Road, the Chicago & North Western Railroad, as well as the spur line that connected the two. Where the CNW entered West Allis in the southeastern corner existed the facilities for the aforementioned Kempsmith Manufacturing Company, the Wisconsin Motor Manufacturing Company at **1910 S. 53rd Street** (Map Code 284/18), the Sternberg Manufacturing Company at 55th and Gordon and the Wehr Steel Company at the point where 54th Street terminated at the north side of the CNW tracks. Another long-time business is the John Obenberger Forge/Unit Drop Forge Company complex at **1903 S. 62nd Street** (Map Code 284/15, See Recommendations Chapter). Meanwhile, a second spur line parallel to S. 84th Street was constructed off the CNW line to W. Greenfield Avenue. This line served the Rosenthal Corn Husker Company (no longer extant).⁴³

While the spur line ran through the Allis-Chalmers grounds, other industrial companies also utilized these tracks. Important businesses included the Kearney & Trecker Company at S. 68th Street and National Avenue, the Fred M. Prescott Steam Pump Company at S. 68th Street and W. Greenfield Avenue and the Pressed Steel Tank Company, which until 2004 operated along W. Greenfield Avenue immediately east of the spur line (the Pressed Steel complex was razed in 2007). Two smaller companies along the line were the Gerlinger Steel Casting Company and the Radcliffe Manufacturing Company, the latter of which made windows and doors. Both of these industries existed along S. 67th Street between W. Mitchell and W. National avenues. Both of these plants were later acquired by Kearney & Trecker and consolidated into that firm's Plant No. 2. This line is also the site of the former Davis Manufacturing/Avery Company Industrial Complex (See Recommendations Chapter) at **6601-23 W. Mitchell Street** (Map Codes 284/8, 284/4-5) & **1813**

⁴¹Burbach, *West Allis* (1912), 25, 63; "Milwaukee Stamping Company," History sheet and business biography located in Business Binders, WAHS.

⁴²Burbach, *West Allis* (1912), 71, 73, 75.

⁴³*Ibid.*, 61-83; Sanborn Map Company, *Sanborn Fire Insurance Maps—West Allis* (1910).

S. 66th Street (Map Codes 284/9, 301/12), which is one of West Allis's best-preserved industrial complexes.⁴⁴

The city's fourth industrial area in its early years was along the south side of the Milwaukee Road tracks, east of the State Fairgrounds. Between S. 71st and S. 74th streets existed the Milwaukee Stamping Company, the Sterling Wheelbarrow Company and the West Allis Malleable Iron & Chain Belt Company, which later became the Federal Malleable Company.⁴⁵

More and more industries continued to begin operations in West Allis. By 1927, the aforementioned industrial tracts had expanded with new companies, as well as significant additions to the original ones. Notable new developments by 1927 were the Zenith Foundry Company near S. 84th Street and W. Greenfield Avenue and the Sterling Motor Truck Company at S. 54th & W. Rogers streets. Companies that had made large expansions to their businesses between 1910 and 1927 were Kearney & Trecker and the Wisconsin Motor Manufacturing Company.⁴⁶

West Allis remained a vibrant industrial city well after World War II. In 1959, the city possessed eleven heavy manufacturing companies led by Allis-Chalmers, Kearney & Trecker and the Kempsmith Machine Company. Other notable companies included the Unit Drop Forge Company (originally known as the John Obenberger Forge Company), which specialized in steel forgings, and the Unit Crane & Shovel Company (originally known as the Universal Power Shovel Company) located at **6401 W. Becher Place** (Map Code 284/10, 298/3 and 301/8, See Recommendations Chapter), which constructed heavy cranes and mining equipment. Four iron and steel foundries, including Federal Malleable at **805 S. 72nd Street** (Map Code 278/20), also employed a number of West Allis workers. However, it was in the area of medium and light manufacturing where West Allis possessed the greatest diversity in both the number and types of manufactured products produced in the city. The ninety-eight companies in this category included hydraulic jack maker Blackhawk Manufacturing Company located at S. 54th & W. Rogers streets, as well as the Christian Hansen Company, which produced enzymes and bacteriological cultures for making cheese. In 1961, this firm constructed a modern research laboratory building at **9015 W. Maple Street** (Map Code 301/23, See Recommendations Chapter). Other items produced in West Allis during this period included chemicals at the Badger Chemical Company, concrete products at the Vanderheyden Company and tools and dies from the Quality Tool & Engineering Company.⁴⁷

⁴⁴*Sanborn Fire Insurance Maps–West Allis* (1910; 1927; 1927 updated to 1951); “Building New City,” *Milwaukee Journal*, 24 September 1910. The Pressed Steel Tank Company moved to Milwaukee in 2004.

⁴⁵*Sanborn Fire Insurance Maps–West Allis* (1910; 1927; 1927 updated to 1951).

⁴⁶*Sanborn Fire Insurance Maps–West Allis* (1927).

⁴⁷Szudy, “A Half Century of Public Education in West Allis,” 59-62; “Chr. Hansen Laboratory Building New Section for Food Culture Research,” Uncited Newspaper Article (19 January 1961), Located in Business Binders, WAHS. Szudy gleaned his 1959 information regarding manufacturing from the West Allis Assessor.

As West Allis grew after World War II, the city developed additional industrial tracts along its western environs. Parcels along both the western ends of the Milwaukee Road and CNW tracks were developed for industrial purposes. Also, several small concerns set up business along S. 108th Street.

By the 1980s, industry in West Allis was in decline. Many of the city’s largest manufacturing companies, including Allis-Chalmers and Kearney & Trecker, closed their doors. Many other smaller firms followed suit until the city lost 18,000, or 60 percent, of its manufacturing jobs. Since that time, local officials and citizens have worked to attract high-tech industry and small- to medium-sized businesses to provide diversity to its remaining industrial base. As a result of this redevelopment, many of West Allis’ historic-period industrial structures have either been demolished or, in the case of the Allis-Chalmers complex, have been heavily renovated.⁴⁸

Associated Resources:

The following extant resources identified as a result of the current survey are associated with West Allis’ industrial history:

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>Map Code</u>
Universal Power Shovel Corp./Unit Drop Forge Co.	6401 W. Becher Place	284/10, 298/3
Universal Power Shovel Corp.	6411 W. Burnham Street	301/8
Standard Separator Company	5317 W. Burnham Street	284/19
Milwaukee Wholesale Cleaners	5506-5522 W. Grant Street	284/23
Chr. Hansen Research Laboratory Building	9015 W. Maple Street	301/23
Davis Manufacturing Co./Avery Company	6601-6607 W. Mitchell Street	284/8
Le Roi Company Building	6604 W. Mitchell Street	284/7
Davis Manufacturing Co./Avery Company/Spinweld	6623 W. Mitchell Street	284/4, 284/5
Grob Brothers Tool Room & Garage/Quality Tool & Die	9700 W. National Avenue	285/6
Kearney & Trecker Corp. Garage/National Skatepark	6803 W. National Avenue	298/7
Kempsmith Manufacturing Company	5325 W. Rogers Street	284/21
Wisconsin Motor Manufacturing Company	1910 S. 53 rd Street	284/18
Obenberger Forge Company/Unit Drop Forge Co.	1903 S. 62nd Street	284/15
Davis Manufacturing Co./Avery Company		
including the Factory Arcade Building	1813 S. 66th Street	284/9, 301/12
Allis-Chalmers Manufacturing Company/Summit Place	1126 S. 70 th Street	18/16
Allis-Chalmers Tractor Showroom & Office/ Lakeland College	1135 S. 70 th Street	285/16
Federal Malleable Company	805 S. 72 nd Street	278/20
Make All Tool & Die Shop/Electro Graphics	1924 S. 74 th Street	285/15
Kearney & Trecker Co. Building/Quad Graphics	555 S. 108 th Street	254/6

⁴⁸“Boomtown: West Allis Economy Has Diversified, Strengthened Since Devastating ‘80s.”

CHAPTER 7

Commerce

The origins of the commercial history of West Allis date back to the time of the Honey Creek settlement. This small cluster of buildings initially contained a blacksmith shop, a sawmill and a general store. In 1880, the Chicago & North Western Railroad constructed the North Greenfield depot in the vicinity of S. 82nd Street and W. National Avenue, which sparked a good amount of residential and commercial development. Much of this development occurred along W. National Avenue between S. 79th and S. 82nd streets. By 1910, this three-block stretch included approximately twenty stores, the LeFeber Brothers Grain Elevator, a steam laundry, a veterinary office and the Wilbur Lumber Company.⁴⁹

The development of other commercial areas within early West Allis coincided with the placement of streetcar lines. The first lines ran along W. Greenfield Avenue and S. 70th Street. As a result, W. Greenfield Avenue emerged as West Allis' main street. Beginning at Six Points, which was the intersection of W. Greenfield and W. National avenues with S. 62nd Street, the commercial character of the street continued westward. Early development was intermittent along this route with the heaviest early concentration existing between S. 68th and S. 74th streets. By 1910, this stretch possessed forty-six commercial structures intermixed with twenty-eight vacant lots. Most of these buildings were two stories tall and of wood-frame construction. By 1927, all of the empty parcels were filled with businesses and the overall length of this commercial strip moved westward to the vicinity of S. 82nd Street as well as connecting with Six Points. While most of these structures are denoted only as a "store" on Sanborn fire insurance maps, this area did include a bank, drug store, paint store, auto garage, bowling alley, pool hall, movie theaters and two gas stations. One of these theaters was the Paradise Theater located at **6227-31 W. Greenfield Avenue** (Map Code 20/16, See Recommendations Chapter).⁵⁰

While W. Greenfield Avenue was the city's primary commercial strip, small commercial areas emerged prior to 1927 along portions of W. National and W. Lincoln avenues, W. Becher Street, as well as W. Beloit Road prior to 1927. A second streetcar line on W. Becher Street facilitated additional commercial construction. This line was in place by 1927 with small stores or business blocks, such as the Mertz Block at **7519-29 W. Becher Street** (Map Code 13/17, See Recommendations Chapter), evident near the intersections with S. 74th, S. 75th, S. 84th and S. 85th streets.⁵¹

⁴⁹Burbach, *Historical Review of West Allis* (1927), 7; *Sanborn Fire Insurance Maps–West Allis* (1910).

⁵⁰*Sanborn Fire Insurance Maps–West Allis* (1910; 1927).

⁵¹*Sanborn Fire Insurance Maps–West Allis* (1927); Joseph M. Canfield, *TM: The Milwaukee Electric Railway & Light Company* (Chicago: Gregg-Moore Lithographing Company, 1972), 1933 Map Inset.

These city businesses represented a wide assortment of goods and services. In 1919, a local newspaper remarked that West Allis possessed eighteen meat markets, nine bakeries and forty-nine grocery stores. Other services included five hardware stores, five dry goods stores and five drugstores. Three automobile garages were in operation in addition to three lumber yards and a furniture store. Professional services were also well represented in West Allis and included nine doctors, three dentists and four attorneys. An architect and two veterinarians also practiced within the city. And finally, banking in the city was handled by the First National Bank of West Allis and the West Allis State Bank at **6125 W. National Avenue** (Map Code 19/1).⁵²

The rapid westward development of West Allis after World War II brought about additional commercial areas in the city. The commercial nature of the W. Greenfield and W. National Avenue thoroughfares continued westward and new commercial corridors developed along S. 108th Street and Beloit Road.

Associated Resources:

The following extant resources identified as a result of the current survey are associated with West Allis' commercial history. Unlike the rest of the chapters, all properties include their construction date in order to further illustrate the city's commercial development.

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>Map Code</u>
Commercial Building (1926)	6832 W. Becher Street	299/16
Period Revival Commercial Building (1927)	6918-22 W. Becher Street	280/32
Commercial Building (1926)	7409-15 W. Becher Street	299/15
Commercial Building (1926)	7421-25 W. Becher Street	299/14
Original Mertz Block (1929)	7519-29 W. Becher Street	13/17
Commercial Building (1925)	7528-32 W. Becher Street	299/13
Commercial Building (1927)	7913-19 W. Becher Street	14/12
Commercial Building (1954)	7640 W. Beloit Road	276/7
Joseph Levar Building (1930)	5528-32 W. Burnham Street	293/21
Sam Hersch Investment Building (1928)	5701-11 W. Burnham Street	293/22
Leo Napientek Building (1928)	5900-02 W. Burnham Street	14/3
Alex Casadonte Building (1928)	5909-15 W. Burnham Street	14/4
Perpich Building (1927)	6007-13 W. Burnham Street	287/18
Frank Grosschadl Building (1929)	6108-10 W. Burnham Street	293/13
Milwaukee Wholesale Cleaners (1928, 1930, 1952)	5506-22 W. Grant Street	284/23
Twentieth Century Commercial (1928)	6540 W. Grant Street (aka 2190 S. 66 th Street)	276/15
Van's Food Market (1949, 1961)	6027 W. Greenfield Avenue	285/23
Joseph Burbach Service Station (1926)	6030 W. Greenfield Avenue	285/22
Twentieth Century Commercial Building (1918)	6125-29 W. Greenfield Avenue	296/12
Peter Burbach Building (1903)	6131-35 W. Greenfield Avenue	296/13
Paradise Theater Block (1929)	6227-31 W. Greenfield Avenue	20/16
Allis-Chalmers Employment Credit Union (1968)	6512 W. Greenfield Avenue	11/20

⁵²“West Allis Today,” *West Allis Press*, 8 August 1919.

Allis-Chalmers Employment Office (ca. 1940)	6610 W. Greenfield Avenue	18/16
Bendlin Building (1903)	7023-29 W. Greenfield Avenue	17/15
Commercial Building (1927)	7028-36 W. Greenfield Avenue	17/10
Commercial Building (1904)	7035-37 W. Greenfield Avenue	17/9
Commercial Building (ca. 1912)	7040-42 W. Greenfield Avenue	17/8
Schmidt-Blanke Building (1911)	7041-45 W. Greenfield Avenue	18/2
Claude Olney Building (1921)	7044-46 W. Greenfield Avenue	17/6
Alois Lohberger Building (1928)	7217-19 W. Greenfield Avenue	279/30
Rhatigan Building (1924)	7227-31 W. Greenfield Avenue	279/31
Commercial Building (1930)	7232-34 W. Greenfield Avenue	17/4
A. Green Building (1927)	7301 W. Greenfield Avenue	279/33
Paul Kuehlhorn Building (1925)	7413-17 W. Greenfield Avenue	279/34
W.H. Shenners Building (1925)	7420 W. Greenfield Avenue	279/36
Joe Javorsky Building (1933)	7500-04 W. Greenfield Avenue	278/2
Frank Koelsch Funeral Home (1936)	7622 W. Greenfield Avenue	277/26
Wage & Hackett Building (1924)	7629 W. Greenfield Avenue	278/7
Thomas J. Flemming Building (1925)	7701-05 W. Greenfield Avenue	278/6
John Quaden Motors, Inc. (1949, 1950)	7801-03 W. Greenfield Avenue	278/8
Samuel Stern Building (1929)	7829-33 W. Greenfield Avenue	278/9
Commercial Building (1929)	8111 W. Greenfield Avenue	278/10
Commercial Building (1968)	11716 W. Greenfield Avenue	271/14
Craftsman Commercial Building (1916)	6133 W. Lapham Street	10/21
Twentieth Century Commercial Building (1915)	8106-08 W. Lapham Street	4/22
Cosden Oil Co. Filling Station & Garage (1928, 1930)	5730 W. Lincoln Avenue	273/26-27
Pate Oil Service Station (1955)	5923 W. Lincoln Avenue	273/35
Twentieth Century Commercial Building (1926)	6036-38 W. Lincoln Avenue	273/33
Commercial Building (1928)	6506 W. Lincoln Avenue	276/14
Adam Piatkiewicz Building (1925)	6830 W. Lincoln Avenue	13/19
Twentieth Century Commercial Building (1930)	7510-16 W. Lincoln Avenue	275/33
Carvell Dairy Freeze Store/Boy Blue (1953)	8322 W. Lincoln Avenue	50/99
Southwest Medical Group Building (1956)	8501 W. Lincoln Avenue	286/15
Dr. Harry Watson Medical Clinic (1959)	8511 W. Lincoln Avenue	286/14
Wehr Building (1969)	10201 W. Lincoln Avenue	272/3
Twentieth Century Commercial Building (1926)	5932 W. Mitchell Street	298/22
Twentieth Century Commercial Building (Ca. 1927)	6125-27 W. Mitchell Street	293/12
West Allis Tire Supply Co. & Filling Station (Ca. 1928)	5600-10 W. National Avenue	286/1, 301/15
Twentieth Century Commercial Building (1919)	5701 W. National Avenue	286/3
Juneau-Hathaway Co. Building (1927)	5707 W. National Avenue	286/2
Babich Building (1926)	5831-35 W. National Avenue	286/4
Kegel's Inn (1925/1933)	5901-05 W. National Avenue	11/3
West Allis State Bank (1918)	6125 W. National Avenue	19/1
Period Revival Commercial Building (1927)	6227-31 W. National Avenue	286/8
Otto Conrad Office Building (1923)	6430 W. National Avenue	12/3
West Allis Municipal Market (1931)	6501 W. National Avenue	13/2
Knippel-Selig Co. Auto Sales (1946/1955)	7030 W. National Avenue	279/14
Adolph Piatkiewicz Building (1924)	7008-10 W. National Avenue	279/12
Commercial Building (1932)	7100 W. National Avenue	279/13
John Welsand Building (1927)	7113-15 W. National Avenue	279/10
West Allis Fire Station #2 (2002)	7300 W. National Avenue	279/15
Art Deco Commercial Building/Lavern Apartments (1931)	7521-27 W. National Avenue	279/18

Twentieth Century Commercial Building (1927)	7730-32 W. National Avenue	286/10
LeRose Realty Building (1927)	8004-10 W. National Avenue	5/33
Black Eagle Oil Co. (1929)	8113 W. National Avenue	22/34
Jerry DeGroot Building (1924)	8112-14 W. National Avenue	4/27
Douville Building (1900)	8118-22 W. National Avenue	4/28
Clark Super Gas Co., Inc. (1934, 1950, 1967)	8530-50 W. National Avenue	286/12
John Rovsek Building (1926)	9026 W. National Avenue	14/13
Grob Brothers Tool Room & Garage (1929)	9700 W. National Avenue	285/6
Craftsman Commercial/Apartment Building (1908)	7128 W. Orchard Street (aka 1468-70 S. 72 nd Street)	10/18
Twentieth Century Commercial Building (1923)	7325-31 W. Walker Street (aka 900 S. 74 th Street)	278/24
Gunderman Motor Sales (1924, 1928)	1005 S. 60 th Street	287/15
Twentieth Century Commercial Building (1926)	1029-31 S. 60 th Street	287/16
Albert Kopis Building (1927)	1907-09 S. 60 th Street	287/19
Albin Gyzienski Building (1927)	2188-92 S. 60 th Street	275/23
Henry F. Berg Building (1927)	1975-77 S. 71 st Street	280/26
George Slattery Funeral Home & Residence (1930)	1500 S. 72 nd Street (aka 7223 W. Orchard Street)	288/19
Wadhams Seneca Gas Station (1927)	1647 S. 76th Street	6/31
Commercial Building (1952)	2568 S. 76th Street	277/31

CHAPTER 8

Architecture

Although it is apparent that a significant number of West Allis structures are architect designed, an even greater number of buildings were constructed by local builders and carpenters. As can be seen in the business district along W. Greenfield Avenue, most structures reflect the commercial vernacular style, which means that they incorporate necessary standard features such as storefront windows, but without the characteristic detailing of a specific style. Construction materials chosen for commercial buildings were generally based on the availability of those materials, what was in vogue at that time period, as well as the amount of money available to the patron.

A cursory review of the inventoried structures in West Allis indicates that nearly half of the buildings are of brick—most of which are simply brick faced. The earliest brick production was small scale and considered a handicraft rather than an industrial product. Each locality produced a brick color that was largely determined by the area’s clay deposits. Although it doesn’t appear that West Allis had its own brick manufacturing facility, by no later than 1914, “brick of all kinds” was cited as available at the West Allis Fuel & Supply Company at 6639 W. National Avenue. Brick was also available from the H.G. Meigs Company, also on W. National Avenue.⁵³

Nearly 200 of the inventoried structures are sheathed with a stone veneer; specifically, with limestone or what is commonly called Lannon stone or more broadly as Waukesha limestone. Lannon stone refers directly to the quarries in the vicinity of Lannon, in Waukesha County; however, other quarries in Waukesha also provided such limestone to the surrounding communities.

Although the vast majority of all structures in West Allis are of frame construction and were sheathed with either board or clapboard. However, the number of inventoried homes that remain sheathed with their original wood material amounts to approximately 117. Like most towns in the state, West Allis had its share of lumber concerns, including the Tower Lumber Company (later Tower-Hubbard), the West Allis Lumber Company and the Otto Conrad Lumber Company. Perhaps the most prolific of those concerns was the Wilbur Lumber Company, which until 1970, was located at 7827 W. National Avenue. The Wilbur Lumber Company was founded by George H. Wilbur in 1875 in Burlington, Wisconsin. In 1922 (the year of George’s death), the main office was relocated to West Allis. The Wilbur lumber firm not only supplied building materials, but also provided a complete building service, including plans and financing, as well as contractor recommendations. A significant number of the Wilbur Lumber plans are now in the possession of the West Allis Historical Society. Although time restraints did not permit reconciliation of all plans with existing structures, it is of note that of the titled plans, West Allis carpenter-contractor Jason Walderon had plans drawn for a duplex (Plan #477) and real estate man Roman Ganser also had plans drawn for

⁵³*West Allis City Directory*, 1914, 1918, 1925, 1932.

a bungalow (Plan #478), both of which were built at unknown locations. Although many frame structures have been re-sheathed with modern materials, a significant number still feature their original wooden siding.⁵⁴

And finally, although only a small percentage of the inventoried homes are constructed of cement or concrete, this building material is still notable throughout the city. While the earliest recorded use of concrete dates to 121 B.C., the development of concrete blocks occurred in the 1830s, when patents were granted for precast concrete blocks made from compressing hydraulic lime into wooden frames. In 1855, two Wisconsinites received a patent for a variation that mixed sand and lime in certain proportions. Effective commercial production of concrete blocks did not occur, however, until 1868, when the Frear Stone Manufacturing Company of Chicago used metal presses. As more presses developed, the availability and popularity of concrete blocks increased. The blocks, which were described as “cheaper than stone and stronger than brick,” were widely used until sometime in the 1930s. Cement block manufacturers in West Allis included the West Allis Cement Block works (later the Murdock Cement Block Works) on S. 84th Street, Adam Klopfer’s concern on Schlinger Avenue, the Pyramid Block Company on W. National Avenue and the Wisconsin Cement Block Company on S. 76th Street.⁵⁵ A number of rock-faced, concrete block homes are located in the city of West Allis and include the circa 1897 Dutch Colonial Revival style home at **1633-1635 S. 80th Street** (Map Code 5/36). Although the upper level has been re-sheathed with narrow vinyl, the rock-faced concrete block of the first level remains intact, as do the leaded glass windows with their rectilinear design. Another example is found at **1528-1530 S. 75th Street** (Map Code 288/3). Built in 1911, this structure is comprised of rock-faced, concrete block along both the first and second floors (including the porch), while the upper half story is frame and sheathed with narrow clapboard. A later example, this one exhibiting modest Tudor influence throughout its dominant chimney and diamond-paned windows, is located at **2121 S. 87th Street** (Map Code 285/3). Built in 1938, this Cape Cod home is constructed of smooth concrete blocks throughout. A rather vernacular, front-gabled house (1941) constructed of similar smooth block is located at **2052 S. 82nd Street** (Map Code 295/13).

Architectural Styles

A chronological examination of West Allis architecture reveals that from its days as the Town of Greenfield, through its incorporation and establishment as a village and later a city, and to the present day, a number of the significant period styles are represented. While some examples are pure representations of the styles, the majority are perhaps more appropriately considered *interpretations*.

⁵⁴“Wilbur Homes are Good Homes,” Advertisement from unknown source, Copy in the Business Binder–W, Located at the WAHS; “Wilbur Lumber Ends 95 Years,” *West Allis Star*, 9 July 1970, A10.

⁵⁵Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison: State Historical Society of Wisconsin, Historic Preservation Division, 1986), Vol. 2, Architecture, 4/8-9; *West Allis City Directory*, 1912, 1914, 1918, 1932.

Please be aware that architectural styles have been more clearly defined than they were in the past and style classifications that were used and applied for the 1981 survey, in some cases, are no longer considered appropriate.⁵⁶

- Queen Anne

Briefly summarized, Queen Anne architecture is a late-Victorian era building style characterized by an irregular plan, often evident through asymmetrical walls. A combination of various building materials ranging from shingles, clapboard and brick may be used on one structure, while typical details include large porches or verandas, turrets, bay windows and decorative patterns such as fish-scale and diamond shingles. The Queen Anne style was popular in Wisconsin between 1880 and 1910. A significantly large and relatively intact example of the style is located at **8323 W. Burnham Street** (Map Code 2/2). Built by the Douville family, this late-Victorian era home features a prominent three-story corner tower, both narrow clapboard and wooden shingle sheathing, as well as a highly detailed porch that includes cut stone and column porch supports and a spindlework frieze. A significantly smaller, but highly intact example of the style is located at **1972 S. 82nd Street** (Photo Code 2/23). Built circa 1886 by John D. Bowes, this two-and-one-half-story house features both clapboard and decorative wooden shingle sheathing, as well as a small wraparound porch and period leaded-glass windows. The circa-1892 house at **1441 S. 80th Street** (Map Code 291/2) rises from a coursed stone foundation, is sheathed with clapboard and features a multiple gabled roofline. Gabled peaks are covered with decorative shinglework, turned posts support the porch and a number of stained and colored-glass windows remain intact. And finally, perhaps the most well-known house in the city is the Edward Townsend Mix-designed, “summer home” of John Lendrum Mitchell (1885), located at **5301 W. Lincoln Avenue** (Photo Code 19/19). Although altered by aluminum siding, additions and the removal of the wraparound porch, the home’s original Queen Anne characteristics can still be seen through its irregular massing, multiple gabled roofline and its three-story tower on the exterior and period detailing on the interior.

- Boomtown

Boomtown structures, which were built for commercial use between 1870 and the 1910s, are generally simple, rectangular block, frame buildings with false fronts. If fully intact, these one- or two-story buildings are sheathed with clapboard and feature storefront windows. West Allis boasts just one intact Boomtown structure, the circa-1900 Douville building, located at **8118-8122 W. National Avenue** (Map Code 4/28). Although modest alterations have occurred to the storefront level, the boomtown front, which is covered with wooden shingles, remains intact.

⁵⁶Please note that the 1981 Historic Survey & Planning Study which was completed by Johnson, Johnson & Roy, indicated that the James Cooper Farmhouse and the Peter Juneau House were both examples of the Greek Revival style. This is an example of where the further definition of styles over the last few decades renders the 1981 classifications as incorrect.

- Neoclassical

A limited number of examples of the Neoclassical style are located in West Allis. This return to classicism was a result of the World's Columbian Exposition in Chicago in 1893. Elements of the style most often include a symmetrical facade, monumental columns, blind parapets and other classically derived, ornamental sculpture. The Neoclassical style was often used for banking institutions. Indeed, the 1918 West Allis State Bank building, which was designed by Charles Lesser, is a Neoclassical-style example, albeit an altered one. Located at **6125 W. National Avenue** (Map Code 19/1), the structure is triangular in form and employs a corner entry that displays colossal Doric columns, an entablature with a frieze comprised of triglyphs and metopes and which is further surmounted by a full pediment (the latter element of which is obscured by modern signage). Originally built in 1914 and designed by the firm of Charleton & Kuenzli, the West Allis Public Library located at **1508 S. 75th Street** (Map Code 16/18) features a symmetrical facade, a cornice with both dentil and modillion trim, as well as corner quoining and flat, stone window lintels with oversized keystones. Designed and built in 1929 by the Hinkley Company, the West Allis Lodge No. 291, F. & A.M. at **7515 W. National Avenue** (Map Code 13/12, See Recommendations Chapter) is another Neoclassical example. The structure's symmetrical north facade displays a series of four pilasters topped with elaborated capitals support a plain entablature upon which a full pediment rests. And, although minimal in its detailing, the Hugo Miller-designed apartment building at **1705 S. 84th Street** (Map Code 270/11) is considered Neoclassical, as it exhibits a classical entrance, as well as modest keystones above all of the windows.

- Craftsman

In 1888, the English Arts & Crafts Exhibition Society was formed by a group of artisans and architects as a reaction against the standardization and industrialization of the products of their respective professions. The Craftsman style was a descendant of the Arts & Crafts movement and was propagated by Gustav Stickley in New York. The Craftsman style was popular from approximately the turn-of-the-twentieth-century to 1920 and examples in Wisconsin often resemble oversized bungalows. Primary characteristics of the style include stucco or brick surfaces, multiple-pane windows and a sunporch, with overall references of medieval flavor. Gabled dormers and decorative brackets or rafters generally accent the roof. Built circa 1910, the Alexander C. McMicken Residence at **1508 S. 80th Street** (Map Code 1/19, See Recommendations Chapter) is considered the best example of the Craftsman style in the entire city. Featuring a front-facing gambrel roof, this house displays a combination of brick, wooden shingles and stucco sheathing. A wooden bargeboard outlines the roof, which is further accented by carved wooden brackets. The home's tri-color painting scheme emphasizes the home's overall stylistic character. Another example, and perhaps a more modest one, is located at **1017 S. 56th Street** (Map Code 301/18). The front-gabled, two-story house is covered with narrow clapboard along the first floor, while wooden shingles sheathe the upper story. Modest wooden bargeboards, as well as exposed rafter tails are evident along the roofline. Note that at least three other examples of this exact form exist in the immediate area around S. 56th Street; however, this example stands as the most intact of the four. An

unusual example of the style is the John C. Gebhard Residence located at **2500 S. 60th Street** (Map Code 273/29). Built in 1913, the brick house rises from a fieldstone foundation; additional fieldstone sheathes the exterior chimney, as well as comprises the porch posts. Exposed rafter tails extend from the roofline and clapboard covers the roof dormer.

- American Foursquare

Popularized by mail-order catalogues, the American Foursquare residence is typically two stories, features a nearly square plan and usually displays a large porch across its primary and generally symmetrical facade. Foursquares are typically topped with a low, broad, hipped roof pierced on each side—or at least the primary facade—by a central roof dormer. Exterior materials range from clapboard to stucco to concrete block. Elements influenced by the Colonial Revival style are most often found on Foursquare buildings, although Prairie examples are often found as well. A pair of well-intact American Foursquares are located on the 1500 blocks of both S. 77th and S. 79th streets. The American Foursquare home at **1574 S. 79th Street** (Map Code 290/2) was built in 1912 by carpenter John Marks⁵⁷ and is sheathed with narrow clapboard on the first floor, while the upper story and the dormer are covered with wooden shingles. While featuring all the common Foursquare characteristics, this example projects a Colonial Revival influence through its pedimented porch. Built in 1919, a more vernacular interpretation—again sheathed with both clapboard and wooden shingles—is found at **1543 S. 77th Street** (Map Code 290/23). A 1905, rock-faced concrete block example, this with dormers on three faces of the roofline, is found at **1515 S. 82nd Street** (Map Code 292/10).

- Bungalow

The bungalow, which is perhaps more a form than a style, became popular in Wisconsin between 1910 and 1940. Characterized as an economical dwelling with simple lines, the bungalow typically rises one-and-one-half stories and features a wide, projecting roof, often low-pitched and featuring a dormer window. The roof, which oftentimes features exposed rafter tails, allows for large, facade-length porches, which may be enclosed. Clapboard siding is usually predominant; however, stucco and brick are also commonly used. Woodwork, including carved knee braces and brackets, tends to be plain but solid. While stylistic elaborations exist in West Allis, a vast number of the bungalows in the city are generally simple in their design. Numerous mail-order catalogues of the period featured varied plans that could be obtained cheaply and then executed by a local builder (See associated discussion below).

Due to the vast numbers of bungalows located in the city, it was determined that only those that were unaltered would be inventoried. However, a number of them—some of which were indeed modestly

⁵⁷ Assessor's records indicate a 1907 construction date; however, an information sheet at the WAHS indicates this house was built in 1912 by John Marks, partner in the Marks Brothers firm, "1574 South 79th Street," Information sheet in Homes Binder, Located at the WAHS.

altered—are located within the boundaries of proposed historic districts and, therefore, needed to be included as well. In the end, well over two hundred bungalows were inventoried. Some of the bungalows exhibited more Craftsman styling and, therefore, were classified as Craftsman examples. However, those that displayed Tudor influencing, were most often classified as bungalows.

Although bungalow exteriors often reflected those of others, a review and comparison of those inventoried, indicates that most had at least one distinguishing feature from that of the next. Based on the field review, it appears that the most common bungalow form in West Allis was that of the clipped gable end (that includes those inventoried, as well as those seen while canvassing the city). Frame examples with a clipped gable roofline, as well as a clipped-gable porch roof include **1627 S. 56th Street** (Map Code 273/7) and **1960 S. 84th Street** (Map Code 295/1), built in 1927 and 1925, respectively. Another frame example, this one built in 1919 and located at **1533 S. 81st Street** (Map Code 292/21), is side-gabled in form, is largely covered with wooden shingles and short wooden piers support the open porch. While considered bungalow forms, two Tudor-influenced, brick-faced bungalows built in 1928 and 1931, are found at **1008 S. 77th Street** (Map Code 277/23) and **2353 S. 78th Street** (Map Code 281/22). Designed by the Schroder Bros. in 1936, the coursed, stone-faced bungalow located at **2371 S. 79th Street** (Map Code 282/18) is a unique example, while another oddity is found at **1451-1453 S. 80th Street** (Map Code 291/4). The latter brick-faced example (built in 1926) features a polygonal sunporch to the south, while a three-sided entry provided access to the house, which also carries a five-sided dormer. Again unique, the 1928, hipped-roof bungalow found at **2018 S. 81st Street** (Map Code 3/20) exhibits zig-zag, brickwork patterning, while the 1934 Earl Wolff Residence at **2461 S. 79th Street** (Map Code 282/3, See Recommendations Chapter) prominently displays a Spanish Colonial flavor through its shaped parapet, tower-like entrance and arched side entryway.

- Catalogue or Plan Houses

The concept of catalogue or plan homes is not a new one and, among those firms producing such books or catalogs prior to the turn of the twentieth century were Tennessee architect George Barber and the Connecticut-based, Palliser & Palliser Co. Later companies that produced mail-order catalogues and achieved prominence include The Radford Architectural Company, Alladin and, of course, Sears, Roebuck & Company. And, as cited in the beginning under the discussion of Lumber, local concerns often produced plans that were available for sale. Indeed, in West Allis, the Wilbur Lumber Company did just that. And finally, in the mid-1930s, and under the Federal Housing Act, free plans and specifications were made available by the West Allis Better Housing Bureau in 1935.⁵⁸ Although a large number of homes reflect known catalogue designs, the following have been visually confirmed as such:

Examples of Sears, Roebuck & Co. homes include the following: “The Rodessa,” at **8443 W.**

⁵⁸“Why Pay Rent?” Advertisement from unknown source, Circa 1935, Ad lists locations from which free plans could be obtained, including the West Allis City Hall, Clipping in Homes binder, Located at the WAHS.

Mitchell Street (Map Code 270/10) built in 1923; “The Kilbourne,” built by Clifford Dussault in 1927 and located at **2150 S. 81st Street** (Map Code 3/10, See Recommendations Chapter); and “The Mitchell,” located at **1920 S. 108th Street** (Map Code 274/32, See Recommendations Chapter), which was constructed in 1937. In addition, the 1917 Charles Dahl Residence at **1973 S. 78th Street** (Map Code 299/19) was identified as a plan from the Gordon Van Tine Company and the 1914 bungalow at **2169 S. 84th Street** (Map Code 300/15) is believed to be “The Vallejo,” a Liberty Homes plan.⁵⁹

- **Period Revival Styles**

Period Revival styles, which range in time from the turn-of-the-twentieth century to the 1940s (with particular emphasis in the 1920s), are based on past motifs and styles. Using a variety of historical elements, architects and/or builders of the 1920s could combine those elements to make his or her own interpretation of the style. In turn, they could advertise their versatility in order to please a broader clientele. West Allis features a variety of Period Revival styles that are discussed below.

Similar to the Colonial Revival era from 1895 to 1920, the later *Period Colonial Revival* style is largely based on the classicism of both the Georgian and Federal styles. However, it is considered to be less formal than its predecessors. Structures in this style will generally display overall symmetry, a gabled roof with dormers and modest classical ornamentation that includes dentils, pilasters and shutters. A good example of the Colonial Revival style is located at **1544 S. 75th Street** (Map Code 289/24). Built in 1927, the brick-faced, William Rosenthal Residence is side-gabled in form, features a classical open-porch entry, multiple-light windows flanked by shutters, as well as a one-story sunroom wing to the south. A number of small- to medium-sized examples of the style are located within the proposed Mitchell Manor Residential Historic District (See Recommendations Chapter). One such example, which was built in 1937 by the Stenz Investment Company, is the two-story house at **2318 S. 52nd Street** (Map Code 262/15). It is side-gabled in form, features a central entrance with a modest classical surround including fluted pilasters, brick quoining, as well as symmetrically arranged, multiple-light windows. The residence at **2467 S. 81st Street** (Map Code 283/22), built in 1949, is an interesting example of the Period Colonial Revival style with a hint of modern influence. While featuring overall symmetry and a dentiled cornice, the stone entrance surround is more rectilinear in design, which is more in line with the Art Moderne style popular through the 1950s. Popular magazines of the period termed this type of house as an example of

⁵⁹Four of the five cited catalog homes were visually identified by Jim Draeger, the State Architectural Historian and Deputy State Historic Preservation Officer of the Wisconsin Historical Society, Madison, WI. The fifth house, located on S. 78th Street, was identified from a testimonial provided by Charles Dahl (who was cited at 779 71st Avenue, which today, translates to 1973 S. 78th Street) in a Gordon Van Tine catalogue, the document of which is in the personal possession of Draeger. Please note that additional information on file at the WAHS indicates that the Stratton Residence at 2108 S. 82nd Street is a Sears, Roebuck & Co. design; however, that supposition was never confirmed by plan/design reconciliation. Furthermore, Draeger indicated that it did not look like anything that he was familiar with of Sears, Roebuck & Co. Also, according to information provided by the owner (in 1980) of 1977-1979 S. 81st Street, this bungalow was also a Sears, Roebuck & Co. plan. Again, this supposition could not be confirmed.

“American Modernism.” A non-residential example is the small, but highly intact Cosden Oil Company filling station at **5730 W. Lincoln Avenue** (Map Code 273/26, See Recommendations Chapter). This building displays corner quoining and a combined tower/cupola along the roof’s ridge which includes a clock at its base—a feature typical of English-inspired Colonial examples.

The *Period Dutch Colonial Revival* style is recognized by its gambrel roof. The primary facade of such structures is often symmetrical; however, a one-story wing at one end is not uncommon. Two good and intact examples include the 1911 residence at **1568 S. 73rd Street** (Map Code 288/20), as well as the at 1920 home at **1602 S. 60th Street** (Map Code 298/20). Regarding the first example, it features a front-facing gambrel roof that is covered with wooden shingles, while the first floor is sheathed with clapboard. A shed-roof dormer extends from the home’s south elevation, as does a one-story bay; an open, hipped-roof porch features simple column supports. The latter, entirely clapboard-sheathed example features a side gambrel, from which a shed-roof dormer rises along its primary west elevation. A central entrance rests along the symmetrical facade, which also includes a one-story wing to the north. A small and early example of the style is situated at **1508 S. 78th Street** (Map Code 290/13). Built in 1903, the clapboard-sheathed house features a side gambrel roof, along with a central gambrel wall dormer along its primary facade. At least three other examples of this form exist in the city; however, this is the only one that retains integrity.

Based largely on medieval antecedents, the *Period Tudor Revival* style can be distinguished in part by the use of half-timber work and stucco; however, all brick examples are also very common. The style also will generally feature multiple-light windows, stone trim and steeply pitched gabled roofs and a dominant chimney. The best representation of this style in West Allis is the Dr. Walter Stranburg Residence located at **1103 S. 76th Street** (Map Code 278/36, See Recommendations Chapter). Designed by the firm of Velguth & Papenthien and completed in 1927, this brick-faced house features a steeply pitched roofline with bargeboards, stone, stucco and half-timber trim, as well as a dominant chimney and multiple-light windows. A second example, located at **7726 W. Lincoln Avenue** (Map Code 275/31) and built in 1928, is slightly more modest in overall detailing, however, its dominant chimney, stone entrance surround and stone label mold along its primary elevation are of note. A final example, this one designed by architect Russell Geske and built by the David Conrad Company, is located at **2368 S. 57th Street** (Map Code 267/18, See discussion regarding the Mitchell Manor Residential Historic District in the Recommendations Chapter). Built in 1939, this restrained example of the style is faced with brick and displays an entrance gable that includes a flat surround also executed in brick. False half-timber trim accents another of the gables, while typical elements including leaded-glass casement windows and an exterior chimney complete the home.

The *Spanish Colonial Revival* style is relatively rare in the State of Wisconsin and often gets confused with the Mediterranean Revival style. Both styles incorporate flat wall surfaces broken by tile, brick or terra cotta ornamentation, and feature a red tile roof. While the latter style is often planned around a central courtyard and considered more restrained in its design, Spanish Colonial residential examples often feature shaped gables and a more free interpretation of stylistic elements. A pair of Spanish Colonial style homes built by the Empire Construction Company are located in

the Lincoln Manor Subdivision and along S. 108th Street. Designed by architect Oliver Webb, the Henry Flack Jr., Residence at **2102 S. 108th Street** (Map Code 274/34) was built in 1929. This stucco-sheathed house features multiple rooflines, the primary facade of which displays a shaped gable, round-arched windows and a round-arched entryway. A short tower-like section rises from the center and features additional round-arched windows. Visible roof planes are topped with red, half-barrel tile. Next door at **2116 S. 108th Street** (Map Code 274/36), the Frank Himmelbach Residence was designed by architect Lloyd William Ernst in 1928. This larger example, which is largely side-gabled in form, is also sheathed with stucco and topped with a red tile covered roof. The entrance porch consists of round-arched openings flanked by shaped wing walls; additional round-arched windows are located in the sunporch to the south, as well as the second-floor porch along the primary west facade. A number of commercial buildings also exhibit a Spanish Colonial Revival influence though red tile pents, metalwork balconets and/or insets of mosaic tile. An apartment building with a hint of Spanish Colonial styling is found at **1515 S. 90th Street** (Map Code 270/20). Built in 1930, this two-story, six-unit apartment building was designed by John Topzant and features red tile-covered pents, parapets and modest decorative brickwork.

The *Mediterranean Revival* style is often confused or even used interchangeably with the above described Spanish Colonial Revival style. The Mediterranean Revival style is more truly based on European examples--most specifically, those located in the Mediterranean countries of Italy and Spain. Elements characteristic of the Mediterranean style include a red tile roof, overall flat wall surfaces, round-arched openings which are often accented by metalwork balconets. Both commercial and residential examples of the style will sometimes incorporate a bell tower. A number of West Allis commercial blocks exhibit many of the aforementioned stylistic characteristics and include the Mertz Block (1929) at **7519-7529 W. Becher Street** (Map Code 13/17) and the LeRose Realty Company Building at **8004-8010 W. National Avenue** (Map Code 5/33). The West Allis Fire Station #1, located at **7332 W. National Avenue** (Map Code 13/8) also features the style with its red tile roof and decorative terra cotta trim (See Recommendations Chapter for individual discussions regarding all three of the aforementioned buildings).

- Art Deco

The Art Deco style, which was popular between 1925 and 1945, is characterized by clean and rectilinear appearances and has either no ornamentation or ornamentation of a purely geometric character. One of West Allis' few Art Deco examples includes the 1930 Elms Apartments at **1624 S. 75th Street** (Map Code 13/10). Rising three stories, this structure is largely faced with brick; however, the first-floor entryway is faced with a smooth masonry surround that includes incised vertical lines that terminate with a geometric design. The four central bays of the remaining upper two stories are delineated by brickwork that emulates incised lines, which are stepped at the uppermost edge. Completed in 1929, the Art Deco-style Paradise Theater Block at **6227-6231 W. Greenfield Avenue** (Map Code 20/16, See Recommendations Chapter) features tall and narrow sections of terra cotta trim which include vertical, incised lines and are topped with an incised floral motif.

- Cape Cod and Ranch

The remaining common types of homes built in West Allis after 1940 and into the 1960s are still considered by many to be “modern.” Nevertheless, many of these have reached the fifty-year threshold necessary to be considered eligible for the National Register. Although homes generally termed “Cape Cod” can pre-date the 1940s, a substantial number of this “type” were erected in the 1940s and 1950s. The concept of the ranch house was born as early as 1925. But it was not until the 1940s that a group of West Coast architects formalized what became the Western Ranch House. Both house styles/forms are essentially modest in size and have little ornamentation; however, Period Revival styles are often incorporated into the exterior of Cap Cod examples. Ranch homes, on the other hand, are strictly rectilinear in design and most often feature a hipped roof and an attached garage.

Numerous Cape Cod examples are concentrated in the proposed Mitchell Manor Residential Historic District (See Recommendations Chapter). Indeed, a run of fourteen Cape Cods line much of the 2400 block of S. 59th Street and generally date from 1936 to 1944, with one being built in 1948. Either sheathed with brick, stone veneer or aluminum, the majority of the S. 59th Street examples are devoid of stylistic elements; however, a few, including the house (1937) at **2421 S. 59th Street** (Map Code 266/26) does exhibit a modest Colonial Revival influence through its classically framed entrance, gabled roof dormers and window shutters. Another Colonial Revival-influenced example, also built in 1937, is found at **2328 S. 78th Street** (Map Code 281/17). Returning to the proposed Mitchell Manor Residential Historic District, a Tudor-inspired Cape Cod is located at **2353 S. 57th Street** (Map Code 265/27). Generally front-gabled in form, cut limestone trims the round-arched entrance, as well as the two windows along the primary facade.

More traditional ranch homes are located along either side of the Honey Creek Parkway, with a concentration of such homes located along S. Stratton Drive, between W. Beloit Road and W. Oklahoma Avenue. Built in the Honey Creek Acres subdivision (See Recommendations Chapter), the proposed historic district of the same name includes twelve ranch style homes, the most striking of which is the stone-sheathed, Jack LaBonte Residence (1957) located at **2904 S. Stratton Drive** (Map Code 276/2). Another area in which ranch style homes were constructed was the Wildwood Estate Subdivision, located south of W. Cleveland Avenue and west of I-894. Built by the Milwaukee Builder’s Association, the 1954 home at **2866 S. Aurene Circle** (Map Code 272/21) is side-gabled in form, is sheathed with a stone veneer and features a bank of sash windows framed by curious wooden trim.

A unique type of ranch house includes the homes originally designed by Anton Kratochvil (See Architects, Chapter 9 and Recommendations Chapter). Located at **12323-12325 W. Walker Street** (Map Code 271/24) and **2158-2160 S. 89th Street** (Map Code 283/2), both duplex homes stand one story tall, are curvilinear in form and are topped with a flat, overhanging roof.

The Lustron Corporation, founded by Carl Strandlund in 1946, created the pre-fabricated Lustron

house, which can also be classified as a ranch house. These homes consisted of between ten and eleven tons of steel in their fabricated panels and components and only about 2,000 of them were built between 1946 and 1949. A single example of a Lustron home, albeit altered by modern sidings, was identified in West Allis at **2001 S. 80th Street** (Map Code 295/21). This one-story, gabled house, built in 1949, still retains its overall form, original metal windows, as well as its metal roof.⁶⁰

- Contemporary

While still considered by some not to be “historic,” many of the structures built in the 1950s through the 1970s are slowly coming of age. Since these structures are still too “young” to have been appropriately categorized for their stylistic features, they are vaguely grouped and termed “Contemporary.” Materials utilized for their construction are still considered modern but not necessarily innovative. A commercial example with Contemporary styling is the Medical Clinic of Dr. Harry Watson, located at **8511 W. Lincoln Avenue** (Map Code 286/14). Built in 1959 and designed by John Randall McDonald, this flat-roofed structure exhibits horizontal lines through the use of overhanging roofs, as well as the use of horizontal board and a coursed stone veneer.

West Allis features a number of striking Contemporary residential designs including the James William Pauers Residence at **2479 S. Green Links Drive** (Map Code 271/3, See Recommendations Chapter) and the home of Tony Mazurco at **12233 W. Cleveland Avenue** (Map Code 271/8, See Recommendations Chapter). Regarding the two-story Mazurco residence, it is sheathed with both stone and what appears to be pecky cypress, the roofline along both levels is flat and the overhanging eaves are underscored with flat, bracketlike elements. Also topped with a flat roofline, the 1966 Pauers Residence features bands of windows along its primary facade, while a large expanse of glass is found along its westerly, parkway-facing elevation.

- Vernacular

In addition to the aforementioned styles, a wide range of vernacular residential and commercial architecture emerged in West Allis. This form of local interpretation and expression reflects distinct types that fall under no particular stylistic category. Many examples are illustrative of various levels of preservation that can be found throughout West Allis. While some pre-1900 examples do exist, the majority of vernacular forms date to between 1900 and 1940. While vernacular bungalows are considered a “type,” they are discussed in the previous section of Bungalows. A pre-1900 residential example of a vernacular home includes the Fish-Halliwell Residence (1896) at **2193 S. 82nd Street** (Map Code 3/3). Side gabled in form, this house is sheathed with clapboard and includes a limited amount of decorative shinglework within its gabled peaks. The facade-length porch is entirely

⁶⁰Basic information on the Lustron house in general can be found in numerous publications; however, a summary of the house and its company can be found by looking up 3802 W. Capitol Drive (Record #29842) in Milwaukee, Milwaukee County, in the Wisconsin Architecture & History Inventory, Available online at www.wisconsinhistory.org/ahi.

unadorned. Down the block, the Herman Foelske Residence at **2130 S. 82nd Street** (Map Code 2/33) is front-gabled in form and is sheathed with clapboard. The enclosed porch and its continuous expanse of windows offers the home's only stylistic attribute. The Foelske house was built in 1913, a significant building boom year in West Allis.

Specifically 20th century commercial examples are located throughout the city and, while many display modest stylistic details, many are two-story, rectangular structures that feature little else but a shaped parapet and modest stone trim. Three such examples, built between 1925 and 1927 include the following: **2188-2192 S. 60th Street** (Map Code 275/23); **7528-7532 W. Becher Street** (Map Code 299/13); and **5932 W. Mitchell Street** (Map Code 298/22).

Associated Resources:

Due to the significant number of structures, a separate associated resources list is not provided here; however, please refer to Volume 2: Appendix B: Survey Inventory, where all resources are listed by style (by placing the Associated Resources list here, the subject document would be an additional twenty-five pages long).

CHAPTER 9

Architects, Builders, Carpenters & Contractors

Due to the vast number of architects, builders, carpenters and contractors that worked in West Allis from circa 1900 to the present day, not all include biographical entries below. However, an attempt was made to include all known architects and/or builders, along with their known works. Indeed, original permits (which begin in West Allis in the mid-1920s) were largely checked only for those structures that are included in the Recommendations Chapter; but other materials and resources, including plans on file at the Wisconsin Architectural Archive (WAA) in Milwaukee, were also consulted for information. Asterisks (*) denote those structures that have plans on file at the WAA. Due to the timing of this project and the timing of a microfilming project of the plans on file at the West Allis Department of Building Inspection, the city's plans could not be reviewed for further information regarding architects. Please note that an Associated resources list will not follow this Chapter, as most architects and their associated resources are listed to follow. Any other information regarding architects and/or builders and the structures that they designed that was found as a result of this survey can be found at www.wisconsinhistory.org/ahi.

Belongia, Myles

St. Mary Help of Christians Gymnasium (1957) **6014 W. Madison Street** (Map Code 287/11)
St. Mary Help of Christians Church and Rectory (1966) **1210 S. 61st Street** (Map Code 287/13)

Bennett, Paul

Sam Hersch Commercial Building (1928, 1929) **5701-07 W. Burnham Street** (Map Code 293/22,
See Recommendations Chapter)
Sam Hersch Apartment Building (1928) **1913 S. 57th Street** (Map Code 293/23, See
Recommendations Chapter)

Brust & Brust

This longtime firm traces its roots to Peter Brust, who was born on 4 November 1869 in the Town of Lake, Milwaukee County, Wisconsin. He began his career as a carpenter and became a draftsman in 1886. In 1890, he began an architectural apprenticeship with the noted Milwaukee firm of Ferry & Clas. While at this firm, he assisted with the designs of the tower for the St. John's Roman Catholic Cathedral in 1892 and the Milwaukee Public Library from 1895 to 1899. Brust joined the firm of H.C. Koch & Company in 1900 and then quickly took a chief draftsman job with Werner C. Esser in 1902. Both the Koch and Esser firms designed a number of churches in the Milwaukee area. In 1905, Brust traveled to Europe with a number of Milwaukee architects and formed a successful partnership the next year with Richard Philipp – a partnership that lasted until 1926. The firm of Brust & Philipp produced a number of substantial designs in Wisconsin including the master plan for the industrial community of Kohler, Wisconsin. After the break up with Philipp, Brust started his own firm and later was joined by his sons Paul and John in 1929 and 1936, respectively. Brust

also was active in professional circles. He was an original member of the Milwaukee Park Commission and served on committees that wrote the first building codes for both Milwaukee and the State of Wisconsin. He also served two terms as president of the Wisconsin chapter of the American Institute of Architects. Brust died on 22 June 1946 and his sons maintained the firm of Brust & Brust until 1973. Brust & Brust designed numerous notable ecclesiastic and school structures for the Catholic Church; they also received a number of prominent commissions for government buildings, hospitals and shopping centers. Within West Allis, the firm was responsible for the designs of the St. Aloysius Catholic Church complex* (1926-1954) at **1405 S. 92nd Street** (Map Codes 254/8, 254/11, 254/12, 254/14, See Recommendations Chapter), as well as several buildings, additions and renovations for the Holy Assumption Catholic Church* (1956-1961) at **7101 W. Orchard Street** (Map Code 18/7, See Recommendations Chapter).⁶¹

Charleton & Kuenzli (See discussion under **Herbst & Kuenzli**)
West Allis Carnegie Library* (1914) **1508 S. 75th Street** (Map Code 16/18)

Clas, Shepherd & Clas

The firm of Clas, Shepherd & Clas has its beginnings with Alfred C. Clas. The son of German immigrants, Clas was born on 26 September 1859, in Sauk City, Wisconsin. Soon after graduation from high school, Clas apprenticed with an unknown architect and also received two years of instruction in the building trade. After two years of additional apprenticeship in Stockton, California, he returned to Wisconsin and settled in Milwaukee. From about 1880 to 1884, Clas worked his way up from draftsman to architect in the office of James Douglas. In 1885 and 1886, the two were partners until Clas left to establish his own practice. Several years later, Alfred Clas partnered with George B. Ferry to form what would become the highly successful firm of Ferry & Clas. Between 1890 and 1912, they designed such notable buildings as the Milwaukee Public Central Library, the building of State Historical Society of Wisconsin, as well as a number of residences, including the Frederick Pabst Mansion. Following his partnership with Ferry, Clas and his son Angelo operated their own firm from 1912 to 1921, which subsequently became Clas, Shepherd & Clas with the addition of his son Rubens and John S. Shepherd. In business from 1921 to 1931, Clas, Shepherd & Clas completed plans for such buildings as Milwaukee's Tripoli Temple and the Charles Ringling House (1925) in Sarasota, Florida. And although plans for Holy Assumption Church at **7101 W. Orchard Street** (Map Code 18/7, See Recommendations Chapter) were drawn when Alfred was working with his son, the church was completed in 1924-25 and under the Clas, Shepherd & Clas name. When John Shepherd departed from the firm it again became Clas & Clas and, later, Clas & Clas, Inc. Alfred Clas remained active in the practice into 1933 and maintained the position of president of the corporation until at least 1936. He died on 8 July 1942, at the age of eighty-two.⁶²

⁶¹“Milwaukee Historic Ethnic Architecture Resources Study,” Prepared by the City of Milwaukee--Vollmert, Hatala and Jakubovich (August 1994), Section V--Ethnic Architects in Milwaukee, 10-16.

⁶²Ibid., 25-28.

Ebling & Plunkett/Ebling, Plunkett & Keymar

The firm of Ebling, Plunkett & Keymar was established in 1949 and consisted of partners Herbert L. Ebling, Henry P. Plunkett and Albert F. Keymar. Ebling was born in Milwaukee in 1892 and served as an apprentice in the firm of Herman Buemming from 1913 to 1914. Thereafter he attended the School of Fine Arts of what was then known as the Wisconsin College, between 1916 and 1917. Between 1920 and 1931, Ebling was a draftsman and field inspector for the firm of Eschweiler & Eschweiler; he is then cited as the Chief Engineer for government projects from 1933 to 1935. In 1935, he joined Henry Plunkett to form Ebling & Plunkett. Born in Milwaukee in 1900, Plunkett received his education at the University of Wisconsin (1921-1923), after which he became a draftsman at Eschweiler & Eschweiler (1925-1933), where he undoubtedly met Ebling. During the tenure of this partnership, the firm designed the addition to the W.A. American Legion Clubhouse* (1940) at **6922 W. Orchard Street** (288/24), as well as produced the original designs for Trinity Evangelical Church* (1947), located at **2500 S. 68th Street** (Map Code 293/6). In 1949, Albert Frank Keymar joined the partnership to form Ebling, Plunkett & Keymar, during which time the firm designed the addition and remodeling for the West Allis Vocational School* (1954) at **1200 S. 71st Street** (Map Code 278/17). Keymar was born in Milwaukee in 1897 and worked as a draftsman at Herbst & Kuenzli from 1918 to 1920, after which he joined Hugo Haeuser for the next five years. In 1925, he formed the partnership Keymar & Nack, which lasted until 1931 and during which time he attended the University of Wisconsin, Extension Division (1928-1930). From 1931 to 1933, he was a partner in the firm of Keymar & Steffen, after which he worked independently until 1939; he then joined a Mr. Slaby until 1942, after which he was a staff architect for the Allis-Chalmers Company until 1945.⁶³

Ernst, Lloyd William

Clara Janich Residence (1939) **5728 W. Rita Drive** 263/6, See discussion for the Mitchell Manor Residential Historic District in the Recommendations Chapter)
Frank Himmelbach Residence (1928) **2116 S. 108th Street** (274/36)

Dwyer, Raymond W.

Raymond W. Dwyer is a local designer-builder-architect whose professional life spanned the decades between World War I and the early 1960s. Early city directories show him working as a draftsman for Charles Tharinger and the firm of Judell & Bogner, before he opened his own office around 1920. By 1925, Dwyer had become a building contractor and, by 1932, he was serving as the president-treasurer of R.W. Dwyer, Inc., a building contracting firm run by various Dwyer family members, including Lester and John. By no later than 1929, he is being referred to as a full-fledged architect rather than a designer. The company's offices were located at 1226 W. Wisconsin Avenue. By the 1950s, Dwyer resumed work solely as an architect and was listed in the directories in the early 1960s at which time he was living in Wauwatosa. The only known building in West Allis designed by Dwyer is the Frank Koelsch Funeral Home (1936) at **7622 W. Greenfield Avenue** (Map Code

⁶³*American Architects Directory* (New York: R.R. Bowker Company, 1962), 377, 566.

277/26, See Recommendations Chapter).⁶⁴

Geske, Russell

Born in Milwaukee in September 1900, Russell Geske was the son of William and Clara Geske. By no later than 1910, the family had moved to Wauwatosa. Russell began an apprenticeship at an unknown location by the age of sixteen and, according to the 1920 census, was working as a draftsman at a corrugated iron company. Ten years later he is cited as an architect and was living with his parents, along with his wife Laurette. By no later than 1932, Geske was working as a designer for the David Conrad Company of West Allis. It appears that he remained with that firm until the late 1940s. While it is possible that much of the work produced by the Conrad Company was from the hand of Geske, that cannot be confirmed. What is known, however, is that Geske designed the following three West Allis residences: the Norbert Zilles Residence (1936) at **2435 S. 58th Street** (Map Code 265/21, See discussion regarding the Mitchell Manor Residential Historic District in the Recommendations Chapter) and the Joseph R. Friedbacher Residence (1937) at **843 S. 76th Street** (Map Code 277/5, See discussion regarding the Kopperud Park Residential Historic District in the Recommendations Chapter); and the 1928 Tudor Revival-style house at **2368 S. 57th Street** (Map Code 267/18). Although no architect is cited on the permit for the 1930 apartment building at **1430 S. 62nd Street** (Map Code 10/20, See Recommendations Chapter), Geske did sign the heating permit, and it is possible that he was responsible for that design as well. Finally, in 1945, Geske designed the 1944 office addition of the Clark Super Gas Co., Inc., headquarters building located at **8530-8550 W. National Avenue** (Map Code 286/12, See Recommendations Chapter). At some point in the mid-1940s, Geske married his second wife Vienna. By no later than 1952, he partnered with Harry T. Schramek to form the firm of Geske & Schramek. Their partnership continued until approximately 1972, for by the following year, Geske is noted as retired. Geske died on 11 November 1986. While he is cited as having done some commercial work, most of his work was residential.⁶⁵

Grieb, Donald L.

Born in Milwaukee in 1918, Donald Leon Grieb received his B.S. in Architecture from the University of Illinois and, after two additional years of graduate study there, he received his Masters Degree in Architecture from the University of Pennsylvania. Between 1945 and 1946, Grieb was a designer at Eschweiler & Eschweiler, after which he partnered with Fritz von Grossman for four years. After less than a year with Brust & Brust, Grieb established his own firm in 1952. It was during his solo career that he produced the Ralph J. Ellis Residence (1955), at **7611 W. Arthur**

⁶⁴*Milwaukee City Directory*, Various dates reviewed between 1915 and 1960.

⁶⁵“Russell Geske,” Obituary, *Wauwatosa News-Times*, 20 November 1986; 1920 and 1930 U.S. census, Available online at www.Ancestry.com; *Wauwatosa City Directory*, 1939-1962; *West Allis City Directory*, 1929-1950.

Avenue (Map Code 296/16).⁶⁶

Herbst & Kuenzli

William G. Herbst was born in Milwaukee in 1885. After attending the Armour Institute of Technology in Chicago and then working as an appraiser, Milwaukee-born Herbst eventually returned to Milwaukee and joined the architectural firm of Kirchoff & Rose. In 1911, Herbst opened his own office and the following year he partnered with William Hufschmidt, with whom he remained until the latter's death in 1918. In the Spring of 1919, Herbst joined Edwin O. Kuenzli to form Herbst & Kuenzli, a partnership that would last until 1942. Kuenzli was born in Milwaukee in 1871 and his first apprenticeship was with Charles Kirchoff. Thereafter, he attended the University of Pennsylvania's School of Architecture, after which he returned to Milwaukee to join the firm of Charlton, Gilbert & Dewey. When two of the principals retired, Kuenzli partnered with Charlton, until the latter retired in 1917. Then, in 1919, Kuenzli joined William Herbst to form Herbst & Kuenzli.⁶⁷

It was during this partnership that the following buildings were completed: the 1938 addition to the St. Aloysius Catholic School* at **1435 S. 92nd Street** (Map Code 254/12, See Recommendations Chapter); the convent for the Sisters of St. Joan Antida (1940) at **6640 W. Beloit Road** (Map Code 294/2, See Recommendations Chapter); the 1937 Lawrence Imholt Duplex* at **5727-5729 W. Fillmore Drive** (Map Code 269/24) and the 1941 Edens Duplex* at **5723-5725 W. Fillmore Drive** (Map Code 269/25), the latter two of which are located in the proposed Mitchell Manor Residential Historic District (See Recommendations Chapter).

Kuenzli retired in 1942 and passed away six years later. In 1947, Herbst established William G. Herbst & Associates with his son Roger M. Herbst; the name changed in 1955 to include John P. Jacoby and resulted in the name of Herbst, Jacoby & Herbst, which remained as such until 1980. It was this latter combination that produced the 1968 Mary Queen of Heaven Church at **10515 W. Lincoln Avenue** (Map Code 272/2). Although later firm changes prompted a new name, the Herbst name was retained through 1992.⁶⁸

Haueser, Hugo C.

Hugo Haueser worked as a draftsman for Ferry & Clas from 1898-1904. For the next thirteen years, he was employed as a draftsman/designer for the firm of Eschweiler & Eschweiler. In 1918, Hauser went independent and opened an office at 759 N. Milwaukee Street. He remained at that location until 1946, when he relocated to 2051 N. Wisconsin Avenue. Haueser continued to work until his

⁶⁶George S. Koyle, ed. *American Architects Directory* (New York: R.R. Bowker Company, 1955), 210.

⁶⁷"Milwaukee Historic Ethnic Architecture Resources Study," Section V—Ethnic Architects in Milwaukee, 36-39.

⁶⁸*Ibid.*, 39.

death on 19 October 1951. He designed a number of Milwaukee churches and did other work in Illinois, Indiana, Iowa, Michigan, Minnesota, Ohio, South Dakota, Texas and Wyoming. His work spanned included educational, commercial, religious and residential structures. The only known work of Haueser in West Allis is the Luther Memorial Church* (1947) at **2840 S. 84th Street** (Map Code 272/14); however, he did design in 1925 the former Milwaukee County Bank Building (no longer extant) which was located at 7401 W. Greenfield Avenue.⁶⁹

Kemnitz, George

Harry F. Jacobs Residence (1932) **2138 S. Livingston Terrace** (276/18)

Kratochvil, Anton

Anton Kratochvil was born on 17 March 1886 in Manitowoc, Wisconsin. His family relocated to Racine in 1901 and he soon began working as a carpenter. In 1919, Kratochvil was hired as the general contractor for Racine's First Church of Christ, Scientist at the corner of Ninth Street and Park Avenue. Between 1924 and 1929, Kratochvil constructed approximately sixty buildings throughout Racine, most of which were bungalow and Eclectic Revival-style houses. In 1935, Kratochvil was defeated in Racine's mayoral primary election. In the late 1930s, Kratochvil was impressed with his nephew Ernest's igloo-shaped, ice cream stand and he designed and built a small one-story house at 2012 Rapids Drive in Racine in 1939. He recognized that round, octagonal or oval houses possessed more square footage than square or rectangular examples with the same perimeter and that they were between ten and twenty percent cheaper to build. He also claimed that the unusual designs cost less to heat and were more structurally stable in the wind. In an article in the *Milwaukee Sentinel* describing his first round home, he talked about Racine's persistent housing shortage and how his design could help solve that problem. Said Kratochvil, "yet home building is being held back by exorbitant building prices. However, with the circular type of construction, a five-room house can be built for \$3,500." By 1941, Kratochvil had built four more round houses in Racine.⁷⁰

In 1946, Kratochvil, along with his son Clyde and Earl Burgess started Circular Homes, Inc. Kratochvil advertised his home plans in the newspaper and he marketed a number of models to include The Royde, The Convertible and The Champion – several examples of each presently exist within the City of Racine. Other known designs included The Leader and The Challenger. Prior to 1950, Kratochvil's designs reflected a round or octagonal configuration; however, his later plans were generally seashell-shaped with rounded corners, broad curved walls and a flat roof that created

⁶⁹Hugo Haeuser Obituary, *Milwaukee Sentinel*, 19 October 1951.

⁷⁰"Anton Kratochvil," Biography located in Architect Files–Anton Kratochvil, City of Racine Planning Department Files, Racine, WI. 1939 quote restated in "'Round the Corner: Architect Liked Curves Not Angles,'" *Racine (WI) Journal Times*, 8 December 1988, 1D-2D. It could not be determined if Kratochvil was influenced by noted, mid nineteenth-century, octagonal building architect, Orson Fowler. Fowler published *A Home For All*—a book detailing the advantages of octagonal-shaped architecture. Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2: Architecture, 2/7.

a streamlined, efficient look. Eventually, he built at least fifteen examples of his unusual designs in Racine and sold some plans to people in other states. By the mid-1950s, Kratochvil had ceased building, although he remained listed in city directories into the 1960s. Throughout his career, he built at least eighty-eight buildings in Racine, of which fifteen were either round, oval or octagonal in shape. Other examples of these peculiar designs are reported to exist in Milwaukee, Des Moines, Iowa, and rural Racine County. Kratochvil died in 1969.⁷¹

In 1981, the Racine Landmarks Preservation Commission attempted to designate thirteen of Kratochvil's curved-wall houses in Racine as local landmarks due to their unique architectural character. However, the effort failed due to lack of property owner interest and the fact, that the houses had not yet reached fifty years of age. In 2001, the City of Racine sponsored a reconnaissance survey of a portion of the city and a tract of three Kratochvil-designed homes at the corner of Lathrop Avenue and 13th Street were recommended as potentially eligible for the National Register as a historic district. Indeed, the West Allis duplex examples located at **2158-2160 S. 89th Street** (Map Code 283/2) and **12323-12325 W. Walker Street** (Map Code 271/24) exhibit no less character than the aforementioned examples and are also considered potentially eligible for the Register (See Recommendations Chapter for discussions regarding each of the aforementioned properties).⁷²

Leenhouts & Guthrie

The architectural firm of Leenhouts & Guthrie originated in 1900 and was established by Cornelius Leenhouts & Hugh Wilson Guthrie. Leenhouts was born in Milwaukee, the descendant of French Huguenots whom had fled to Holland in the sixteenth century to escape religious persecution. Cornelius Sr. came to the United States in 1847 and Cornelius Jr. was born in 1864 (65). After spending three years as a student in the offices of H.W. Parker, he eventually became a draftsman for H.C. Koch by 1883. Thereafter, he worked for James Douglas (3 years) and E.T. Mix & Co. (two years) and then Crane & Barkhausen from 1890 to 1896. In 1897, he went into partnership with Frank J. Voith; however, that was short-lived as the twenty-eight-year-old Voith unexpectedly passed away in 1899. Leenhouts then went into business with Hugh Wilson Guthrie; this partnership would last until the death of Leenhouts in 1935--this would include the official addition of his son Willis into the firm in 1930 (resulting in Leenhouts, Guthrie and Leenhouts). As well, Leenhouts' daughter, Sarah Elizabeth, worked with the firm beginning in 1919.⁷³

⁷¹Ibid.; Newspaper advertisement (re: Circular Homes, Inc.), *Racine Journal-Times*, 21 February 1949; "Round the Corner"; Wisconsin Architecture and History Inventory, Material on-line at www.wisconsinhistory.org/ahi.

⁷²Patricia Murphy, Landmarks Preservation Commission to Property Owners, Correspondence, 6 August 1981, Located in Architect Files--Anton Kratochvil; "City of Racine Neighborhood Historic Property Reconnaissance Survey--Washington Avenue Corridor, West 6th Street Area and West Racine Business District," Prepared by Mead & Hunt for the City of Racine (July 2001); Matthew Sadowski, City of Racine Planning Department, Telephone conversation with Brian J. Faltinson, 18 October 2006, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

⁷³"Milwaukee Historic Ethnic Architecture Resources Study," Section V--Ethnic Architects in Milwaukee, 61-64.

Guthrie was born in Ayrshire, Scotland, in 1863 and emigrated with his family to the United States. He first appears in a Milwaukee city directory in 1883 with the occupation of clerk. Between 1884 and 1891, he worked with the firm of E.T. Mix & Co. After Mix passed away in 1890, the firm of E.T. Mix & Co. was continued for one year by Mix's partner Walter Holbrook. Thereafter, Holbrook continued the practice under his own name until 1899 and Guthrie remained with him until Holbrook's retirement. In 1900, Guthrie partnered with Cornelius Leenhouts until the latter's death in 1935. It was during this partnership that the First Presbyterian Church (1925) at **1509 S. 76th Street** (Map Code 7/14) was constructed. Although retiring from the architectural practice, Guthrie continued to work in various local and county positions until his death in 1945.⁷⁴

Lesser, Charles L.

Charles L. Lesser was born in 1864 in Milwaukee. In 1881, he began his architectural apprenticeship with Howland Russell and would later work briefly for firms in both Omaha, Nebraska, and St. Louis, Missouri. Lesser eventually returned to Milwaukee and worked first for T.N. Philpot through 1887. After one year with partner Gustave H. Liepold, they took over Philpot's practice. However, in 1889, Lesser joined Henry J. Ryn and, just two years later, the two in 1891 became part of the firm Van Ryn, Andree & Lesser. Ten years later, Lesser worked independently until Frank Andree rejoined him for a year in 1917. In 1919, Lesser became a partner with Albert J. Schutte. Four years later, the pair was joined by Joseph Lindl (see discussion below) and the firm became known as Lindl, Lesser & Schutte. Lesser left the firm in 1925 and remained independent for the rest of his career. Lesser lived in West Allis from 1906 to 1924. He then moved to the Washington Heights area of Milwaukee, where he also maintained his architectural office. He died in 1941.⁷⁵

Lesser designed a wide variety of buildings throughout his career to include government, educational, industrial, religious and residential structures. He designed some of West Allis' earliest landmarks to include the first City Hall (1906), the original high school (1906-no longer extant), the first Holy Assumption Church (1902-no longer extant) and the 1918 West Allis State Bank at **6125 W. National Avenue** (Map Code 19/1). Lesser also designed a number of homes in West Allis. Known examples are the August J. Petrie Residence (1919) at **1467 S. 75th Street** (Map Code 6/5); the Henry Biegel Residence (1908) at **1465 S. 76th Street** (Map Code 7/21); the Schmidt-Blanke Building (1911) at **7041-7045 W. Greenfield Avenue** (Map Code 18/2); and the Dr. Malone Residence (formerly at 1427 S. 72nd Street, no longer extant).⁷⁶

Lindl, Joseph/Lindl & Schutte

Joseph Lindl has been identified as Kenosha's "leading local architect" in the early twentieth century. Born in 1879, he received his training at various Milwaukee architectural firms before

⁷⁴Ibid.

⁷⁵Ibid., 68.

⁷⁶Ibid., 68-70; Burbach, *West Allis* (1912), 141.

establishing his own practice in Kenosha in 1907. Over the course of his career (which spanned six decades) Lindl designed domestic, ecclesiastical, educational and government buildings in a variety of styles. In the circa 1910s, he also became one of the authors of Kenosha's first building code. In 1922, he entered a partnership with Charles Lesser and Albert Schutte, both of Milwaukee; this threesome lasted until 1925. At that time, the firm was known simply as Lindl, Schutte & Associates. Based on the number of known commissions, they appear to have been the "architects of choice" in the City of West Allis. The successor firm—Schuttee, Phillips & Mochon, Inc.—which was comprised of Laurent J. Schutte (P.E.), Ralph J. Phillips (P.E.) & Clinton Mochon, remained active into the 1970s, although Lindl himself died in 1962.⁷⁷

Known works of Lindl & Schutte include, but are not limited to, the following: Thomas Jefferson Middle School⁷⁸ (1922, 1928, 1952) at **7229 W. Becher Street** (Map Code 280/18, See Recommendations Chapter); Franklin School (1923, 1925, 1948, See Recommendations Chapter) at **2060 S. 86th Street** (Map Code 283/8); Commercial building (1927) at **7201 W. Greenfield Avenue** (not included in survey); A. Green Building (1927) at **7301 W. Greenfield Avenue** (Map Code 279/33); John Dewey Junior High School (1935, 1938, 1951) at **7815 W. Lapham Street** (Map Code 290/17, See Recommendations Chapter); St. Peter's Episcopal Church (1952) at **7929 W. Lincoln Avenue** (Map Code 296/18); West Allis Fire Station #1 (1930) at **7332 W. National Avenue** (Map Code 13/8, See Recommendations Chapter); the LaVerne Apartments (1931) at **7521-7527 W. National Avenue** (Map Code 279/18); Woodrow Wilson School (1929) at **8710 W. Orchard Street** (Map Code 270/4); St. Augustine Croatian Catholic Rectory (1948) at **6768 W. Rogers Street** (Map Code 14/10, See Recommendations Chapter); Elms Apartments (13/10) at **1624 S. 75th Street** (Map Code 13/10); Greenfield Avenue Presbyterian Church (1953) at **1455 S. 97th Street** (Map Code 254/7, See Recommendations Chapter); Washington School/Horace Mann Junior High (1925, 1930-31*, 1951*) located at **6213 W. Lapham Street** (Map Code 293/3); and Longfellow School (1927, 1928, 1956) at **2211 S. 60th Street** (Map Code 275/24, See Recommendations Chapter).

Later, as Schutte, Philips and Mochon, Inc., a number of additional structures were produced and include the Frank Lloyd Wright Middle School (1968) at **9501 W. Cleveland Avenue** (Map Code 294/12, See Recommendations Chapter) and the 1958 West Allis Education Administration Center at **9333 W. Lincoln Avenue** (Map Code 296/22).

⁷⁷John A. Neuenschwander, *Kenosha County in the Twentieth Century: A Topical History* (N.p.: Kenosha County Bicentennial Commission, 1976), 411, 475, 479, including quoted material; Heritage Preservation Associates, Inc., MacDonald and Mack Partnership, "Survey Report: Historic Resources Survey, City of Kenosha, Wisconsin," Prepared for the Department of Community Development, City of Kenosha, Historic Preservation Division, State Historical Society of Wisconsin (March 1982); "The Civic Center District," Kenosha, WI: City of Kenosha, Kenosha Landmarks Commission (1988), No pagination indicated.

⁷⁸Both the 1928 and 1952 additions are confirmed to have been done by Lindl & Schutte; however, the designer of the original block remains in question.

Logemann, Hugo

Mount Hope Lutheran Church (1948) **8633 W. Becher Street** (Map Code 283/5, See Recommendations Chapter)

McDonald, John Randall

Medical Clinic of Dr. Harry Watson (1959) **8511 W. Lincoln Avenue** (Map Code 286/14)

Mazurco, Tony

Tony Mazurco Residence (1954, 1983) **12233 W. Cleveland Avenue** (Map Code 271/8, See Recommendations Chapter)

Memmler, Walter C.

Samuel Dalin Residence (1936) **1503 S. 75th Street** (Map Code 6/7)

Messmer, Robert A.

Born in Madison in 1870, Robert A. Messmer graduated from Milwaukee's East Division High School in 1887 and then joined the architectural firm of his father, Henry A. Messmer, as an apprentice. By the mid-1890s, Robert was a partner within H. Messmer & Son and took over the business after Henry died in 1899. Robert's younger brother Henry J. would join the firm in around 1900, but it was not until 1911 that the name was changed to R.A. Messmer & Brother. Some of Messmer's early works incorporated half-timbering and shaped gables that gave a decidedly German appearance. Later, the firm would specialize in hospitals and other public buildings such as the original block of the West Allis Vocational School (1926-1927) located at **1200 S. 71st Street** (Map Code 278/17).⁷⁹

Miller, Hugo V.

Neoclassical Apartment Building (1928) **1705 S. 84th Street** (Map Code 270/11)

Mix, Edward Townsend

Edward Townsend Mix was born in 1831 in New Haven, Connecticut. Mix moved to Milwaukee in 1856 to supervise the construction of a residence and, on its completion, decided to remain in the city. Early work of Mix was built in Chicago in association with W. W. Boyington. In the 1880s, Mix practiced jointly with W. A. Holbrook. Mix's more important commissions include the Chamber of Commerce (Mackie) Building; the Mitchell Building; All Saints' Cathedral; St. Paul's Episcopal Church; and Immanuel Presbyterian Church; all of which are located in Milwaukee and listed in the National Register. Mix also executed the Alexander Mitchell Residence (now the Wisconsin Club) at 909 W. Wisconsin Avenue. Shortly before Mix's death in 1890, he had moved to and practiced in Minneapolis. In West Allis, the altered John Lendrum Mitchell Summer Residence (1885) at **5301 W. Lincoln Avenue** (Map Code 19/19), also known as "Meadowmere,"

⁷⁹"Milwaukee Historic Ethnic Architecture Resources Study," Section V—Ethnic Architects in Milwaukee, 73-74.

was a product of Mix.⁸⁰

Neumann, Walter F.

Walter Neumann began practicing architecture by no later than 1908, when city directories list him as a draftsman. Records at the Wisconsin Historical Society note that he was a practicing architect beginning in 1912. After working out of offices at 1130 26th Street (1912-1913), 1057 24th Street (1913-1915), by 1916, he was working out of an office in the Caswell Block at what was then 114 Grand Avenue (present-day Wisconsin Avenue). Between 1916 and 1919 he moved to 1326 N. 26th Street, where he lived with his wife Kathryn. By no later than 1929, Neumann had moved his office to 2609 North Avenue and, shortly thereafter he and his wife were living at La Casa del Holle (designed by Neumann in 1927), on Nehambin Lake in the Town of Summit, Waukesha County (near Delafield). By 1935, he disappeared from Milwaukee city directories. No further biographical information could be located; however, he is known to have designed a number of residences and apartment buildings on the East Side of Milwaukee, including the Catherine Pick Bach Residence (1923) at 2617 N. Wahl Avenue, which is located in the National Register-listed, North Point North Historic District. The only known work of Neumann in the City of West Allis is the John Blaha Residence (1929) at **2200-2202 S. 82nd Street** (Map Code 295/7).⁸¹

Oberst, Richard E.

Richard E. Oberst was born in Milwaukee around 1885 and began his architectural career as a draftsman in 1905. In 1910, a city directory cites him as an architect partnered with Albert Jewett; however, the partnership dissolved in 1911 and both pursued separate practices. In 1917, he was one of the first architects in the state to register with the American Institute of Architects. Oberst was very active in the 1920s and 1930s with many of his buildings concentrated on Milwaukee's East and South sides. In addition to houses, Oberst designed a number of fraternal lodges, funeral homes commercial buildings and apartment buildings. Oberst was a 32nd Degree Mason within Milwaukee's Tripoli Shrine Masonic Temple, which most likely helped him obtain a number of commissions. During the 1920s and 1930s, Oberst favored the use of various Period Revival styles, as well as some of the more modern styles. Buildings of this period typically were constructed with low maintenance materials like brick, tile, stone and copper. He remained an active architect and maintained an office in Milwaukee until his death in 1972. Within West Allis, Oberst is credited with designing the Colonial Revival 1936 Home Show Model Home (1936) at **2426 S. 60th Street** (Map Code 269/6, See discussion regarding the Mitchell Manor Residential Historic District in the Recommendations Chapter), the Tudor-influenced Cape Cod house of J.R. Ferguson (1936) located at **851 S. 76th Street** (Map Code 277/8) and the China Tea Garden Building (1929) at **8111 W.**

⁸⁰Henry F. and Elsie Rathburn Withey, *Biographical Dictionary of American Architects [Deceased]* (Los Angeles: New Age Publications, 1956), 423-24.

⁸¹*Milwaukee City Directory*, various dates reviewed between 1907-1935; "Walter Neumann," Material in the Wisconsin Architects File, Available at the Wisconsin Historical Society (WHS), Division of Historic Preservation (DHP), Madison, WI.

Greenfield Avenue (Map Code 278/10).⁸²

Pauers, James William

James William Pauers Residence (1966) **2479 S. Green Links Drive** (Map Code 271/3, See Recommendations Chapter)

Peacock, Urban

Urban Peacock was born on 25 May 1891, the eldest of three children of Frank J. Peacock. After attending St. John's Cathedral School and completing high school, Urban worked as an office boy for architect Herman Buemming in 1909. Thereafter, he went to the Columbia University School of Architecture from 1910 to 1913 and returned to Buemming's firm in Milwaukee. By 1920, Peacock was the chief draftsman for Buemming; however, he chose to partner with Armin Frank and establish the firm of Peacock & Frank. During the firm's eight-year tenure, they produced such buildings as St. John's Cathedral Convent (845 N. Van Buren Street); the Egyptian Theatre (razed; 3719 N. Teutonia Avenue); the Lake (later Bay) Theatre (2893 S. Delaware Avenue); and the Ambassador Hotel (1927; 23rd & Wisconsin Avenue). After 1928, Peacock worked independently and it was during this period that he designed the Paradise Theatre (1930) at **6227-6231 W. Greenfield Avenue** (Map Code 20/16, See Recommendations Chapter) in West Allis. In 1932, he worked as a draftsman for the Board of Education. Briefly, in 1939, he worked for architect Arthur Runzler, then returned to work independently until 1945. That year, he joined Myles Belongia to form Peacock & Belongia; however, he again returned to a sole proprietorship in 1949. Later independent projects include St. Pius X Church, Rectory and School in Wauwatosa (1954) and the Convent Hill Housing Project at 1325 N. Jefferson Street (1959-61). Finally, Peacock was a member of the Milwaukee Board of Standards and Appeals from 1953 to 1963; he died on 16 December 1965.⁸³

Pfaller, Mark Frank

Mark Frank Pfaller was born in Jefferson, Wisconsin, in 1892. Pfaller studied mathematics at the University of Wisconsin in Madison before serving as a draftsman for Henry C. Hensel between 1909 and 1910. While the specifics are debatable, Pfaller, over the next few years worked as a draftsman for several other architects and would also work for either the City of Milwaukee Engineering Department or the Department of Public Works in 1916 through 1917. In 1918, Pfaller and Nicholas P. Backes established a joint office. The pair designed a number of houses and other buildings primarily in the Period Revival or Prairie styles until the partnership dissolved in 1924. In 1925, Pfaller changed careers to become the president of Eastern Manufacturing Company, which

⁸²“Milwaukee Historic Ethnic Architecture Resources Study,” Section V—Ethnic Architects in Milwaukee, 77-80.

⁸³Koyl, ed., *American Architects Directory* (1955); *Milwaukee City Directories*, Various years checked between 1912 and 1930; “Prospect Avenue Apartment Buildings,” National Register Nomination prepared by Carlen Hatala (1990), On file at the Wisconsin Historical Society, Division of Historic Preservation; “U.F. Peacock,” Obituary, *Milwaukee Sentinel*, 17 December 1965.

made dye stuffs. The company only lasted one year and Pfaller returned to architecture before becoming the vice president of the Residence Park Building & Loan Association in 1933. After 1939, it appears the Pfaller once again returned to architecture and was joined by his son Mark Arthur, who worked as a draftsman. Mark Arthur graduated from the University of Notre Dame in 1942 and then served in the military during World War II. After the war, the Pfallers started the firm Mark F. Pfaller Associates, Architects located in Wauwatosa, Wisconsin. The firm received a number of prominent educational, commercial and church commissions in southeastern Wisconsin and northern Illinois from the 1950s to the 1970s. The elder Pfaller retired in 1976 and moved to Florida where he died in 1982. Mark Arthur passed away on 23 March 2000. Pfaller's work in West Allis prior to the incorporation of the family firm include Kegel's Inn (1933) at **5901 W. National Avenue** (Map Code 11/3, See Recommendations Chapter). Meanwhile, the Pfaller family firm is responsible for **St. Rita's Catholic Church** (1964, See Recommendations Chapter), located at 2340 S. 61st Street (Map Code 273/32) as well as the earlier 1932 Parish Hall at **2353 S. 60th Street** (Map Code 269/2) and the Methodist Manor Chapel* (1958) at **3023 S. 84th Street** (not surveyed).⁸⁴

Pollatz, Walter

Clark's Super Gas Co., Inc. Headquarters Building additions (1952, 1956, 1962) **8530-8550 W. National Avenue** (Map Code 286/12, See Recommendations Chapter)

Reddemann-Domann, Inc.

Born in 1905 in Madison, Wisconsin, Walter A. Domann graduated from the University of Pennsylvania in 1930. Prior to beginning his own independent firm in 1935, he spent the years between 1923 and 1927 with Geo. Schley & Sons, after which he worked a total of five years working in the offices of Martin Tullgren & Sons and William Macy Stanton. Thereafter he formed a brief partnership with a Mr. Strass. In circa 1955, Domann had formed another partnership, that with Arthur O. Reddemann. Domann died in 1962. Reddemann was born in Milwaukee, also in 1905. He served as the draftsman to the chief draftsman at the firm of Judell & Bogner from 1925 to 1935, during which time he attended the Layton School of Art (1926-1929). Thereafter he entered into a number of partnerships including Clas-Reddemann and Reddemann-Knudson, which led to his own private practice in 1954. His solo career was short, for shortly thereafter he joined Walter Domann. It was during this partnership that they designed the following two West Allis structures: the 1958 north addition to the First Baptist Church* at **1576 S. 78th Street** (Map Code 290/9) and the 1961 Chr. Hanson Laboratory Building at **9015 W. Maple Street** (Map Code 301/23, See Recommendations Chapter).⁸⁵

Riemenschneider, Carl

Moose Lodge (1955) **9105 W. Lincoln Avenue** (Map Code 286/17)

⁸⁴“Prospect Avenue Apartment Buildings Historic District,” Section 8, 31-33.

⁸⁵Koyl, ed., *American Architects Directory* (1955), 140, 453; *American Architects Directory* (1966), 174; Obituary of Walter A. Domann, *Milwaukee Sentinel*, 27 August 1962.

Rotier, Henry J.

Albert Zirkel Residence (1937) **2406-2408 S. 52nd Street** (Map Code 262/3)

Runzler, Arthur C.

Little information is known about Arthur C. Runzler, who was born in Wisconsin on 31 July 1890, the son of Herman & Minnie Runzler. A review of Milwaukee City Directories indicates that Runzler was in practice on Wells Street in Milwaukee by no later than 1923. Within a few years, he was located on Jefferson Street. Arthur married his wife Helen G. in circa 1925 and in 1930, they had a one year and five-month-old daughter named Arlen. In 1930, they lived at 5123 N. Lake Drive in Whitefish Bay; however, by 1934 they had moved to Elm Grove. Following a cursory review of building permits in *The Daily Reporter* in the 1920s, it appears that Runzler was a busy man and did work in various Milwaukee suburbs including (but not limited to) Whitefish Bay, Elm Grove, Shorewood, as well as Wauwatosa. Most often, the contractor for his work was the Hercules Construction Co. of Milwaukee. From at least 1931 to 1933, Runzler worked with Milwaukee architect Urban Peacock. By no later than 1953, Runzler moved to California, where he continued to practice for a time until his death in Los Gatos, Santa Clara County, California, on 21 January 1962. The Period Tudor Revival style house at **1501 S. 77th Street** (Map Code 5/3) is the only known example of Runzler's work in West Allis.⁸⁶

Schnetzky, Herman

Garfield School (1887) **8405 W. National Avenue** (Map Code 50/4a, National Register-listed)

Siewert, Alfred H.

Alfred Siewert was born on 21 July 1899 in the Town of Trenton, near the city of West Bend, Wisconsin. He and his parents, Theodore Siewert and Anna Roeber, moved to Milwaukee in 1910 and attended Lutheran High School. Instead of formal training, Siewert apprenticed with Milwaukee architect, Fred Graf. He would later work for the Chicago firm of Perkins, Fellows & Hamilton and then the Manitowoc partnership of Smith & Reynolds. He returned to Milwaukee in the fall of 1923 and opened an office at 3601 W. North Avenue. He became an officially licensed architect in the State of Wisconsin in approximately 1930. Siewert would move to various locations along North Avenue, eventually moving his practice to his home at 9516 W. North Avenue in Wauwatosa in 1978. Siewert was responsible for the 1927 commercial building located at **6227-6231 W. National Avenue** (Map Code 286/8), as well as the 1956 additions to Trinity Evangelical Lutheran Church* at **2500 S. 68th Street** (Map Code 293/6), the 1948 addition to the Johnson School at **8420 W. Beloit Road** (Map Code 272/13) and the 1949 Cleveland Avenue United Presbyterian Church at 2660 S. 88th Street (not surveyed).⁸⁷

⁸⁶*Milwaukee City Directory*, various dates reviewed between 1922-1933; 1930 U.S. Census and Social Security Death Index, Available online at www.Ancestry.com.

⁸⁷Alfred Siewert, Interview with Alyn W. Hess on 28 March 1978, Typed interview on file at the WAA.

Steffen & Kemp

In 1928, R. O. Steffen Inc. was located at 448 27th Street in Milwaukee and was comprised of Raymond O. Steffen, president; L.M. Pfeiffer, secretary; and R.H. Hempler, vice president and treasurer. Steffen was born in Milwaukee on 20 November 1900 and, by no later than 1923, was working as a draftsman for Milwaukee architect Henry J. Rotier. He then moved to the firm of Hugo V. Miller before establishing his own company—R.O. Steffen, Inc., in 1928. He maintained his own firm until partnering with Thomas Lewis Kemp in 1945. Kemp was born in Milwaukee in 1914. He attended the University of Wisconsin Extension from 1934 to 1937, while working as a draftsman for Thomas Van Alyea from 1932 to 1936. The new firm of Steffen & Kemp was located at 7218 W. North Avenue in Wauwatosa. Steffen & Kemp designed a significant number of churches in the Milwaukee area and beyond. In fact, the Wisconsin Architectural Archive retains a list that covers the firm's work from 1950 to 1969, which notes over 150 church designs. In the City of West Allis alone, the partnership was responsible for the following four churches; First Lutheran Church* (1954) at **7400 W. Lapham Street** (Map Code 10/15, See Recommendations Chapter); Good Shepherd's Evangelical Lutheran Church* (1957) at **1235 S. 100th Street** (Map Code 254/20, See Recommendations Chapter), as well as the adjacent school (Map Code 254/20) and rectory (Map Code 254/21); Nain Evangelical Lutheran Church* (1956) at **1665 S. 57th Street** (Map Code 297/16, See Recommendations Chapter) and Holy Trinity Evangelical Lutheran Church* (1960) at **11709 W. Cleveland Avenue** (not surveyed). They also designed the 1969/1971 addition to the Woodlawn Evangelical Lutheran Church* at **2217 S. 99th Street** (Map Code 285/11).⁸⁸

Topzant, John

John Topzant was born in Milwaukee in 1890 and began his architectural career in his hometown while completing correspondence school during 1909-10. He served as the draftsman for the locally prominent architect, Fred Graf from 1908-1910 and from 1912-1919; in the interim, he drafted for the firm of Henry J. Rotier. Topzant organized his own firm in the Matthews Building at 520 Onieda (now Wells Street), in 1919, after which he designed numerous structures. Most were built in the greater Milwaukee area, though he worked throughout Wisconsin and was registered in Illinois. Principal works have included the Pallomar Roller Rink (1939, Milwaukee); the City Hall/Police and Fire Station (1944, Wauwatosa); Craig School (1949, Milwaukee); Burlington Hotel (1950, Burlington); and the Wauwatosa Presbyterian Church (1952). These resources demonstrate the variety of building types for which Topzant was commissioned. He also was an accomplished residential architect. In West Allis, Topzant's known works include two apartment buildings; one built in 1925 at **1431 S. 76th Street** (Map Code 7/31), the other at **1515 S. 90th Street** (Map Code 270/20). He was also responsible for the 1941, WPA-constructed addition to the Johnson School at

⁸⁸Koyl, ed., *American Architects Directory* (1962); "Steffen & Kemp," Compilation of biographical information, on file at the WAA; *Milwaukee City Directory*, Various dates reviewed between 1922-1945; Social Security Death Index (SSDI), Available online through www.Ancestry.com or directly through <http://ssdi.genealogy.rootsweb.com>.

8420 W. Beloit Road (Map Code 272/13).⁸⁹

Valentine, Charles W.

Charles W. Valentine was born in Milwaukee on 17 November 1879, the son of cabinetmaker William Valentine. After working as a clerk on E. Water Street, the younger Valentine entered the prestigious architectural firm of Ferry & Clas in 1897. Thereafter he was noted in city directories as either a draftsman or an architect and he remained with the firm until approximately 1909. That year, Valentine began practicing out of his home in Brewers Hill. In 1913, Valentine, along with his wife Eda and daughter Almira, moved to the North Shore suburbs. From 1914 to 1935, the family moved at least eight times within Shorewood and Whitefish Bay, while Valentine maintained an office at various locations in downtown Milwaukee. In 1936, the Valentines moved to 5537 N. Berkeley Boulevard in Whitefish Bay. This is where he would have his office from about 1940 until 1946. Valentine later came out of retirement to work on a project for Brust & Brust, the firm for which he worked until his death on January 31, 1951.⁹⁰

Valentine designed numerous Milwaukee-area residences in various period revival styles. Although he designed houses on the West Side and Layton Boulevard, most of his known projects are located on the East Side of Milwaukee, as well as in Shorewood and Whitefish Bay—several of which are on Lake Drive. He also designed a few commercial buildings throughout the city. The only known example of Valentine’s work in West Allis is the First Baptist Church* (1928), located at **1576 S. 78th Street** (Map Code 290/9). In 1928, the former Baptist church was moved to this location, sheathed with brick, and incorporated into Valentine’s Neo-Gothic design.

Velguth & Papenthien

Born in 1891, Roy O. Papenthien moved with his parents from Illinois to Milwaukee where Roy began working as a draftsman in 1907. In 1915, he worked for Alexander C. Eschweiler and served in the army during World War I from 1918 to 1919. Upon his return from the war, he continued work as an architect and was employed by Milwaukee architect Hugo Haueser from 1923 to 1924. He then formed a partnership with Roland C. Velguth, who had earned his B.S. in architecture from Cornell in 1916. Their architectural practice was short-lived due to the accidental death (by drowning) of Velguth in 1928. Papenthien continued to practice on his own until 1949, when he became affiliated with the construction company of Moe, Weiss & Papenthien. Little of the partnership’s work is known; however, Velguth and Papenthien were indeed responsible for the Period Tudor Revival design of the 1926 Dr. W.L. Stranburg Residence at **1103 S. 76th Street** (Map Code 278/36, See Recommendations Chapter) as well as the 1928 Factory Arcade Building of the Davis Manufacturing/Avery Co. plant at **1813 S. 66th Street** (Map Code 284/9, See Recommendations

⁸⁹Koyl, ed., *American Architects Directory* (1955); “John Topzant,” Material in the Wisconsin Architects File, Available at the WHS, DHP.

⁹⁰“Milwaukee Historic Ethnic Architecture Resources Study,” Section V-Ethnic Architects in Milwaukee, 98-100.

Chapter).⁹¹

Webb, Oliver

Henry Flack Jr. Residence (1929) **2102 S. 108th Street** (Map Code 274/34)

Worthman & Steinbach (Henry & J.G.)

The Chicago firm of Worthman & Steinbach, comprised of Henry Worthman & J.G. Steinbach produced the design for St. Joseph's Polish Catholic Church & School (1923) **6420 W. Mitchell Street** (293/11, See Recommendations Chapter). Little could be found regarding Steinbach; however, Worthman was born in Germany in 1857 and came to the United States as a youth. After several years of training in the field of architecture (at an unidentified firm), he established his own office in Chicago in 1886. In 1903, he partnered with Steinbach, a partnership that would last for twenty-five years. Together they established a reputation as notable church architects and designed a number of the notable religious edifices in Chicago; they also produced plans for a number of hospitals which are located in Michigan and Wisconsin, among others. In his later years, Worthman wrote a book entitled *The Advent of Church Architecture According to Bible History*. Worthman passed away in 1946, at the age of eighty-nine.⁹²

George Zagel/George Zagel & Bro.

George Zagel was born in Milwaukee in 1894. Zagel studied engineering at the University of Wisconsin in Madison before apprenticing as an architect with John W. Menge, Jr. Zagel would then work as a draftsman with several firms before partnering with Pius J. Matt to form Badger Architects in either 1913 or 1914. The firm was short-lived and he soon joined with a Mr. Klensendorff. Around 1916, Zagel started his own architectural practice assisted by his brother Ferdinand, who was a draftsman. In 1917, Zagel was among the first group of architects in Wisconsin to register with the American Institute of Architects. After service in World War I, he studied architecture in Germany and Paris before returning the Milwaukee and establishing the firm of George Zagel & Brother in 1920. The brothers continued the firm into the 1970s. He died in 1977.⁹³

Zagel executed over one thousand designs in his career and these projects ranged in scope from residences to factories. He was particularly active in the 1920s and favored styles that reflected Mediterranean Revival or Spanish Colonial attributes. Zagel tended to work directly with builders rather than individual clients. His designs were found in a variety of promotional publications for developers and builders to include the Harold Nott Home Plan Book and the Beck-Pfeiffer Building

⁹¹*Milwaukee City Directory*, Various dates reviewed between 1907-1950; 1900, 1910 and 1930 U.S. census, Available online at www.Ancestry.com; Wisconsin Architecture & History Inventory.

⁹²Withey, *Biographical Dictionary of American Architects [Deceased]*, 672.

⁹³"Milwaukee Historic Ethnic Architecture Resources Study," Section V—Ethnic Architects in Milwaukee, 116-19.

Guide. Examples of Zagel's home designs are scattered throughout the Milwaukee area, as well as are a number of his apartment building projects. The only known example of the Zagel's work in West Allis is the eight-unit apartment complex (1928) located at **1708 S. 60th Street** (Map Code 19/9, See Recommendations Chapter).⁹⁴

BUILDERS/CONTRACTORS

An 1919 newspaper clipping from what is believed to be from the *West Allis Star*, entitled "Home Builders In West Allis," offers a brief overview of just that. Names such as Alex Ferber, Stephen Bernard, and Frank Walsh begin the discussion and it continues to include such developers as A.N. McGeoch, Stutley I. Henderson and W.H. Shenners. Charles Cuppel is cited as having erected twenty houses in the east end of the city and Jason Walderon is noted as among the pioneer builders of the city who built forty-one homes within the first years of the village/city. Despite the listing of a significant number of names, no specific builder is ever linked (within the article itself) to a specific structure. Nonetheless, the following names could provide insight into some of the city's earliest buildings: John O. Schiffmann; Jacob Schiess; Peter Weber; Gabriel Zophy; Hubert J. Krusing; N.N., F.J. and J.N. Marks under the name of Marks Bros.; William Sheahan; Charles Eiche; John W. Clow; John J. Ganser; Jacob Schumacher; Hugo West; Henry Knackert; Thomas Schiffer; and Arthur J. Reeder.⁹⁵

Although little specific information could be found regarding the aforementioned builders, the following builders and contractors were more popular in the days around and after 1920. Note that the number of contractors exploded from a mere ten to nearly ninety in the twelve years between 1912 and 1924.⁹⁶

David Conrad Co.

Samuel Stern Building (1929) **7829-7833 W. Greenfield Avenue** (Map Code 278/9)

Private Residence (1937) **5716 W. Rita Drive** (Map Code 263/8, See discussion for the Mitchell Manor Residential Historic District in the Recommendations Chapter)

Samuel Dalin Residence (1936) **1503 S. 75th Street**⁹⁷ (Map Code 6/7)

Dr. W.J. Fleming Residence (1928) **903 S. 76th Street** (278/32)

⁹⁴Ibid.

⁹⁵"Home Builders in West Allis," Undated 1919 newspaper clipping from an unnoted source, Clipping in the Housing binder (1912-1992), Located at the WAHS; A quick review of city directories from the early years also produced the listed names, *West Allis City Directory*, 1912, 1914, 1918.

⁹⁶*West Allis City Directory*, 1912, 1924.

⁹⁷Note that the architect of this home is cited as Walter C. Memmler and the David Conrad Company is the contractor.

A. Guenther & Sons

Arnold Guenther was born in Dale, Wisconsin, and lived and worked on farms in Sugarbush and Weyauwega, Wisconsin. After moving his family to West Allis, he became a bricklayer and a builder. His career began with a contract for the construction of ten houses in West Allis. He later was contracted for a 500-home project that got his new company through the years immediately following the Depression. Arnold's three sons, Gale, Arnold Jr., and Eugene, joined their father and the name of the company was changed to A. Guenther & Sons. The firm built over seventy-five churches in the Milwaukee area since 1947, including the Methodist Episcopal Church (1950 and 1985 addition) at **1574 S. 76th Street** (Map Code 289/17), Woodlawn Evangelical Church & School (1960) at **2217 S. 99th Street** (Map Code 285/11) as well as their family church, Mount Hope Lutheran Church (1948) at **8633 W. Becher Street** (Map Code 283/5, See Recommendations Chapter). They also built the John Quaden Motors Co. (1948) at **7801-7803 W. Greenfield Avenue** (Map Code 283/5).⁹⁸

George M. Hinkley Co.

George M. Hinkley was born in Ogden, Utah, on 30 January 1892. His father, George C. Hinkley came to West Allis to work for the E.P. Allis Company and established the Hinkley Company in 1905; they incorporated in 1911. The company, located at 1572 S. 60th Street, provided mortgages, insurance and real estate services, including building, until the mid-1930s. George M. eventually joined the family business and became a licensed architect in 1932, although he had been practicing as an architect for nearly twenty years. By 1936, the company was no longer listed in the West Allis City Directory. Hinkley was active in local masonic affairs and that is perhaps how the family from came upon the job of designing and constructing the West Allis Lodge #291, F & A.M., located at **7515 W. National Avenue** (Map Code 13/12, See Recommendations Chapter). Additional known work of the Hinkley Co. includes the 1925 apartment building at **7127 W. Washington Street** (Map Code 12/16); the William Rosenthal Residence at **1544 S. 75th Street** (Map Code 289/24); and the Joseph Mazan (Mazon) Residence (1928) at **1439 S. 78th Street** (Map Code 5/13).⁹⁹

Martin Jezo Co.

Martin Jezo was born on 11 November 1895 in Bohemia and immigrated to the United States in about 1910. He settled in Chicago with an uncle who was in the construction business and he worked with him to learn the trade. After serving in World War I, he attended night school to learn the business end of construction. Thereafter he came to West Allis and started his own construction business. During the Depression he suffered some losses but was able to maintain the business. He passed away in 1965, at the age of seventy-one. Jezo was responsible for the construction of a significant number of West Allis structures including, but not limited to the following: the 1947 Becher Apartment Building at **7829-7833 W. Becher Street** (Map Code 281/1); the commercial

⁹⁸“Guenthers Mark 50th Anniversary,” *West Allis Star*, 8 July 1971.

⁹⁹*West Allis City Directory*, 1914; Biographical information on Hinkley compiled by Priscilla Kuehn, HMI volunteer, for the 2002 HMI tour of West Allis, Script for 7515 W. National Avenue, On file at the HMI office; “Hinkley Family’s History Recalled,” *West Allis Star*, 17 June 1971.

block (1928) at **5900 W. Burnham Street** (Map Code 14/3); the 1933 commercial building at **7500-7504 W. Greenfield Avenue** (Map Code 278/2); the A. Green Building (1927) at **7301 W. Greenfield Avenue** (Map Code 279/33); St. Augustine Catholic Church Complex at **6768 W. Rogers Street** (Map Codes 14/10, 279/3, 279/4 and 279/6, See Recommendations Chapter); and the George A. Slattery Funeral Home (1930) at **1500 S. 73rd Street** (Map Code 288/19).¹⁰⁰

Roth & Taplin

Six homes in the W. Monona Place Historic District (See associated discussion in Recommendations Chapter)

Four homes in the Juneau Highlands Historic District (See associated discussion in Recommendations Chapter)

Schroeder Bros.

Schroeder Bros. appears to have been established in 1923, by Henry C. Schroeder (president), George F. (vice president); Max T. (secretary); and Albert T. (treas). In 1939, the Milwaukee City Directory identified the company at 4614 W. Burleigh and Henry and his wife Anna were living at 2461 Pasadena Boulevard. The company tag said they were “builders and designers of high grade homes.” In 1940, the identifier read “real estate and contractors.” The firm was later identified as Henry C. Schroeder and Sons, and included Henry as president, Neil H. as vice president and Doug R. as secretary and treasurer. The business in the late 1960s was located at 7937 W. Capitol Drive and they still indicated that their specialization was in custom-built homes. By 1970, Schroeder Bros. had moved a few blocks to 8518 W. Capitol Drive; the brothers were then identified as George F., Gordon A., Douglas R. and Neil H. The company is still in business and is located in Sussex. The firm is run by George Schroeder and his son George, the son and grandson of George F. Schroeder. The following information was supplied by George Schroeder Jr., nephew of Henry C. Schroeder.¹⁰¹

All of the firm’s design work was done in-house and executed by Henry C. and Max (his uncles), as well as his cousin Neil and another gentleman by the name of Marv Kleist. All were master carpenters, as opposed to registered architects. In fact, his uncles were the founders of the Milwaukee Builders Association, known today as the Metropolitan Builders Association. In their earlier days, Schroeder Bros. was one of the biggest construction firms in the state and they had a lumber yard and a mill on Cornell Street. A significant number of their homes are faced with limestone/Lannon stone. As far as the originators are concerned, Henry was responsible for the paperwork for the construction end of the business, while Max was in charge of the lumberyard. George Schroeder Jr. took over the firm in 1966 and, he himself has been involved with the construction of approximately

¹⁰⁰John Clow, son-in-law of Martin Jezo, Telephone conversation with Jo Haas, HMI volunteer, April 2002, Write-up of interview included in the tour script for the West Allis Fire Department Station #1, Prepared for HMIs 2002 Spaces & Traces tour in West Allis, Script copy on file at the HMI office.

¹⁰¹George Schroeder Jr., Interview with Traci E. Schnell, June 2006, Interview information included in script for the Louis Busche Residence at 2376 Pasadena Boulevard, Wauwatosa, In preparation for the 2006 Wauwatosa Home tour, prepared by Schnell, On file at the Wauwatosa Historical Society.

3,900 projects. Today, design work is no longer done in-house, it is instead done by two local architects. They try to only do about 30 houses a year and cost of homes is kept to about \$600,000 or less. George Jr. is a master carpenter and his son George is a journeyman carpenter. One of their homes is in the Pabst Farms development in Oconomowoc and was on the Metropolitan Builders Association Spring Tour of Homes in 2006.

The firm's records and/or original home plans were disposed of about nine years ago. Since most design work is done on the computer, there was no need to keep all of the old drawings, as they would never build those buildings again. They did, however, keep a few drawings for nostalgia's sake. As of last year, the firm had completed approximately 10,700 projects. Concentrations of Schroeder Bros. homes are located in the following areas: about 10 or 20 of their houses are on Pasadena Boulevard in Wauwatosa, including his uncle's own house; the Wellauer Subdivision in Wauwatosa; on 91st Street, south of Good Hope; Orchard Hills Subdivision (119th & Oklahoma) in West Allis; and Forestview Heights in New Berlin (dating the early 1960s). Others are also found on east side of the City of Milwaukee, from about Hampton Avenue south to State Street, and including homes on Roosevelt Drive. Schroeder Bros. known homes in West Allis include the Orvel Mayer Residence (1949) at **6704 W. Monona Place** (Map Code 273/25, See W. Monona Place Historic District discussion in Recommendations Chapter); a 1949 bungalow located at **2319 S. 57th Street** (Map Code 265/33); and the Henry Stendel Residence (1936) at **2371 S. 79th Street** (Map Code 282/18).

Zielinski Brothers

Eleven of the twelve ranch homes in the Honey Acres Subdivision Historic District (See discussion in Recommendation Chapter)

CHAPTER 10

Arts, Culture, Entertainment & Recreation

A notable type of recreation and civic participation in West Allis was practiced through fraternal, patriotic and benevolent organizations. The first of these groups to organize in West Allis was Lodge No. 291 of the Free & Accepted Masons, which began in 1906. This lodge first met on the second floor of the First National Bank and moved to the Schmidt-Blanke Clothing Store at **7041-45 W. Greenfield Avenue** (Map Code 18/2) in 1911. By 1927, the group was seeking new quarters and built, in 1929, an impressive building at **7515 W. National Avenue** (Map Code 13/12, See Recommendations Chapter). This building was designed and built by the George M. Hinkley Company of West Allis. Other societies that utilized this building included Chapter 172 of the Order of the Eastern Star, Chapter 84 of the Royal Arch Masons and Shrine #20 of the White Shrine of Jerusalem.¹⁰²

Numerous other orders existed in the city and, by 1932, they utilized the second-floor meeting hall of a store at 7200 W. Greenfield Avenue (not surveyed) owned by Nest 1182 of the Order of Owls, which organized in 1911. One of these orders was the Modern Woodman of America who organized Camp 5287 in 1904 with fifteen members. The meeting hall also was used by the Lodge 1019 of the Beavers, Assembly 497 of the Equitable Fraternal Union, Lodge 1019 of the Loyal Order of the Moose and Lodge 175 of the Knights of Pythias, as well as Temple 18 of the Pythian Sisters and the Ladies Auxiliary of Tanner-Paull Post 120 of the American Legion. Meanwhile, the men of the Tanner-Paull post organized in 1920 with fifteen members and met at their hall near the corner of 79th and National. A new meeting hall was built in 1934 at **6922 W. Orchard Street** (Map Code 288/24).¹⁰³

Allis-Chalmers provided a private club for its office employees, superintendents and foremen. This club existed near the main entrance to the Allis-Chalmers plant. The club offered fine dining, lounges and a lecture hall. Evening programs included lectures on entertainment and scientific topics.¹⁰⁴

As previously mentioned, the West Allis Board of Park Commissioners planted thousands of trees along city streets and constructed playgrounds at city schools. The board also purchased two parcels that would become parks. The board also worked closely with the Milwaukee County Parks

¹⁰²Burbach, *Historical Review of West Allis* (1927), 65; *Wright's West Allis Directory* (1932), 592; *West Allis: The Early Years*, Tour booklet prepared by Historic Milwaukee, Inc. (2002), 29-30, On file at Historic Milwaukee, Inc., Milwaukee, WI.

¹⁰³Burbach, *Historical Review of West Allis* (1927), 62, 65-66; *Wright's West Allis Directory* (1932), 592.

¹⁰⁴Burbach, *West Allis* (1912), 59, 61.

Department to create Greenfield Park and develop other county parkland such as the Honey Creek Parkway. West Allis parkland and its overall appearance was heavily impacted by the federal work programs of the Great Depression. The first of these project was sponsored in 1933 by the Civil Works Administration (CWA) and involve a flood control project for Honey Creek, which consisted of placing 50,000 tons of Lannon stone along the creek banks. This massive undertaking was later overseen by the Works Progress Administration (WPA) and employed nearly 600 men at its peak in 1937 and 1938. Meanwhile, the WPA sponsored the construction of a new, 18,000-person grandstand (no longer extant), as well as building several livestock barns (heavily remodeled) at State Fair Park. With regard to traditional parks, the WPA constructed Kopperud Park at **S. 76th and W. Pierce streets** (Map Code 277/4, See Recommendations Chapter). Prior to its conversion into a park, the site had housed septic tanks for the city's sewage plant. Countless other WPA projects were undertaken to enhance the appearance of West Allis during the Great Depression. These endeavors included building sidewalks, planting trees and erecting retaining walls and fences.¹⁰⁵

In 1942, the City of West Allis purchased a parcel at S. 78th Street and W. Beloit Road from Henry E. Eckels for \$20,000 and it was annexed into the city. The next year, the city sold the parcel to the Milwaukee County Park Commission for \$1 in the expectation that the county would develop the land as a park. World War II interrupted park development and the county utilized a portion of this tract for a group of "Wing Foot" homes between 1943 and 1946. These homes were utilized by returning veterans. Work began after 1946 by the county to develop the parcel as Eckel's Park, which was renamed McCarty Park sometime in the late 1950s.¹⁰⁶

Associated Resources:

The following extant resources identified as a result of the current survey are associated with West Allis' arts, cultural, entertainment and recreation history:

**Please note that only the city-owned parks were surveyed for this project. Resources associated with Milwaukee County Parks, such as the Root Rover Parkway, Greenfield Park and McCarty Park, are not included in this survey as the City of West Allis has no jurisdiction over these lands. And although the City has no jurisdiction over the grounds of State Fair Park, the park was re-reviewed, for it was previously surveyed in 1981.

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>Map Code</u>
Johnson School (1941 addition, WPA)	8420 W. Beloit Road	272/13
Jefferson School Fieldhouse (WPA) Associated with the Jefferson School at 7229 W. Becher Street	7320 W. Grant Street	274/6
Schmidt-Blanke Building	7041-7045 W. Greenfield Avenue	18/2

¹⁰⁵“History of West Allis: C.W.A. and W.P.A.,” Material located in WAHIST–CWA-PWA Binder, WAHS.

¹⁰⁶Robert A. Wardinski, “A Brief History of McCarty Park,” Research paper located in Parks Binders–McCarty, WAHS.

Paradise Theater Block	6227 W. Greenfield Avenue	20/16
Moose Lodge	9105 W. Lincoln Avenue	286/17
Kegel's Inn	5901-5905 W. National Avenue	298/11
Lodge No. 291, Free & Accepted Masons	7515 W. National Avenue	13/12
Honey Creek Park Bridge (CWA/WPA)	8525 W. National Avenue	283/7
Tanner-Paull American Legion Post #120	6922 W. Orchard Street	288/24
Kopperud Park (WPA)	S. 76th and W. Pierce streets	277/4
Parkway School (Main block, WPA)	2930 S. Root River Parkway	272/26
Washington School Park/Liberty Heights Park (recreation buildings, possibly WPA/govt. program)	1540 S. 62 nd Street	284/1-2
Pabst Beer Garden Building (at State Fair Park)	640 S. 84th Street	13/27
Franklin School Field Entrance Gates (WPA)	2060 S. 86 th Street	294/16-17

CHAPTER 11

Transportation

The first rail transportation to the Honey Creek settlement was provided by the Chicago & North Western (CNW) Railroad in 1880. The station that served the area in the vicinity of present-day corner of S. 82nd Street and W. National Avenue was named North Greenfield by the railroad and that name soon replaced Honey Creek as the favored moniker. A parallel line by the rival Milwaukee Road was laid out to the north soon after. A short line that ran to Butler was established in 1911. With regard to overall development, it was the CNW line that sparked the most. Soon after its completion, the Henderson subdivision was laid out to the south of the tracks while the LeFeber-Bowes subdivision was platted on the north side. The Milwaukee Road constructed a wood-frame depot at 671 S. 76th Street (no longer extant) to handle West Allis traffic, while the CNW replaced its wood-frame depot at the corner of S. 82nd Street and W. National Avenue (no longer extant) in 1924 with a more ornate brick example. This served as the city's primary passenger station until service was ended in 1957. The depot was partially burned by vandals in 1980 and razed two years later. Freight traffic continues on the CNW line; however, the Milwaukee Road line was abandoned formally in 2004. The only notable remaining resources associated with the railroads in West Allis are a trio of bridges and overpasses.¹⁰⁷

Beginning in 1900, the West Allis area was served by an east-west streetcar line that ran along National and Greenfield avenues, from 1st Street in Milwaukee to Pewaukee Lake in Waukesha County. This line was constructed to serve State Fair Park and it proved to be a major factor in attracting the Allis-Chalmers Corporation and other factories. Meanwhile, a second, north-south line that primarily ran along S. 68th and S. 70th streets from W. National Avenue to Wells Street in Milwaukee also served the city. And finally, a third line ran along W. Becher Street before connecting with W. National Avenue. A small, single-track line connected this line with the National-Greenfield line. By 1933, the Becher Street line west of 84th Street had been terminated. As a result of these lines, many Milwaukee residents were able to commute to West Allis, which provided a large pool of workers for the city's factories. Also, the lines attracted commercial development and the streets where these streetcars traveled today remain the primary commercial corridors of the city. After World War II, however, the development of the interstate highway system and implementation of busing eroded the ridership of the area's entire streetcar system.

¹⁰⁷“Vandals’ Fire Brings End to Memoirs, Romance of Station,” *West Allis Star*, May 1982; “Train Service Dates Back 100 Years,” *West Allis Star* (no date recorded); “Methuselah,” *West Allis Star*, 13 September 1973 Articles located in Transportation Binders, WAHS; “Canadian Pacific Will File Petition in Mid-October to Abandon Service,” *West Allis Star*, 23 September 2004.

Streetcar service to West Allis ended in 1958.¹⁰⁸

The history of transportation in West Allis includes possessing the first airfield in Milwaukee County. In 1912, Rudolph Silverstone built a grass airfield with a tent hanger near S. 76th Street and the northern city limits. Silverstone opened the Milwaukee School and College of Aviation with twenty-five students who were there to learn how to build and repair airplanes. Silverstone never flew a plane from his field and a lawsuit by a disgruntled student closed the school in 1913.¹⁰⁹

The advent of the automobile at the beginning of the twentieth century brought many new businesses to West Allis. A number of gas stations, automobile repair shops, as well as automobile showrooms were constructed around the city to meet local demands related to the new technology. While most of the structures were very ordinary, some were quite elaborate such as the National Register-listed Wadhams Oil Company Filling Station located at **1647 S. 76th Street** (Map Code 6/31). Perhaps the most significant aspect of West Allis' automotive history is that it was the national headquarters of the Clark's Super Gas Co., Inc. Located at **8530-8550 W. National Avenue** (Map Code 286/12), it emerged from a solitary gas station in the city to a multi-million dollar corporation that once possessed service stations in ten states (See Recommendations Chapter).

Associated Resources:

The following extant resources identified as a result of the current survey are associated with West Allis' transportation history:

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>Map Code</u>
Chicago & Northwestern Railroad Overpass	W. Becher Place & RR Overpass	301/9
Cosden Oil Company Filling Station & Garage	5730 W. Lincoln Avenue	273/26-27
Pate Oil Company Service Station	5923 W. Lincoln Avenue	273/35
Joseph Burbach Filling Station	6030 W. Greenfield Avenue	285/22
John Quaden Motor Sales, Inc.	7801-7803 W. Greenfield Avenue	278/8
West Allis Tire Supply Co. Filling Station	5610 W. National Avenue	301/15
Knippel-Selig Co. Auto Sales	7030 W. National Avenue	279/14
Black Eagle Oil Co. Filling Station	8113 W. National Avenue	22/34
Clark's Super Gas Co., Inc.	8530-8550 W. National Avenue	286/12
Gunderman Motor Sales	1005 S. 60 th Street	287/15
Wadhams Oil Company Filling Station (Listed NRHP)	1647 S. 76th Street	6/31
Chicago & North Western Railroad Bridge	S. of I-94, E. of S. 108th Street	254/5
Chicago & North Western Railroad Overpass	S. 84 th near W. Burnham Street	284/24

¹⁰⁸Canfield, *TM*, xm, 1933 map inset; "Trolley Left West Allis in '58," Newspaper article (no citation and not date listed) located in Transportation Binders, WAHS; "Favorite Trolleys: West Allis was Depression-era Transportation Hub," *West Allis Post-Star*, 6 April 1977.

¹⁰⁹"Aviation in West Allis," Historical context located in Transportation Binder, WAHS.

CHAPTER 12

Education

The first school in what would later become West Allis was a log cabin Honey Creek School built in 1835 built at the site of what later become the Greenfield School. The first class had seven students and enrollment increased to the point that a brick structure replaced the original log cabin in 1860. That structure, in turn, was replaced by the Greenfield School in 1887. This facility, located at **8405 W. National Avenue** (Map Code 50/4a), served as the school for North Greenfield and the surrounding area until West Allis was created and the population increased significantly.¹¹⁰

Once West Allis incorporated as a city in 1906 it acquired control of the schools. A school served each of the city's four wards and the school board voted in 1908 to name each after a president. The Washington School served the first ward, while the McKinley, Lincoln and the aforementioned Greenfield (re-named Garfield) schools served wards two through three, respectively. Located at 62nd & Lapham Street, the original Washington School (no longer extant) was built in 1903, as was the first McKinley School at 72nd & W. Washington streets (no longer extant). Both were two-room frame buildings. Meanwhile, the original Lincoln School (no longer extant) also served as the city high school and was a much more substantial brick structure. It was built in 1906 on a large lot on W. National Avenue between S. 77th and S. 78th streets for \$26,000. As West Allis grew rapidly in its early years, these schools sometimes became overcrowded and temporary barracks buildings were moved from school to school as enrollment fluctuated.¹¹¹

Soon, the enrollment increased to the extent that new facilities were necessary. The tenure of the original Washington School (62nd & Lapham) was short-lived because it was replaced by a prominent brick structure designed by the Racine firm of Chandler & Park in 1907. This building received large additions in 1914 and 1925. In 1928, the 1907 portion was razed and replaced with yet another addition. In 1931, another significant addition was made and the school was thereafter known as Horace Mann Junior High School, which currently goes by the address of **6213 W. Lapham Street** (Map Code 293/3, See Recommendations Chapter) and now functions as a middle school. Meanwhile, the frame McKinley School at S. 72nd & W. Washington streets was moved to make room for a \$36,000, eight-room, brick structure of the same name in 1912. A six-room addition was completed along W. Washington Street in 1925. The new McKinley School (no longer extant) had an enrollment of 350 students and also served into the 1960s as the site of instruction for physically and mentally handicapped children. In 1921, a fifth facility, the Roosevelt School at **932 S. 60th Street** (Map Code 15/18, See Recommendations Chapter) was built for \$149,240. The eight-room school received a large addition only two years later. The Jefferson School (1922, 1928) at **7229 W.**

¹¹⁰Burbach, *West Allis* (1912), 91-95, 97-101; Szudy, "A Half-Century of Public Education in West Allis," 14-21, 26.

¹¹¹Szudy, "A Half Century of Public Education in West Allis," 65-68.

Becher Street (Map Code 280/18, See Recommendations Chapter) was the next facility constructed.¹¹²

More elementary school construction continued in the 1920s. The Franklin School at **2060 S. 86th Street** (Map Code 283/8, See Recommendations Chapter) was built in 1923 for \$56,880 and received additions in 1925 and 1948. The next school built was the Longfellow School at **2211 S. 60th Street** (Map Code 275/24, See Recommendations Chapter), which in 1927 replaced a temporary facility. This new school was immediately overwhelmed by students and an addition was attached the very next year. The final elementary school built in the city prior to World War II, was the Woodrow Wilson School. The city erected this \$74,000 facility in 1929 at **8710 W. Orchard Street** (Map Code 270/4). Meanwhile, the city had ceased instruction at the 1887 Greenfield/Garfield School in 1924 and utilized it as a maintenance office until 1958. This building now serves as the home of the West Allis Historical Society and was listed in the National Register of Historic Places in 2006.¹¹³

By 1927, West Allis schools had evolved considerably from the city's early days. The schools employed over 200 teachers and had implemented a variety of progressive programs. The district conducted summer school in addition to providing summertime social and recreational activities. Kindergarten was implemented in 1907 and was conducted in the city's eight elementary schools by 1927. Also, adult education was provided and began in 1910. This program provided English instruction to immigrants, as well as homemaking skills and industrial arts to any resident. This program was folded into the West Allis Vocational School during World War I. Enrollment in all public schools in West Allis in 1927 totaled over 6,000 students.¹¹⁴

After World War II, West Allis nearly doubled its geographic size and additional elementary schools were needed. Part of the new enrollment was handled by schools that already existed within these formerly unincorporated areas. One of these was the Johnson School at **8420 W. Beloit Road** (Map Code 272/13). This building was built in 1911 with additions in 1925, 1941, 1948 and 1953. Of particular note is the 1941 addition, which was constructed by Works Progress Administration laborers. Johnson School was acquired by the West Allis School District in 1954; however, the structure has most recently been utilized as a church. The Parkway School at **2930 S. Root River Parkway** (Map Code 272/26) has a similar history. This structure was erected in 1939 by the Public Works Administration. The school received an addition in 1950 and incorporated into the West Allis system in 1954. That building currently serves as a recreation/community center. Two other existing schools were incorporated into West Allis in the 1954. They were the Lane School at 10816 W. Madison Street (no longer extant), which was built in 1921 (with additions in 1936, 1942, 1949 and 1951) and the LaFollette School at **720 S. 92nd Street** (Map Code 270/32). Constructed in 1922,

¹¹²Ibid., 71-74, 76-78.

¹¹³Ibid., 71-72, 76-80.

¹¹⁴Burbach, *Historical Review of West Allis* (1927), 34-40.

the LaFollette facility received additions in 1932 and 1953; it currently serves as an apartment complex.¹¹⁵

Even with these four acquired facilities, West Allis could not fully support the flood of baby boom children enrolling in its schools and had to build additional elementary school buildings. In 1954, the General Mitchell School at 10125 W. Montana Street was built, followed by the Irving Elementary School at 10230 W. Grant Street in 1958 (neither of which were surveyed). The Irving building was designed by the firm of Schutte, Phillips & Mochon and won a 1959 design award from the American Institute of Architects. In 1960, the Walker Elementary School at 900 S. 119th Street (not surveyed) was completed.¹¹⁶

With regard to middle and secondary education, the 1906 Lincoln School (no longer extant) served as the city high school and office of the superintendent until West Allis Central High School at 7510 W. National Avenue (no longer extant) was erected in 1920. At that time, Lincoln School was tasked with teaching 300 Kindergarten through Grade 6 students. Beginning in 1930, West Allis built three junior high schools. The first was the previously mentioned, Horace Mann Junior High School (which now serves as an elementary school) situated at **6213 W. Lapham Street** (Map Code 293/3, See Recommendations Chapter). The Nathan Hale Junior High School at **8516 W. Lincoln Avenue** (Map Code 13/21) was built in 1933 and the John Dewey Junior High School (now known as Lincoln Elementary School), located at **7815 W. Lapham Street** (Map Code 290/7, See Recommendations Chapter), followed in 1935 (with additions just three years later). In 1941, the Nathan Hale Junior High School was converted into a high school and is presently known as Central High School.¹¹⁷

After World War II, all four of the city's high and junior high schools were heavily remodeled in order to increase capacity and to update with modern facilities. In addition, the Lane Elementary School (no longer extant) was converted into a junior high school in 1960 and construction of a high school in the western portion of the city was initiated in the early 1960s in order to accommodate that portion of the city and to relieve enrollment at Central High School, which had reached 1200 students by 1960. Meanwhile, the school district constructed an Educational Administration Center at **9333 W. Lincoln Avenue** (Map Code 296/22) in order to handle the administrative and logistical functions of running the area's numerous schools. Designed by Schutte, Phillips & Mochon, this was the first building of its kind built in the state of Wisconsin and also won a 1959 design award from the American Institute of Architects.¹¹⁸

¹¹⁵Szudy, "A Half Century of Public Education in West Allis," 80-83.

¹¹⁶Ibid., 68-69, 85-93.

¹¹⁷Ibid., 70-71, 94-95, 102-03.

¹¹⁸Ibid., 94-99.

While West Allis possessed numerous traditional schools throughout the city, it also possessed one of the earliest vocational schools in the state. State legislation authorized the creation of these specialty schools in 1911 and the city immediately pursued implementation of a program. Classes were first held in 1912 in the same building that was used by the city until it had constructed the McKinley School. Attendance was for children between fourteen and sixteen who had work permits or were apprenticed. Enrollment for the school increased to nine hundred by the late 1920s and a new building was completed at **1200 S. 71st Street** (Map Code 278/17) in 1927; an addition was built in 1954. In 1969, the vocational school was incorporated into the Milwaukee Area Technical College (MATC) system.¹¹⁹

Parochial education also quickly emerged in West Allis after it was incorporated. The first such school was built at S. 72nd & W. Orchard street (no longer extant) in 1902 by the Holy Assumption Catholic Church. By 1927, three additional Catholic churches had been opened in West Allis by the St. Joseph's (1908), St. Aloysius (1921) and St. Rita's (1922) parishes. In 1927, these four schools enrolled 1,279 students.¹²⁰

West Allis's educational history also includes a discussion of extracurricular, post-secondary, trade and college instruction. In 1928, the Wisconsin College of Music opened a branch in West Allis at S. 73rd Street and Greenfield Avenue. The school provided instruction to both children and adults in piano, violin, singing and drama. With the exception of the vocational school, post-secondary educational opportunities remained scarce in West Allis until the 1990s when three institutions established themselves in former Allis-Chalmers buildings. In 1992, the ACME Institute of Technology offered classes in drafting and design in the Renaissance Faire building located at 821 S. 60th Street. This former Allis-Chalmers structure had been renovated into a business incubator in 1985. Also in 1992, Lakeland College of Sheboygan occupied part of Allis-Chalmers' headquarters building at 1135 S. 70th Street and began offering business and computer classes. A third college, Upper Iowa University, commenced instruction in 1995 at 8411 W. Lincoln Avenue before moving in 1998 to **6610 W. Greenfield Avenue** (Map Code 18/16), which was once home of Allis Chalmers' human resource department. Upper Iowa University has since vacated the W. Greenfield Avenue building.¹²¹

¹¹⁹Burbach, *Historical Review of West Allis* (1927), 37, 39, 41; Milwaukee Area Technical College, "The Story of MATC," Material online at www.milwaukee.tec.wi.us, Accessed on 7 May 2007.

¹²⁰Burbach, *West Allis* (1912), 95; Burbach, *Historical Review of West Allis* (1927), 41-42.

¹²¹"Wisconsin College of Music West Allis Branch," Uncited newspaper advertisement (3 November 1932); "Handsome Old Building Houses Industrial School," Uncited newspaper article (2 July 1992); "Lakeland College Plans More Classrooms, Offices," *Milwaukee Journal*, 12 August 1992; "Upper Iowa University's Premier Open House," Uncited newspaper advertisement (7 September 1995); "Upper Iowa to Hold Open House Friday," *West Allis Star*, 7 September 1998; "Upper Iowa Offers Courses for Local Students," *Milwaukee Journal-Sentinel*, 8 February 1998. All newspaper items found in Schools-Colleges Binder, WAHS.

Associated Resources:

The following extant resources identified as a result of the current survey are associated with West Allis' educational history:

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>MapCode</u>
Thomas Jefferson Middle School/T.J. Elementary	7229 W. Becher Street	280/18
Johnson School/Johnson Junior High	8420 W. Beloit Road	272/13
Frank Lloyd Wright Junior High/FLW Middle School	9501 W. Cleveland Avenue	294/12
Jefferson Fieldhouse (associated with TJ Middle School)	7320 W. Grant Street	274/6
Washington Public School & Horace Mann Jr. High School/Horace Mann Elementary School	6213 W. Lapham Street	293/3
John Dewey Junior High School/Lincoln Elementary School	7815 W. Lapham Street	290/7
Nathan Hale Junior High School/West Allis Central High School	8516 W. Lincoln Avenue	13/21
Greenfield School (NR-listed)	8405 W. National Avenue	50/4a
Woodrow Wilson School/Wilson Elementary	8710 W. Orchard Street	270/4
St. Augustine Catholic School	6753 W. Rogers Street	279/4
Parkway School/Parkway Building, Community Center	2930 S. Root River Parkway	272/26
Roosevelt School	932 S. 60th Street	15/18
Longfellow School/Longfellow Elementary School	2211 S. 60th Street	275/24
St. Rita's Catholic (Church) & School #1	2307 S. 60 th Street	273/34
St. Mary Help of Christians Catholic School	1230 S. 61 st Street	287/12
St. Rita's Catholic School #2	2354 S. 61 st Street	273/30
West Allis Vocational School/Milwaukee Area Technical College	1200 S. 71 st Street	278/17
McKinley Fieldhouse	1000 S. 72 nd Street	278/19
Franklin School/Franklin Elementary	2060 S. 86th Street	283/8
LaFollette School/LaFollette Park Apartments	720 S. 92 nd Street	270/32
St. Aloysius Catholic School	1405 S. 92nd Street	254/12
Good Shepherd Evangelical Lutheran School	1337 S. 100 th Street	300/9
Immaculate Heart of Mary Catholic School (and church)	1212 S. 117 th Street	271/9

CHAPTER 13

Religion

In 1837, early settlers in Honey Creek organized the first Baptist Church in the Territory of Wisconsin. This congregation practiced in private homes until it constructed a church in 1866, which was moved to S. 84th & W. Orchard streets when the CNW built its line through the church parcel. In 1904, Anna Cornwall donated \$1,000 for construction of a parsonage. By 1912, the congregation sought a larger church and acquired two lots at the corner of S. 78th and W. Lapham streets. Due to WWI, construction activities were delayed; however, in 1920, the old church was moved to the new S. 78th Street location and, eight years later, an addition was made and the entire structure was veneered with brick. This resulted in the edifice at **1576 S. 78th Street** (Map Code 290/9). Meanwhile, the next church to organize was the North Greenfield Methodist Episcopal Church, which first consisted in 1842 of a ten-person congregation. The group built its first church at **2103 S. 81st Street** (Map Code 3/11) in 1887, which served well until it was replaced with a new church in 1923 at **1574 S. S. 76th Street** (Map Code 289/17). This new church, which had since dropped North Greenfield from their name, was better located in the city and resulted in an increase of 182 people to its membership rolls.¹²²

Two other church congregations had organized in the West Allis vicinity prior to the city's incorporation. St. Peter's Episcopal Church traces its roots to 1873 and utilized a log cabin for its first church. The congregation built its second facility in 1878 at S. 84th & W. Lapham streets before building a third structure in 1894 at **1610 S. 81st Street** (Map Code 1/12). This third building served them until building their current church in 1952 at **7929 W. Lincoln Avenue** (Map Code 296/18). With regard to the year 1894, it was at that time when the Jordan Lutheran Church was organized. The church utilized two previous church buildings until the present edifice was built in 1949 at **1642 S. 77th Street** (Map Code 286/9). The second Lutheran church to open in West Allis was the Nain Evangelical Lutheran Church, which was created in 1914. A small church building served the congregation until a more elaborate one was constructed in 1923 at 1673 S. 57th Street (no longer extant). The current church building was erected in 1956, on the same parcel now identified as **1665 S. 57th Street** (Map Code 297/16, See Recommendations Chapter).¹²³

The rapid growth of West Allis sparked a new round of church congregations to be established in the city. Four of these new churches were parishes of the Catholic Church. The first parish to organize was the Holy Assumption Congregation, which petitioned to organize soon after the E.P. Allis Company agreed to move to West Allis. The parish's original priest served briefly and was replaced by Reverend J.H. Burbach on 10 September 1901. Rev. Burbach quickly located a parcel

¹²²Burbach, *West Allis* (1912), 103, 105; Burbach, *Historical Review of West Allis* (1927), 46.

¹²³Burbach, *Historical Review of West Allis* (1927), 47-48, 62.

at S. 72nd & W. Orchard streets on which to build a church and a school (no longer extant), which was completed in 1902 at a cost of \$12,000. This facility was overwhelmed by 1915 and a new church was planned; however, the new church at **7101 W. Orchard Street** (Map Code 18/7, See Recommendations Chapter) was not completed until 1924-25. Meanwhile, enrollment at the school increased and several additions were made to the school (and former church building) in 1910 and 1927. By 1927, enrollment in the Holy Assumption school had reached 562 and, that same year, a community hall was constructed at **1525 S. 71st Street** (Map Code 287/7).¹²⁴

Four other Catholic parishes branched off from Holy Assumption as West Allis grew in both size and population. One driving factor in this development was that individual immigrant groups sought to have their own parish. One such group was the Slovaks who in 1908 under the leadership of Reverend John Smolej constructed the church for the St. Mary Help of Christians parish at 1210 S. 61st Street (no longer extant). They later erected a modern church, rectory and school at **1204, 1210 and 1230 S. 61st Street** (Map Codes 287/14, 287/13 and 287/11), respectively. Regretfully, the congregation closed its doors in 2007. Meanwhile, the Poles organized in 1906 the St. Joseph's parish and constructed a church and school in 1908 at **6430 W. Mitchell Street** (no longer extant). The congregation outgrew this original structure and built in 1925 (at the same location) a combination church and school building (Map Code 293/11, See Recommendations Chapter) that could hold 500 people. Non-Catholic Poles attended St. Mary's Polish National Church at **5903 W. Mitchell Street** (Map Code 14/9).¹²⁵

The creation of the other two Catholic parishes in West Allis were driven by geography rather than ethnic composition. By 1918, a significant number of Catholic families had moved to the rapidly growing neighborhood west of S. 85th Street. To serve this community, the Archdiocese organized the St. Aloysius Church and school in 1920, between S. 91st and S. 92nd streets, south of W. Greenfield Avenue. The first facilities were a pair of former military barracks, which were replaced in 1926 by a large church building (no longer extant) capable of holding 700 people. In 1954, the existing St. Aloysius Catholic Church was built at **1405 S. 92nd Street** (See Recommendations Chapter). Meanwhile, the fourth Catholic church to organize in West Allis prior to World War II was St. Rita's Church, which was started in 1922 to serve the southeast portion of the city. Two years later, the parish constructed a combination church and school building at **2307 S. 60th Street** (Map Code 273/34). The congregation's current church building, designed by architect Mark Pfaller, was completed at **2340 S. 61st Street** (Map Code 269/1) in 1964 (See Recommendations Chapter).¹²⁶

Other denominations also started congregations soon after West Allis was incorporated. In 1902, the West Allis Presbyterian Church organized. The church erected its first edifice soon thereafter near S. 70th and W. National Avenue and, in 1926, built a larger building at **5933 W. National**

¹²⁴Ibid., 52-53.

¹²⁵Ibid., 53, 56-59.

¹²⁶Ibid., 59-61.

Avenue (Map Code 298/11, See Recommendations Chapter). Also in that year, a mission church of this parish known as the Greenfield Avenue Presbyterian Church emerged at the corner of Greenfield and S. 98th Street. As a result of the adjacent freeway construction, the parish was forced to move and they built in 1953 their current religious facility at **1455 S. 97th Street** (Map Code 254/7, See Recommendations Chapter). Meanwhile, a third Presbyterian parish in West Allis began in 1903, the United Presbyterian Church held services in a hall located at S. 72nd and Greenfield. The very next year, the group constructed a small church and added on to it shortly thereafter. In 1926, the parish built a much larger facility at **1509 S. 76th Street** (Map Code 7/14). In addition to sponsoring a number of religious clubs and societies, the church also supported a parochial school that had an enrollment of 400 by the late 1920s.¹²⁷

The aforementioned churches were among the twenty-four churches that existed in West Allis in 1932. Other places of worship included the St. Augustine Croatian Catholic Church at **6768 W. Rogers Street** (Map Code 14/10, See Recommendations Chapter) and four additional Evangelical Lutheran churches including the Good Shepherd near Barnekow and McMyron (current edifice located at **1035 S. 100th Street**, Map Code 254/20, See Recommendations Chapter), St John's at 1029 S. 58th Street (not surveyed due to alterations), St. Paul's at 7833 W. Grant (no longer extant) and Woodlawn at 2174 S. 96th Street (original edifice no longer extant).

Like all other aspects of life in West Allis after World War II, the post-war building boom impacted religious life in the city. In 1961, St. John's Lutheran Church constructed a new church at 5500 W. Greenfield Avenue. This new facility replaced their former church at 1029 S. 58th Street. In addition to the replacement of older facilities by established congregations, new congregations were organized in the western portions of the city. Organized in 1939, the Greenfield Park Evangelical Lutheran Church built new worship and educational structures in 1958 at **1236 S. 115th Street** (Map Code 271/15). Meanwhile, the number of Catholics in West Allis continued to expand significantly and new parishes were added, among them was the Mary Queen of Heaven Catholic Church was established in 1958, which completed a church at **10515 W. Lincoln Avenue** (Map Code 272/2) in 1963.¹²⁸

By 1966, West Allis was estimated as the home of 38,616 Catholics, which overwhelmed the combined total of 25,016 members of other religious denominations. The city's Catholic residents had access to nine Catholic churches within West Allis, while the city's 16,310 Lutherans utilized eleven churches. Ranked third was the Presbyterians with 2,381 members while the Methodists

¹²⁷Ibid., 53-55; "History of Greenfield Avenue Presbyterian Church," Historical sketch located on the church website at www.gapc-usa.com. Accessed on 30 March 2007; Building permits for 1455 S. 97th Street, dated 18 November 1952 and 7 February 1969, On file at the West Allis City Hall Building Department, West Allis, WI.

¹²⁸"St. John's Lutheran Church to Note 40th Anniversary," Uncited newspaper article dated 27 April 1967, Located in Church-Lutheran Binder, "Greenfield Park Evangelical Lutheran Church," Historical Context Sheet located in Church-Lutheran Binders; "Mary Queen of Heaven Parish" and Heart of Mary Catholic Church," Historical Context Sheets located in Church-Catholic Binders. All items located in the WAHS.

came in number four with 2,116 members.¹²⁹

Associated Resources:

The following extant resources identified as a result of the current survey are associated with West Allis' religious history:

<u>Property (Historic/Current Name)</u>	<u>Address/Location</u>	<u>MapCode</u>
Mt. Hope Lutheran Church	8633 W. Becher Street	283/5
Our Lady of Mt. Carmel Church	6626 W. Beloit Road	294/3
Sisters of St. Joan Antida Convent	6640 W. Beloit Road	294/2
Sisters of St. Joan Antida Home for the Aged	6670 W. Beloit Road	294/1
First Lutheran Church	7400 W. Lapham Street	10/15
St. Paul's Lutheran Church	7821 W. Lincoln Avenue	275/30
St. Peter's Episcopal Church (#2)	7929 W. Lincoln Avenue	296/18
Mary Queen of Heaven Catholic Church	10515 W. Lincoln Avenue	272/2
St. Mary's Polish National Church	5903 W. Mitchell Street	14/9
St. Joseph's Polish Catholic Church & School	6420 W. Mitchell Street	293/11
" Catholic Convent	1665 S. 64 th Street	293/10
West Allis Presbyterian Church	5933 W. National Avenue	298/11
St. Augustine Croatian Catholic Church	6768 W. Rogers Street	14/10
" Convent	6763 W. Rogers Street	279/3
" Rectory	6762 W. Rogers Street	279/6
" School	6753 W. Rogers Street	279/4
Nain Evangelical Lutheran Church	1665 S. 57th Street	297/16
St. Mary Help of Christians Church	1204 S. 61 st Street	287/14
" Rectory	1210 S. 61 st Street	287/13
" School	1230 S. 61 st Street	287/12
St. Rita's Catholic Church	2340 S. 61st Street	269/1
" Auditorium	2353 S. 60 th Street	269/2
" Rectory	2318 S. 61 st Street	273/32
" Church & School (#1)	2307 S. 60 th Street	273/34
" School (#2)	2354 S. 61 st Street	273/30
Trinity Evangelical Lutheran Church	2500 S. 68 th Street	293/6
Holy Assumption Catholic Church	7101 W. Orchard Street	18/7
" Hall	1525 S. 71 st Street	287/7
" Rectory	1525 S. 71 st Street	287/6
United Presbyterian Church (#1)	1501 S. 73 rd Street	10/16
United Presbyterian Church (#2)	1509 S. 76 th Street	7/14
West Allis Methodist Episcopal Church	1574 S. 76 th Street	289/17
Jordan Evangelical Lutheran Church	1642 S. 77 th Street	286/9
First Baptist Church	1576 S. 78 th Street	290/9
St. Peter's Episcopal Church (#1)	1610 S. 81 st Street	1/12
North Greenfield Methodist Episcopal Church	2103 S. 81 st Street	3/11
Luther Memorial Church	2820 S. 84 th Street	272/14
Mt. Hope Lutheran Parsonage	2122 S. 87 th Street	300/19

¹²⁹“38,616 Catholics in West Allis,” Uncited newspaper article dated 22 October 1966, Located in Church-Catholic Binder, WAHS.

St. Aloysius Catholic Church	1405 S. 92nd Street	245/14
“ Convent	1415 S. 92nd Street	254/8
“ School	1435 S. 92nd Street	254/12
“ Rectory	1413 S. 93rd Street	254/11
Greenfield Avenue Presbyterian Church	1455 S. 97th Street	254/7
Woodlawn Evangelical Lutheran Church	2217 S. 99 th Street	285/11
Good Shepherd Evangelical Lutheran Church	1235 S. 100th Street	254/20
Good Shepherd Evangelical Lutheran Parsonage	1215 S. 100 th Street	254/21
Greenfield Park Lutheran Church	1236 S. 115 th Street	271/15
Immaculate Heart of Mary Catholic Church & School	1212 S. 117 th Street	271/9
“ Rectory	1321 S. 116 th Street	271/11
“ Convent/Bethany House	1322 S. 117 th Street	271/10

CHAPTER #14

RECOMMENDATIONS

Of the 1,019 structures inventoried and photographed for this survey, sixty individual properties were thought to offer a sufficient degree of historical intrigue and/or architectural integrity to suggest potential for listing in the National Register of Historic Places. Those sixty resources, as well as seven districts (all of which combine to total 355 resources), are listed below. Please note that the asterisk (*) found after the Potentially Eligible determination denotes that those structures have not yet reached fifty years of age. Expanded discussions of each district and individual property follows the list.

Districts

<u>Name</u>	<u>Appendix</u> (Volume 2)	<u>Evaluation</u>
Ahrens Arms #2 Apartments	Appendix D	Further Research Needed
Conrad Apartments Historic District	Appendix E	Potentially Eligible
Honey Acres Ranch Historic District	Appendix F	Potentially Eligible
Juneau Highlands Residential Historic District	Appendix G	Potentially Eligible
Kopperud Park Residential Historic District	Appendix H	Further Research Needed
Mitchell Manor Residential Historic District	Appendix I	Potentially Eligible
West Monona Place Residential Historic District	Appendix J	Potentially Eligible

Individual Properties

<u>Address</u>	<u>Name</u>	<u>Evaluation</u>
7229 W. Becher Street	Thomas Jefferson Middle School	Potentially Eligible
7519-7529 W. Becher Street	Mertz Block	Not Eligible
8633 W. Becher Street	Mount Hope Lutheran Church	Potentially Eligible
6626-6670 W. Beloit Road	Our Lady of Mt. Carmel Church, St. Joan Antida Convent and Home for the Aged	Potentially Eligible
5701-07 W. Burnham Street & 1913 S. 57 th Street	Hersch Commercial Properties	Potentially Eligible
9501 W. Cleveland Avenue	Frank Lloyd Wright Junior High	Potentially Eligible*
12233 W. Cleveland Avenue	Tony Mazurco Residence	Potentially Eligible
6027 W. Greenfield Avenue	Van's Food Mart	Potentially Eligible*
6227 W. Greenfield Avenue	Paradise Theater Block	Potentially Eligible
7525 W. Greenfield Avenue	West Allis City Hall	Potentially Eligible*
7622 W. Greenfield Avenue	Frank Koelsch Funeral Home	Potentially Eligible
2479 S. Green Links Drive	James William Pauers Residence	Potentially Eligible*
6213 W. Lapham Street	Washington School/Horace Mann Junior High	Potentially Eligible
7400 W. Lapham Street	First Lutheran Church	Potentially Eligible
7815 W. Lapham Street	John Dewey Junior High School	Potentially Eligible
5730 W. Lincoln Avenue	Cosden Oil Co. Gas Station	Potentially Eligible
8322 W. Lincoln Avenue	Carrell Dairy Freeze Store	Potentially Eligible
7529 W. Madison Street	Ganser Apartment Building	Potentially Eligible
9015 W. Maple Street	Chr. Hansen Research Laboratory	Potentially Eligible*

6420 W. Mitchell Street	St. Joseph's Polish Catholic Church & School	Potentially Eligible
6601-23 W. Mitchell Street/ 1813 S. 66 th Street	Davis Manufacturing Co./ Avery Manufacturing Co.	Further Research Needed
6604 W. Mitchell Street	LeRoi Company Building	Not Eligible
5831-5835 W. National Avenue	Babich Building	Potentially Eligible
5901-5905 W. National Avenue	Kegel's Inn	Potentially Eligible
5933 W. National Avenue	West Allis Presbyterian Church	Potentially Eligible
6430 W. National Avenue	Otto Conrad Office Building	Potentially Eligible
7332 W. National Avenue	West Allis Fire Station #1	Potentially Eligible
7515 W. National Avenue	West Allis Lodge No. 291, F. & A.M.	Potentially Eligible
8004-8010 W. National Avenue	LeRose Realty Company Building	Potentially Eligible
8530-50 W. National Avenue	Clark's Super Gas Company, Inc.	Potentially Eligible
7101 W. Orchard Street	Holy Assumption Catholic Church	Potentially Eligible
5325 W. Rogers Street	Kempsmith Manufacturing Company	Further Research Needed
6753-6768 W. Rogers Street	St. Augustine Croatian Catholic Church Complex	Potentially Eligible
2680 S. Root River Parkway	Frank Kosche Residence	Potentially Eligible
12323-12325 W. Walker Street	Gerald Foster/Anton Kratochvil Duplex	Potentially Eligible
1665 S. 57 th Street	Nain Evangelical Lutheran Church	Potentially Eligible
932 S. 60 th Street	Roosevelt School	Potentially Eligible
1708 S. 60 th Street	S.S. Realty Company Apartment Building	Potentially Eligible
2211 S. 60 th Street	Longfellow School	Potentially Eligible
2340 S. 61 st Street	St. Rita's Catholic Church	Potentially Eligible*
1430 S. 62 nd Street	Peter Burbach Apartment Building	Not Eligible
1903 S. 62 nd Street/ 6401 W. Becher Place	John Obenberger Forge Co./ Unit Power Shovel Company	Further Research Needed
2029 S. 74 th Street	Magnus Thompson Residence	Further Research Needed
1103 S. 76 th Street	Dr. Walter L. Stranburg Residence	Potentially Eligible
2401 S. 79 th Street	Anton F. Beay Residence	Not Eligible
2461 S. 79 th Street	Earl Wolff Residence	Further Research Needed
1508 S. 80 th Street	Alexander H. McMicken Residence	Potentially Eligible
2375 S. 80 th Street	John X. Wimmer Residence	Not Eligible
2150 S. 81 st Street	Clifford A. Dussault Residence/ Sears, Roebuck & Co., "The Kilbourne"	Potentially Eligible
640 S. 84 th Street	Wisconsin State Fairgrounds/ Pabst Beer Garden	Potentially Eligible
2060 S. 86 th Street	Franklin School	Potentially Eligible
2158-60 S. 89 th Street	Arnold A. Stiemke/Anton Kratochvil Duplex	Potentially Eligible
1405 S. 92 nd Street	St. Aloysius Catholic Church Complex	Potentially Eligible
2439 S. 93 rd Street	Robert C. Korosec Residence	Potentially Eligible*
1455 S. 97 th Street	Greenfield Avenue Presbyterian Church	Potentially Eligible
1235 S. 100 th Street	Good Shepherd Ev. Lutheran Church	Potentially Eligible
2059-61 S. 104 th Street	Robert A. Gahl Duplex	Potentially Eligible*
2128 S. 107 th Street	J.J. Manaega Residence	Potentially Eligible
1920 S. 108 th Street	William Draheim Residence/ Sears, Roebuck & Co., "The Mitchell"	Not Eligible
South of I-94, east of S. 108 th Street	Chicago & North Western Railroad Bridge	Potentially Eligible

RECOMMENDATION DISCUSSIONS

Historic Districts

Name	Map Code	NRHP Evaluation
Ahrens Arms #2 Apartments	See Appendix D	Further Research Needed
Description and Statement of Significance		

This apartment complex is comprised of six, identical, side-gabled, brick-faced structures, each of which contains four dwelling units (See Appendix D for a full list of property addresses and a boundary map). Four of the buildings are oriented to W. Lincoln Avenue, with two located immediately along said roadway, while the other two rest further back and in between the first two. Each of the remaining two buildings is oriented to the flanking side streets of S. 74th and S. 75th streets. The primary facade of each building consists of two, brick-trimmed entryways; to either side of each doorway rests a pair of double-hung sash windows. The second floor consists of four pairs of windows, the center two located immediately above those on the first level, while the outer pair is centered above the first-floor doorway and adjacent, outer window. Gabled end entrances are sheltered by a simple, flat overhang, and what appears to be a milk delivery door is located adjacent to these side entries. Two single windows line both the first and second floors, while an additional window rests at the center, midway between the first and second floors.



7402-7430 W. Lincoln Avenue.

These structures were built in 1949 and were originally identified as “Ahrens Arms #2;” the owner/contractor was Arthur K. Hellermann. The subdivision within which the complex was built is identified as Agnew’s Highland Acres.¹³⁰

A review of building permits, as well as limited available biographical information yielded no useful information regarding the apartment complex. The name Ahrens Arms #2 suggests that there is a #1 in existence somewhere; however, none was located. The six structures, although astylistic in appearance, do combine to present an interesting complex; one that was initially thought to have been built to accommodate the post-World War II overcrowding. While that may still be the case, no evidence was found to substantiate that supposition. Therefore, a definitive determination could

¹³⁰Original permit for these buildings, dated 31 August 1949.

not be made regarding the eligibility of this complex and further research is suggested.¹³¹

Name	Map Code	NRHP Evaluation
Conrad Apartments Historic District	See Appendix E	Potentially Eligible
Description and Statement of Significance		



View of 8902-8914 W. Maple Street.



View 8828 W. Maple Street.

This grouping of five apartment buildings is located around the intersection of W. Maple Street & S. 89th Street (See Appendix E for full list of property addresses and a boundary map). Three of the five structures, located at 8831, 8902 and 8914 W. Maple Street are cited in assessor’s records as having been built in 1910. Although differing slightly in exterior appearance today due to modern sheathing, all three buildings were no doubt nearly identical to each other when built. Rising two-and-one-half stories on a slightly raised basement, these front-gabled buildings (oriented on a north-south axis) include a flat-roofed, open porch along its street-facing facade, as well along one of its side walls. Originally covered with clapboard along the lower two levels and wooden shingle-sheathing along its upper half-story, all three buildings carry a recessed pair of windows within its gabled peak. Paired and tripartite groupings of sash windows occupy both the first and second levels, while two-light windows run along the basement level. The example at 8831 has seen the most exterior alterations and includes a large, ten-car garage at the rear. Both 8902 and 8914 still retain their upper half-story, decorative wooden shingles, as well as second-floor porch door and balcony and 8902 is still covered with clapboard along its second floor. Both 8831 and 8902 provided for four dwelling units, while the example at 8914 is slightly larger and was built to

¹³¹ A search in Ancestry.com did identify an Arthur K. Hellermann who was born in Milwaukee in 1907, the son of Henry and Mamie Hellermann, and died on 5 June 1991 in Hendersonville, Tennessee. Three available newspaper articles also indicate that Arthur Hellermann was an attorney and, for a time, held the position of Chairman of the legislative committee of the Wisconsin Highway Safety Council and was also a member of the Milwaukee Safety Commission, “Judge Opposed to Law by Hellermann,” *The Sheboygan (WI) Press*, 11 March 1937; “Cadets Serve in Homes,” *The Charleroi Mail* (Charleroi, Pennsylvania), 24 February 1941; “Inkwell Tosser Is Tackled by Judge Steinle,” *The Sheboygan Press*, 20 January 1944, All articles available online at www.Ancestry.com. Accessed on 12 July 2007.

accommodate five families.¹³²

The fourth of the five structures rests between 8902 and 8914 and is oriented on an east-west axis. Reportedly built in 1917, this two-story, side-gabled, four-unit apartment building also rests on a raised basement level and is covered with wide siding. The entrance is located at the center and is sheltered by a similar, one-story porch with a second-floor balcony. Windows along the primary facade are arranged singly and are six-over-six light sashes. Visible west endwall windows are small square openings, but have since been covered.

Finally, the largest apartment structure (including eight dwelling units) is located at 8828 W. Maple Street and, according to permit information was built in 1924 at a cost of \$18,900. Rising from a concrete foundation, this two-and-one-half-story apartment structure retains the highest level of integrity of the five structures as it includes its original clapboard and decorative wooden-shingle sheathing. A one-story porch with brick piers and an upper balcony is located at the center of the W. Maple Street elevation and the upper half-story carries a recessed window grouping like three of the other four buildings. Windows are arranged singly, in pairs and tripartite groupings, some of which appear to retain their multiple-light sashes.¹³³

This cluster of five apartment buildings is located in Conrad's West Allis Gardens Subdivision and approximately two blocks south of a former Milwaukee Electric Railway & Light Company (TMERLCO) streetcar line. Indeed, these apartment structures, which were built between 1910 and 1924 (Period of Significance), were historically identified as Conrad Apartments and were owned and operated by Otto Conrad. Conrad was born in Milwaukee on 18 September 1869 and originally worked as a tintype photographer. He entered the business of real estate between 1900 and 1905 and made an unsuccessful run for West Allis mayor in 1928. After two failed marriages, Conrad himself resided in an apartment at 8828 W. Maple Street by no later than 1932; he passed away in 1947 and his address was still cited as 8828. The apartment building at 8831 W. Maple was the location of a failed extortion plot against Conrad. It was there in 1933 that he was directed to put \$3,000 under a drain pipe, alongside that apartment building. Based on the proximity of these structures to TMERLCO, these structures were no doubt built and marketed to workmen. Further evidence of the intent for these structures can be seen in a small, undated newspaper ad placed by Conrad. It read "Wanted West Allis Workmen to Rent, eight beautiful, warm, sunny 5-room flats." Rent was cited at \$10 to \$14 per month (the location of the subject eight flats are not noted in the ad). Conrad owned a number of similar flats and apartment structures throughout the city, two of which are located one block to the east at 1718 and 1724 S. 88th Street. The Conrad family retained ownership of the

¹³² Assessor's Records, City of West Allis. Sanborn Fire Insurance Maps did begin in West Allis in 1910; however, the area in which these apartments are located was not mapped. In 1927, all five apartment buildings are depicted, *Sanborn Fire Insurance Map--West Allis, Wis.* (1910, 1927).

¹³³ Original permit for 8828 W. Maple Street, dated 26 August 1924; Permit for a 10-car garage at 8831 W. Maple Street was in the file; however, it was not dated. The Sanborn Map from 1927 does not show the garage structure; however a later map does depict it, *Sanborn Fire Insurance Map, West Allis, Wis.* (1927; 1927, updated to 1951).

buildings until at least 1958, when they were cited as under the ownership of the David Conrad Co. Today, three of the five structures are under the ownership of Ronald A. Arthur of Trike Property Management and the remaining two buildings are each separately owned.¹³⁴

Despite retaining their integrity of form and location, as well as offering a modest degree of detailing, the five buildings do not exhibit any particular architectural style and are not considered eligible for the Register under Criterion C. Although Otto Conrad figures significantly into the history and development of West Allis, no information was found to suggest eligibility under Criterion B. However, in that regard, the cluster of structures are directly associated with the industrial development of West Allis and the need for worker housing. Although other such buildings do exist in the city, this concentration is the largest which offers the greatest degree of integrity. As a result, the Conrad Apartments Historic District is considered eligible for the Register under Criterion A.

Name	Map Code	NRHP Evaluation
Honey Acres Ranch Historic District	See Appendix F	Potentially Eligible
Description and Statement of Significance		



View of W. Raymond Lane Looking Northeast.



View of S. Stratton Drive Looking Southeast.

¹³⁴“Otto Conrad’s Life Ends at 74,” Uncited newspaper clipping, hand-dated May 1947, Located in the People-Conrad Binder, WAHS; Newspaper advertisement, uncited and undated, also in Conrad Binder. The article cites his age as 74, thus making his date of birth circa 1873; however, the 1900 census clearly states he was born in 1869, 1900 U.S. census and 1905 Wisconsin State census, Census material available online at www.Ancestry.com. An article in the *West Allis Star* indicates that a number of homes in West Allis were made from converted farm barns and that Conrad was responsible for that conversion. Additional hand-written material regarding Conrad’s home on W. National Avenue also cites the barn to housing conversion and that he also purchased WWI barracks and converted them for housing. No further information could be found to substantiate that supposition, Peg Park, “Our City’s Past: Barns Were Converted into Flats,” *West Allis Star*, 20 March 1975 and “This is the home of Otto Conrad,” Hand-written material, no date and no author, Clippings in Conrad Binder, WAHS.

The Honey Acres Ranch Historic District rests within the larger Honey Acres Subdivision.¹³⁵ This subdivision--bounded by S. 84th Street on the west, Honey Creek Parkway on the east, W. Beloit Road on the north and W. Oklahoma Avenue on the south--is comprised of a vast number of Ranch homes; however, a cluster of twelve Ranch homes located near the intersection of S. Stratton Drive and W. Raymond Lane stand out from the rest (See Appendix F for a full list of property addresses and a boundary map). Eleven of the twelve homes were built between 1954 and 1959, while the last contributing house was built in 1962; thereby producing a Period of Significance from 1954 to 1962. While one of the homes was built by real estate man Don Ganser, the remaining eleven were constructed by Zielinski Builders, creators and developers of the greater Honey Acres Subdivision.¹³⁶

Zielinski Builders consisted of brothers Alphonse and Florian, sons of Walter Zielinski, who was a local builder since 1912. Florian was born in West Allis and graduated from West Allis Central High School in 1930. After two years at the University of Michigan, he was forced to leave school due to the Depression. From 1937 to 1947, Zielinski was employed by the West Allis Police Department, after which he joined his father Walter, who had by that time become a developer. Florian eventually became the president of Zielinski Development, which specialized in subdivision development and chief executive officer of Zielinski Builders, a custom home builder. In 1954, Zielinski Builders were honored by the Milwaukee Builders Association (MBA) as Outstanding Builders.” Brother Alphonse served at least three terms on the MBAs Board of Directors and served as co-chairman of the 1950 Parade of Homes.¹³⁷

Finding difficulty in obtaining lots upon which to build, the firm purchased in 1950 the former Frantz Farm, which was reportedly in the Frantz family since the Civil War. Consisting of 50 acres, the farm was divided by Honey Creek. Over half of the acreage was deemed unsuitable for construction and 30 acres was later turned over to the Milwaukee County Park Commission for development as Honey Creek Parkway. Thereafter, smaller surrounding parcels were purchased and the subdivision amounted to approximately 100 acres. Shortly after the land purchase, it was annexed by the City of West Allis.¹³⁸

Original subdivision restrictions included a minimum side yard setback of fifteen feet (some blocks require a twenty-foot setback), no two buildings erected in a single block could look alike and fences

¹³⁵The larger Honey Acres Subdivision is divided into sections, designated with numbers. The twelve homes of the proposed district are located within Honey Acres Subdivision Numbers 4, 5 and 7.

¹³⁶Construction dates and builders names were gleaned from a review of building permits for all twelve homes, permits on file at the West Allis City Hall.

¹³⁷“Florian (Sparky) Zielinski, Obituary, uncited newspaper clipping, hand-dated 17 November 1991, Clipping in “XYZ” Business Binder and “WXYZ” People Binder, WAHS; “Zielinski Bros. Honored As Outstanding Builders,” Uncited and undated newspaper clipping, in “XYZ” Business Binder, WAHS.

¹³⁸“Zielinski Bros. Honored As Outstanding Builders.” Henry Stratton used to work on the Frantz farm and later married one of the Frantz daughters; that is likely the origination of the name S. Stratton Drive.

were frowned upon. The minimum price, exclusive of the lot, was cited as between \$14,000 and \$16,000. The construction of the larger subdivision was started in 1951 at an estimated cost of over \$4,000,000.¹³⁹

Eight of the Ranch homes are topped with hipped roofs, while the remaining four are topped with gabled roofs. Exterior sheathing consists of various stone veneers, board siding and brick; indeed, no two are alike. The most striking Ranch home in the proposed boundary is the stone-veneered example at 2904 S. Stratton Drive. Built in 1957, the home’s original owner was Jack L. LaBonte. Included in the twelve homes was Florian Zielinski’s own house (1954) at 2880 S. Stratton Drive.

Although the subdivision was indeed developed and built by Zielinski Builders, no information was found to suggest eligibility under Criterion B. Regarding Criterion A, the subdivision as a whole does figure into the development and expansion of West Allis in the 1950s and also exhibits a distinctive curvilinear plat. Despite that fact, the smaller proposed district is not considered eligible under Criterion A; however, further investigation could be made into the subdivision’s association with the Zielinskis and the boundary could potentially be expanded. However, at this time, the twelve, selected Ranch style homes combine to offer potential under Criterion C for their architectural styling.

Address	Map Code	NRHP Evaluation
Juneau Highlands Residential Historic District	See Appendix G	Potentially Eligible

Description and Statement of Significance



View of W. Revere Place Looking North.



View of W. Grant Street Looking Northeast.

The Juneau Highlands Residential Historic District consists of forty-one (mostly single-family) one- and two-story residences arranged within a planned subdivision of the curvilinear streets of S. Livingston Terrace, W. Grant Street & W. Revere Place (See Appendix G for a full list of property

¹³⁹“Zielinski Bros. Honored As Outstanding Builders.”

addresses and a boundary map). Of the forty-one structures, just three buildings, two of which were originally built as a duplexes, are considered to be non-contributing. Thirty of the remaining thirty-eight homes were built between 1928 and 1938, with the final eight contributing structures being built between 1941 and 1950 . Thus, the Period of Significance for the district is from 1928 to 1950. The subdivision takes its name from the land’s original owner, Joseph Juneau, nephew of one of Milwaukee’s founders, Solomon Juneau. Homes range in size from approximately 950 square feet to nearly 2,600. Although the vast majority of the homes were built by local builders, who either had an in-house architect, contracted with a local architect or utilized plans from the many available catalogue and plan books of the era. The majority of the homes in the district are either Bungalows, Cape Cods or Tudor Revival styles and are sheathed with materials including limestone, clapboard and brick.¹⁴⁰

The 1927 Sanborn map confirms that this district was platted; however, the streets had not yet been paved nor had any homes been constructed within the proposed boundary (note however, that a single house had been built at 2135 S. 66th Street, which was within the greater Juneau Highlands subdivision, but outside of the proposed district). The Sanborn map also indicates that The Milwaukee Electric Railway & Light Company ran a streetcar line just north of the new subdivision, no doubt making the area more marketable for sale.¹⁴¹

No information was found to suggest eligibility under Criterion B. While the majority of the homes in the district offer a fair degree of architectural styling, all combined, the homes do not meet the standards necessary for listing under Criterion C. However, regarding Criterion A, the subject district is comprised of a concentration of modestly sized, single-family homes that are located along a distinct curvilinear street plan, while the vast majority of the City of West Allis exhibits the grid plan. Notable for its planning and representative of West Allis’ growth and expansion in the late-1920s, the Juneau Highlands Residential Historic District is considered potentially eligible under Criterion A.

Address	Map Code	NRHP Evaluation
Kopperud Park Residential Historic District	See Appendix H	Further Research Needed
Description and Statement of Significance		

The Kopperud Park Residential Historic District is comprised of a park and fifteen adjacent homes, set on one large block bounded by W. Pierce Street on the north, W. Walker Street on the south, S. 77th Street on the west and S. 76th Street on the east (See Appendix H for a full list of property addresses and a boundary map). The park includes a “gateway” type structure which is comprised

¹⁴⁰ Annysa Johnson, “Growing Up and Staying Put; There’s No Reason To,” *Milwaukee Journal-Sentinel*, 25 June 2006; Construction dates and builders names were gleaned from a review of building permits for all forty-one structures, permits located at the West Allis City Hall.

¹⁴¹ *Sanborn Fire Insurance Map --West Allis, Wis. (1927; 1927, updated to 1951).*

of eight limestone piers that are connected via a wooden top chord that is arched at the center. Small narrow pieces of wood transverse the top chord and present a trellis-like look. The lower level of all but the center two piers is connected via a pair of wooden railings, thus creating a doorway at the center. This park structure was built as a result of the Works Progress Administration (WPA) and dates to circa 1933. Aside from two, 1930 bungalow duplexes adjacent to the park and along S. 77th Street, the remaining houses were constructed between 1935 and 1938 and were a product of the Federal Housing Act (FHA). Therefore, the Period of Significance is circa 1933 to 1938 (and exclude the two 1930 bungalows). Nine of the small- to medium-sized, one-family houses are covered with stone veneer, while the remaining four homes are faced with brick. The forms and styles of the homes include Cape Cod, Tudor Revival and Colonial Revival examples.



View of Kopperud Park Structure at S. 76th and W. Pierce Streets Looking North.



View of S. 76th Street Looking North.

The FHA was passed by the United States Congress on 28 June 1934 and was part of President Franklin Delano Roosevelt's New Deal. The New Deal was created to help Americans cope with the Great Depression and to help end the economic downturn of the time. The FHA created the Federal Housing Administration, which was created to ensure mortgages of lower-income Americans, helping them acquire financing. Within about one week of the act's passing, the City Engineer of West Allis announced that since there was no apparent shortage of homes in West Allis, that no application would be made to establish a local bureau under the FHA. However, two weeks later, a group of West Allis businessmen, headed by A.P. Vander Heyden, formed to study the government's housing plan and the city's unemployment problem. They would also draft a list of eligible persons who would be eligible for federal housing funds.¹⁴²

Within the following year, West Allis created a Better Housing Bureau (at the West Allis City Hall), which was headed by supervisor Mrs. Harold Steele. The Bureau offered free plans and

¹⁴²“No Need for Federal Housing Bureau Here,” Uncited newspaper clipping hand-dated 5 July 1934; “West Allis Group Organizes To Study Government's Housing Plan,” Uncited newspaper clipping, hand-dated 19 July 1934, both clipping located in the Housing binder, WAHS.

specifications for building a home for just \$34.50 a month, encouraging citizens to build rather than rent. On 15 July 1935 (National Housing Day), ground was broken for the construction of two model homes—the A.F. Revercomb Residence at 859 S. 76th Street and the John Cop Residence at 871 S. 76th Street. At the end of August, it was announced that the two homes would be open for public inspection during the run of the Wisconsin State Fair; however, they would not yet be furnished. The homes were built on lots sold by the city at reduced prices for the construction of the model homes. Five lots were offered for sale originally and five more were offered shortly thereafter, due to demand.¹⁴³

No information was found to suggest eligibility under Criterion B. Regarding Criterion C, the block does include a concentration of attractive and intact, 1930s homes; however, they do not combine to meet National Register standards in that regard. Although it is clear that at least two of the thirteen contributing homes were built as a result of the Federal Housing Act and the local West Allis Better Housing Bureau, no clear evidence (aside from the apparent sale of ten total lots) exists to prove that the remaining homes were built as a result of the federal and local programs. Therefore, it is suggested that further research be done in order to fully substantiate the proposed district's eligibility under Criterion A.¹⁴⁴

Address	Map Code	NRHP Evaluation
Mitchell Manor Residential Historic District	See Appendix I	Potentially Eligible
Description and Statement of Significance		

Generally bounded by the alley south of W. Lincoln Avenue on the north, the Kinnickinnic River Parkway on the south, S. 60th Street on the west and S. 52nd Street on the east, the Mitchell Manor Residential Subdivision Historic District consists of 257 one- and two-family residences which were largely built between 1923 and 1957 (See Appendix I for a full list of property addresses and a boundary map). Homes in this proposed district consist of a variety of styles and forms, including Bungalows, Cape Cods, various examples of Period Revivals, as well as Ranch homes. Exterior sheathing consists largely of brick and stone veneers; however, many of the original clapboard examples are now sheathed with vinyl. Of the 257 properties, eleven are considered to be non-contributing as they were built either after the Period of Significance (1923-1957) or the alterations and/or size and massing were too great.¹⁴⁵ The majority of the district is arranged on a grid street

¹⁴³“Model Homes are Opened to Public,” Uncited newspaper clipping, hand-dated 22 August 1935, Located in the Housing Binder, WAHS.

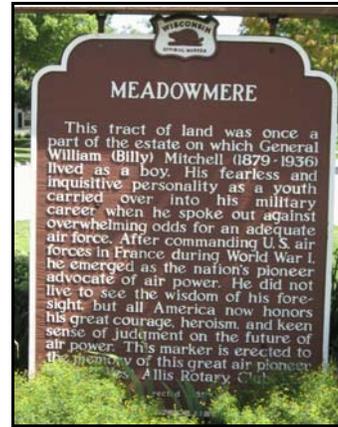
¹⁴⁴The earliest available Sanborn Fire Insurance map (1927) indicates that the subject block--known as Fleming Park Subdivision--was platted into two blocks, one with eight lots and another with thirty-six. By the 1951 updated version of the map, the block was identified as the Re-Subdivision of Block one of Fleming Park, *Sanborn Fire Insurance Map--West Allis, Wis.* (1927; 1927, updated to 1951).

¹⁴⁵According to assessor's records, the house located at 2335 S. 55th Street was reportedly built circa 1855.

pattern, however a pair of streets along the southern edge are curvilinear in their layout.



View of S. 58th Street Looking Southwest.



Wisconsin State Historical Marker for Meadowmere.

The land upon which the subdivision was built was originally the grounds of John Lendrum Mitchell's summer home. When built in 1885, the Edward Townsend Mix-designed home was located in the Town of Greenfield. The original grounds, dubbed "Meadowmere," extended from 43rd to 60th Streets and from Lincoln to Cleveland avenues. The name Meadowmere reportedly originates from a picturesque pond located on the Mitchell farm grounds. The large farm included a variety of stables to house Mitchell's numerous trotting horses, as well as a three-quarter mile horse track. The race track curved along what is now the Kinnickinnic River Parkway and Fillmore Avenue to the south of the manor. In 1885, it was written that the home was "the finest country residence in the Northeast, and is estimated to be worth \$250,000."¹⁴⁶

John Lendrum Mitchell was born 19 October 1842, the only surviving child of Alexander & Martha (Reed) Mitchell. John was an accomplished politician and businessman and, following Alexander's death, John took over various trusts and business enterprises which included the Wisconsin Marine and Fire Insurance Company Bank and the Northwestern National Insurance Company. John passed away at Meadowmere on 29 July 1904. His widow Harriet continued to own the estate, while splitting time at the family home in Washington, D.C., until her death in December of 1923. In 1924, the house was sold to the Carmelite Sisters of the Divine Heart of Jesus, who operated the home as an orphanage until 1936, at which time the property was converted for use as St. Joseph's Home for the Aged. Although the home and the 1949-1950 nursing home and chapel addition still remain extant on the grounds, they have been drawn out of the historic boundary due to the significant exterior alterations made to the home.¹⁴⁷

¹⁴⁶,"A Country Home: Mr. Mitchell's Costly New Summer Residence," *Milwaukee Sentinel*, 1 November 1885.

¹⁴⁷,"The John Lendrum Mitchell Residence/"Meadowmere," Script material prepared by Traci E. Schnell for the 2002 Historic Milwaukee home tour in West Allis, Script in possession of Schnell and HMI, the latter of which is located at 828 N. Broadway, Milwaukee.

Following Harriet's death, the Mitchell estate was sold off in "pieces," and the area previously described as the historic boundary was developed for residential purposes. While only thirteen homes were built between 1923 and 1930, approximately 200 were constructed between 1930 and 1950. Thirty-five were erected in the 1950s, which resulted in only about five remaining developable lots in the subdivision. Due to the significant size of the proposed district, not all permits could be checked for original owner names and/or if homes were architect or builder designed. As well, construction dates ascribed to the homes are from assessor's records. However, based on the exterior appearance, a select number were reviewed. As a result of this cursory review, it was clear that the district includes a combination of both architect and builder-designed homes. Architects include Lloyd Ernst (5728 W. Rita Drive), Henry J. Rotier (2406-08 S. 52nd Street), Russell Geske (2368 S. 57th Street and 2435 S. 58th Street) and Robert Oberst (2426 S. 60th Street), while builders/developers include Zielinski Builders (5302 W. Rita Drive), Stenz Investment Company (2318 S. 52nd Street, 2335 S. 54th Street and 2368 S. 55th Street) and the David Conrad Company (5716 W. Rita Drive).

Although John Lendrum Mitchell was a prominent person both locally and statewide, the subdivision is not considered potentially eligible under Criterion B as the subdivision itself was developed well after Mitchell's death. Regarding both Criterion A and C, the subdivision is comprised of a concentration of modestly sized, (mostly) single-family homes that are located along a combined curvilinear and grid plan, which surround the subdivision's namesake structure, Mitchell Manor. Notable for its planning and exhibiting a significant concentration of circa 1920s-1950s, variously styled homes, the Mitchell Manor Residential Historic District is considered potentially eligible under Criterion A.

Address	Map Code	NRHP Evaluation
West Monona Place Residential Historic District	See Appendix J	Potentially Eligible

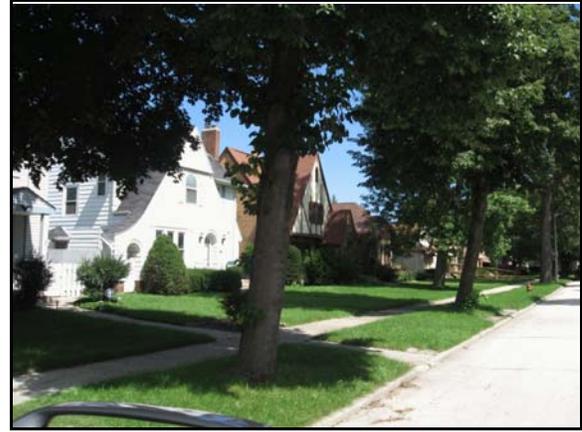
Description and Statement of Significance

Located along both side of W. Monona Place, a street which is only one block in length and rests between S. 67th and S. 68th streets, are eighteen, single-family homes (See Appendix J for a full list of property addresses and a boundary map). Of the eighteen homes, nine were built between 1930 and 1932; seven were constructed in 1945 and the remaining two were completed in 1949 and 1950. Therefore, the subject district has a Period of Significance of 1930 to 1950. The subdivision within which the homes are located is named Gerard Grove, after its developer Henry J. Gerard. W. Monona Place was originally platted as Gerard Court and the first nine homes (6709, 6710, 6720, 6721, 6725, 6726, 6732, 6739 and 6743 W. Monona Place) were built by Gerard. Little is known of Gerard, who was born in Illinois circa 1886. The 1905 state census places the nineteen-year-old Gerard, along with his family in Pine County, Minnesota. His mother Mathilda was born in Germany, while his father Victor was born in France. Between 1922 and 1924, Gerard moved to Wisconsin and the 1930 census places Gerard in West Allis, along with his wife, six children and mother-in-law Elizabeth Byrnes, where he is cited as a builder of homes. Indeed, the 1932 city

directory identifies Gerard, as well as his brother Frank, as a contractor.¹⁴⁸



View of North Side of W. Monona Place Looking Northeast.



View of South Side W. Monona Place Looking Southwest.

Prior to construction of the district's first home in 1930, the larger parcel stretched from S. 67th Street to the alley between S. 68th and S. 69th Street, and from W. Lincoln Avenue south to the north side of W. Hayes Street. In 1927, the Sanborn map depicts a single store along W. Lincoln Avenue and two garage structures to the south, as well as a dance hall and three drink stands near the present-day intersection of W. Monona Place & S. 67th Street. At that time, S. 67th Street did not go through between W. Lincoln and W. Hayes avenues, nor were any of the immediately adjacent streets yet paved, except for W. Lincoln Avenue.¹⁴⁹

Six of the houses on this block (6703, 6715, 6733, 6738, 6744 and 6750 W. Monona Place) were the product of builders Roth & Taplin and were built in 1945. Little could be found regarding William Roth; however, Clinton Russell Taplin was born in Minnesota on 23 July 1900. He remained in Minnesota, working on the family farm, until at least 1920. However, by 1930, he was a boarder in Milwaukee, along with his new wife Myrtice and was cited as a carpenter of homes. Indeed, the 1932 West Allis City directory lists both Roth and Taplin, albeit separately, under Contractors.¹⁵⁰

No information was found to suggest eligibility under Criterion B. Regarding Criterion C, the subject block exhibits a variety of architectural styles and forms including bungalows, Tudor Revivals and Cape Cods. Although many of them retain a good degree of integrity, they do not combine to meet

¹⁴⁸Biographical information on Gerard gleaned from the 1905 Minnesota State Census and 1930 U.S. Census, Available at www.Ancestry.com; *West Allis City Directory*, 1932; Building permits.

¹⁴⁹*Sanborn Fire Insurance Map--West Allis, Wis.* (1927; 1927, updated to 1951).

¹⁵⁰Biographical information on Taplin was gleaned from the 1920 and 1930 U.S. census, Available online at www.Ancestry.com; *West Allis City Directory*, 1932.

the level of integrity or stylistic requirements for listing under Criterion C. Finally, regarding Criterion A, the subject eighteen houses, which are located along a street that is just one block long, is representative of another circa 1920s development in the City of West Allis, as the city was expanding southward. Although the distinctive, block-long street was originally home to only half of the existing eighteen houses, the addition of the 1945 residences stands as evidence of the efforts made to accommodate the post-WWII housing shortage. As a result, the W. Monona Place Historic District is considered eligible for the Register under Criterion A.

Individual Properties

Address	Map Code	AHI #	NRHP Evaluation
7229 W. Becher Street	280/18 144842		Potentially Eligible
Description and Statement of Significance			

Oriented to W. Becher Street, this three-story, educational facility is faced with brick and trimmed with stone. The primary facade features three entrances, all of which are sheltered by a classical, flat-roofed, stone entry comprised of columns topped with an entablature. The raised basement level, as well as the upper two stories, carry a series of regularly spaced, banks of windows, most of which are rectangular. Like nearly all of the other West Allis schools of this general era, window openings remain intact; however, original windows have been covered on the exterior by translucent material. A stone water table defines the basement level from the first; additional stone trim runs immediately above the third-floor windows, as well as serves as sills along both of the upper two floors.



The Thomas Jefferson Middle School; currently serves as the Thomas Jefferson Elementary School.

The original block of what was originally known as Thomas Jefferson Middle School was built in 1922. Just six years later, a \$41,000 addition was made to the building, which was designed by Lindl & Schutte, Inc., and constructed by the Pfeiffer Construction Company (See Chapter 9 for biographical information on Lindl & Schutte). Again, in 1952, an addition was made to the school, also designed by the firm of Lindl & Schutte. Since that time, the school has been renamed Thomas Jefferson Elementary School. A WPA-built, field house/restroom facility is located at the south end of the school property and was completed in 1940.¹⁵¹

¹⁵¹No original permit exists for the school; Permit for 1st addition, dated 4 May 1928; Letter to Lindl-Schutte Inc., dated 13 November 1928; the design of the 1952 addition was completed by the firm of Lindl-Schutte and the contractor is cited as Thomas H. Bentley & Son, Letter to Lindl-Schutte, re: addition, dated 5 December 1951, Letter in permit file, Located at the West Allis City Hall. The Jefferson School binder at the WAHS was reviewed for

No information was found to suggest eligibility under Criterion B. Regarding Criterion C, the school is a good example of the Collegiate Gothic style of architecture; however, it is a compilation of at least three periods of construction and does not meet the standards for Register eligibility regarding its architectural styling. However, regarding Criterion A, the structure, which was constructed during a notable school-building program in West Allis, stands as a testament to the educational history of the City of West Allis and is, therefore, considered potentially eligible.

Address	Map Code	AHI #	NRHP Evaluation
7519-7529 W. Becher Street	13/17	9193	Not Eligible

Description and Statement of Significance

This two-story, Mediterranean Revival-style commercial block is anchored at each end by slightly taller, tower-like elements that have no roof. The second-floor windows of these towers feature a terra cotta surround with scroll ornamentation below them, while the upper half-story includes (on two sides) a triple-arch opening separated by twisted columns and a decorative ironwork railing. As late as 1980, photos indicated that the uppermost edge of these towers were adorned with terra cotta urn-like ornamentation. A pent roof tops the structure and is covered with multi-colored barrel tile, while exposed rafter tails accent the underside of the pent. Along W. Becher



Mertz Block.

Street, six storefront openings are trimmed with terra cotta twisted columns, while a central opening, also trimmed with terra cotta, is located at the center. This central section, which provides access to the second-floor apartments, terminates as a shaped parapet, which includes a raised urn ornament. The second level of this space includes two round-arched openings separated by another twisted column; a metal balconet rests beneath the windows. Windows along the second floor are regularly spaced, rectangular examples with six-over-one-light sashes. The S. 76th Street facade is less ornate; however, it does include three, terra cotta-trimmed, storefront divisions, as well as a balconet along the second level. Three of the storefront openings have been infilled with stucco, while two openings (along S. 76th Street) appear to have always been infilled with brick.

This six-store, eight-apartment, brick-faced building was built in 1929 by Henry Mertz and is known as the Mertz Block. The approximate cost of the structure was cited as \$36,000. The first store occupants of the building included Henry Mertz (meats); the Great Atlantic & Pacific Tea Co.; Adam Henrich (baker); Conrad Urbanowski (hardware); Henry Mertz (real estate); and the Atwood

information; however, it produced only a clipping regarding the construction of the fieldhouse, "Observe Opening of Fieldhouse," Uncited newspaper clipping, dated 10 January 1941.

Pharmacy. Today, at least two of the storefronts appear to stand vacant.¹⁵²

No information was found to suggest eligibility under Criterion A or B. Regarding Criterion C, the subject business block is a very good example of the Mediterranean Revival Style of architecture. Although the building retains a good degree of integrity, three of the original storefront openings are infilled with a stucco-like material. *If the three storefront were restored with glass, the building could be reconsidered for eligibility*; however, as it stands today, the building is not considered potentially eligible for the Register.

Address	Map Code	AHI #	NRHP Evaluation
8633 W. Becher Street	283/5	144980	Potentially Eligible
Description and Statement of Significance			

This Lannon stone-sheathed, Neo-Gothic style church complex is comprised of the 1948-1949 church proper (at the west end of the block) and a 1957 school addition (east end of block). The primary church entrance is located at the base of the corner tower and consists of a wooden double-door entry set within a pointed-arch opening. Windows throughout the remainder of the tower are pointed-arch and rectangular openings, as are those throughout the remainder of the structure. A gabled parapet wall faces S. 87th Street, while a similar but smaller gabled endwall is located along W. Becher Street. Simple stone buttresses with stone caps accent all endwalls and the church tower.



Mount Hope Lutheran Church.

Designed by architect Hugo Logemann, this church was built for the Mount Hope Lutheran congregation between 1948 and 1949, with dedication services being held on 23 October 1949. The Mount Hope congregation was officially organized as a mission and was named the Mount Hope English Evangelical Lutheran Church on 5 February 1925 at the Town of Greenfield home of Henry Bourdo. However, the congregation truly began in the fall of 1924 when Miss Helen Olsen, principal of Fairview School, recognized that a number of the school's Lutheran children had no religious classes to attend. As a result, a Sunday School was formed and the children met in various homes. On 7 June 1925, a frame chapel was completed at the corner of S. 69th Street and Lincoln Avenue and had a seating capacity of 150. The congregation was affiliated with the Norwegian Lutheran

¹⁵²Original permit for 7519-7529 W. Becher Street, dated 14 May 1929. Permit cites John Hempler as the mason and Joe Koth as the carpenter; *West Allis City Directory*, 1932.

Synod.¹⁵³

In 1927, the Mission Board determined that the location was not favorable for expansion and moved their chapel to 2034 S. 81st Street and subsequently enlarged the building; a steeple was added in 1934. On the tenth anniversary of the church’s founding, it became self-supporting and just four years later (in 1939), it was necessary to hold two Sunday services. In 1938, a campaign was launched to pay their debt and to build a larger church. Ten years later construction began on the new, \$210,000.00, 750-seat facility now located on W. Becher Street, between S. 86th & S. 87th streets. Hugo Logemann was chosen as the architect and church member A. Guenther served as building contractor (See Chapter 9 for biographical information on Guenther). In an effort to save money, all interior painting was done by church members. In another fund conservation effort, the tower was not completed as specified in the plans and, to this day, has not been completed. Dedication of the stained-glass windows occurred on 24 October 1954 and dedication of the Education-Youth Wing designed by the firm of Schutte, Phillips & Mochon, occurred on 16 November 1958. Permits indicated that an elevator was added in 1983 and the interior was redecorated in 2002. The congregation celebrated their 75th Anniversary in 2000.¹⁵⁴

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the church is an excellent and intact example of the Neo-Gothic style of architecture. Although the 1957 school wing is physically attached to the church, the “connector” is such that the two buildings can be considered separate structures. Therefore, the Mount Hope Lutheran Church (less the educational wing) is considered eligible for the National Register.

Address	Map Code	AHI #	NRHP Evaluation
6626-6670 W. Beloit Road	294/1-3	144646-144648	Potentially Eligible

Description and Statement of Significance

This complex is comprised of the three following buildings: Our Lady of Mt. Carmel Church (1938-39, 6626 W. Beloit Road); the Sisters of Charity of St. Joan Antida Convent (1940, 6640 W. Beloit Road); and the Sisters of Charity of St. Joan Antida Home for the Aged (1948, 6670 W. Beloit Road). Beginning with the church, which is located at the easternmost end of the complex, the front-gabled, brick-faced, Romanesque Revival-influenced structure rests on a raised basement and is

¹⁵³Original permit for 8633 W. Becher Street, dated 19 April 1948, est. cost \$180,000.00, A Guenther & Sons, contractor; “Artist’s Drawing of Proposed Mt. Hope Lutheran Church,” illustration and caption, and “Mt. Hope Church Plans New Lannon Stone Edifice at S. 87th and W. Becher Sts.,” 15 May 1948; “Mt. Hope Crowns Quarter Century of Service with New Church,” clipping from *The Milwaukee Lutheran*, 1950; ‘Mt. Hope Lutheran, Tenth Anniversary,’ booklet prepared by the Mt. Hope Lutheran Church members, circa 1935, page 9, 11; “Celebrating 75 Years, 1925, 2000,” Mt. Hope Lutheran Church Directory, Anniversary Edition, Prepared by the church, 2000; All church materials on file at the WAHS.

¹⁵⁴Permit for school addition, dated 23 September 1957, est. cost \$185,000.00; Alterations and additions (including elevator addition), dated 23 August 1983, designed by William Wenzler & Associates, est. cost \$202,000, contractor A. Guenther & Sons; Interior alterations, dated 10 September 2002, est. cost \$290,000.00.

fronted by a walled staircase. The central, double-door entrance is set within a slightly projecting, stone surround; a single, round-arched window rests at either side of the doorway. Above the entry is a small rose window with modest tracery; a row of soldier brick separates the first level from the peak area. Brick pilasters with stone trim outline the primary facade on either side and additional short pilasters at the peak form a small belltower area which is surmounted by a stylized cross. The visible easterly side wall is divided into three bays by simple, brick, stone-capped piers; each of which carries rectilinear, double-hung windows along the basement level, while the main level features round-arched windows.

Adjacent to the church to the west is the 1940 convent, which rises two stories and is also sheathed with brick. The double-door entrance is located at the center of the symmetrically arranged facade and is topped by a transom and set within a simple stone surround. A flat, copper overhangs tops the entry, while a single window rests above, as does a stone inset that is inscribed with "INSTITUTION ST. JOAN ANTIDE." Brick, pier-like ornamentation frames the central bay and terminates in a gabled parapet. Rectangular, multiple-light windows line both the first and second levels, while simple brickwork and stone coping completes the wall's upper edge. Finally, the westernmost structure (1948) rises three stories and is also symmetrically arranged. A central entrance bay is trimmed with stone and is topped by a flat-roof overhang. A stone cross is incorporated into the entrance bay trim. The outermost edges of the structure display tall and narrow sections of glass block, while the remainder carries paired and singly arranged, rectangular sash windows.



Our Lady of Mount Carmel Church and The Sisters of St. Joan Antida Convent and Home for the Aged.

Established in the early 1930s, the Our Lady of Mt. Carmel Society was formed by a group of West Allis Catholic Italians, led by Mr. Guiseppe LaBabera. This Italian-speaking group petitioned the Archbishop to establish a church for their approximately 250 members. Although the Archbishop concluded that the group could not support the construction of their own church, he did grant permission for the group to pursue rented quarters. For one year, they occupied a storefront on 63rd & Lapham streets; and, for the next few years they met at Holy Assumption Church at 7101 W. Orchard Street. Unbeknownst to the Archbishop, the group began gathering funds for the erection of a church and, in 1938, the subject site on W. Beloit Road was purchased and construction began, again, unbeknownst to the Archbishop. Prior to completion, the Archbishop learned of the progress through the newspaper and meetings were held thereafter in order to address the congregation's breaking of Canon Law. It was decided that the church would be turned over to the Archdiocese and the congregants would be responsible for the remaining \$18,000 in debt. A priest would be sent when the church was completed and the Sisters of St. Joan Antida were asked to provide religious

education for the children. The first service was held on 21 September 1939 and in October 1946, the church was designated as a mission to St. Rita’s parish in Milwaukee (not West Allis). In 1940, the convent, designed by Herbst & Kuenzli, was built southwest of the church and, eight years later, the Home for the Aged was completed adjacent to the convent. In the early- to mid-1990s, the Sisters retired from teaching religious education and lay persons took over. In 1996, the church was considered for closure and, at the same time, the Sisters of Charity had announced that they were leaving the health care field. Final church services were held on 12 July 1998. The church building is now owned by Living Waters Christian Church, while the former convent and retirement home now serves as a group care home.¹⁵⁵

No information was found to suggest eligibility under Criterion B. Regarding Criterion A, this church was associated with West Allis’ Italian population and, as a result, offers potential eligibility for its ethnic affiliation. Although none of the three structures offer any distinct and/or impressive architectural styling, the buildings combine nicely to represent a church complex that was created between 1938 and 1948; therefore, the complex is also considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
5701-07 W. Burnham Street & 1913 S. 57 th Street	293/22, 23	145342, 145343	Potentially Eligible
Description and Statement of Significance			

Primarily oriented to W. Burnham Street, the two-story, Period Revival-style, commercial/apartment building located at 5701-07 W. Burnham Street is comprised of two building phases; a corner block built in 1928, with an addition to the west in 1929. The entire structure consists of four storefronts, each of which is outlined by a smooth stone surround. The entire building is accented by red barrel-tiled pents with bracket trim that alternate with a flat parapet with stone coping. Fenestration along the second floor includes banks of windows arranged in pairs and in tripartite groupings and are underscored by plain stone sills. Round-arched openings along the west half of the first level provide access to the apartments above. An open-air balcony accented by stone columns and a false ironwork balconet is located along the second floor of the west block.

The adjacent Period Revival-style apartment building at 1913 S. 57th Street, known as Burnham Apartments, is oriented on an east/west axis. Red brick faces the structure’s primary facade, while common brick, painted a salmon color, is evident along the side walls. The central entry is comprised of a single door set between battered and stone-trimmed, pier-like elements. A solid stone lintel tops

¹⁵⁵“History of Our Lady of Mt. Carmel Church: Diamond Jubilee Edition,” Anniversary booklet prepared by the congregation, 1998, Booklet on file in the Miscellaneous Catholic Churches Binder, Located at the WAHS. There does not appear to be an original permit on file for 6626 W. Beloit Road as the permit on file cites an addition and the cost at only \$7,000 and the church cost/debt was cited as \$38,000, Permit (for addition), dated 18 August 1938, no architect noted; Original Permit for 6640 W. Beloit Road (convent), dated 8 January 1940, est. cost, \$40,000; Original permit for 6700 W. Beloit Road (Home for the Aged), 10 December 1947, est. cost \$300,000.

the doorway and within it reads “BURNHAM.” A metal railing runs above the door and fronts a recessed area within which is a large window. This second-level opening is trimmed with a flattened archway with a stone keystone and accents. Located along both levels and to either side of the central entrances is a tripartite, sash window grouping, between which is a rectangular section of patterned brickwork. All four window openings are underscored by a plain stone sill, while the upper-level openings are topped with a pent overhang that is covered with barrel tile and feature carved wooden brackets. Windows along the visible south side consist of sash windows arranged singly and in pairs.



Sam Hersch Commercial Building—5701-07 W. Burnham Street.



Sam Hersch Apartment Building—1913 S. 57th Street.

Both buildings were designed by architect Paul Bennett and built by real estate developer Sam Hersch between 1928 and 1929. Regarding the commercial building, the corner block (containing two stores and three apartments), which also extends along both W. Burnham and S. 57th streets, was built in 1928, while the two-store, six apartment addition to the west was added in 1929. The first known tenant of the storefront level of the 1928 block was Hansenmiller’s Rexall Drug Store and Ferber’s Fruit & Vegetable Market, while barber Chester Drake operated out of one of the storefronts of the 1929 addition. The eight-unit apartment building was constructed in 1928 and the estimated cost was cited as \$20,000. The structure continues to function as an apartment complex.¹⁵⁶

No information was found to suggest eligibility under Criterion B. Regarding Criterion C, both structures retain a significant degree of integrity and reflect elements associated with the 1920s, Period Revival era of architecture; however, no specific architectural style is employed on either building. However, considering both buildings together, they were built during a period in which a number of small clusters of commercial buildings were being constructed throughout the city, in order to support the primary commercial district on W. Greenfield Avenue. That information, combined with the fact that both the commercial building and the apartment building--which were

¹⁵⁶Original permit (two stores, three apartments) for 5701-07 W. Burnham Street, dated 19 April 1928, est. cost \$18,000; Permit for addition (two stores, six apartments), dated 8 April 1929, est. cost \$20,000; *West Allis City Directory*, 1929, 1932; Original permit for 1913 S. 57th Street, dated 19 April 1928.

located along an established street car line--offered living quarters to the ever-expanding population, figures prominently into the history of the development of the city. As a result, the Hersh-built structures--considered together--are potentially eligible under Criterion A.

Address	Map Code	AHI #	NRHP Evaluation
9501 W. Cleveland Avenue	294/12	145383	Potentially Eligible*

Description and Statement of Significance

Rising two stories, this educational structure is faced with brick and trimmed with stone (or concrete). A narrow band of trim runs along the top of the structure and features trapezoidal shapes; similar, raised trapezoids outline the randomly arranged windows along both levels. Entrances are vertically delineated of brick and contain a projecting overhang above the first level, while the area above the overhang includes additional, raised shapes that suggest the world map.



Frank Lloyd Wright Junior High School; currently serves as the Frank Lloyd Wright Middle School.

Designed by the firm of Schutte & Mochon, this large school building was built in 1968 and was originally named Frank Lloyd Wright Junior High.

The building continues to function as an educational facility and has been converted for use as a middle school.¹⁵⁷

Just under forty years of age, the former Frank Lloyd Wright Junior High School is a unique and distinct example of school architecture that has yet to be classified; however, at this time, it is grouped under the larger umbrella of Contemporary architecture. Providing that no alterations are made to its distinctive facade within the next ten years, the subject school building is believed to be potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
12233 W. Cleveland Avenue	271/8	144534	Potentially Eligible

Description and Statement of Significance

Built into a slight hill, this multi-story, Contemporary-style house rests on a stone-faced basement level, while the upper two stories are sheathed with what appears to be pecky cypress, which has been painted a creamy yellow color. The roofline is flat on both levels and features wide overhanging eaves that are underscored by flat, wooden, bracket-like elements. The West Cleveland Avenue facade features mostly narrow awning-style windows located near the upper edge of each floor; however, a large, multiple-light window is located above the garage. The facade to the rear consists

¹⁵⁷Original permit for 9501 W. Cleveland Avenue, dated 24 May 1968.

of wide expanses of glass, which provides for a view of the adjacent wooded area.

The subject house was built by construction worker Tony Mazurco in 1954 at an approximate cost of \$18,000. Mazurco worked for his father's company, John Mazurco & Sons and resided here with his wife Louann and family until at least 1988. In 1983, the Mazurcos added on a second-floor bedroom. The next known owner was Michael Switalski.¹⁵⁸



Tony Mazurco Residence.

No information was found to suggest eligibility under either Criterion A or B. However, regarding Criterion C, the house is a very good and intact example of a Contemporary-style house. Although the second-floor addition was added in 1983, the style and materials match that of the original. Furthermore, the home's original owner, Mr. Mazurco, was responsible for the 1983 addition as well. The Tony Mazurco Residence is considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
6027 W. Greenfield Avenue	285/23	145101	Potentially Eligible*

Description and Statement of Significance

This two-story, Contemporary structure is topped with a distinctive, inverted gable copper roof and features large expanses of glass. A one-story wing, covered with stone veneer and a plaster/stucco-like material, extends to the east.

Construction on this lot began in 1949 and, in 1950, it opened as Van's Food Mart, which was owned and operated by J.J. Van de Loo. In 1961, Don Grieb & Associates was hired to transform the former building into the structure that is seen today. Don Froehlich, who began his career at Van's in the 1950s as a part-time bag boy, would go on to purchase the business from Van de Loo in 1981.



Van's Food Mart.

Unfortunately, the big-name grocers had already established themselves in West Allis and were slowly drawing Froehlich's neighborhood business and, by 1988, he was forced to sell. The next

¹⁵⁸Original permit for 12233 W. Cleveland Avenue, dated 26 May 1954; Permit, 2nd floor bedroom addition, dated 29 March 1983; *West Allis City Directories*, 1988, 1993. There were no available directories between 1988 and 1993.

occupant of the building was St. Ann’s Inter-denominational Church, which occupied the former West Allis Presbyterian Church at 5933 W. National Avenue. St. Ann’s hired architect Craig Ellsworth of Comprehensive Design to transform the former mercantile establishment to an assembly hall, which soon became known as St. Ann’s Bingo Hall. The structure is currently vacant.¹⁵⁹

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, although the 1950 building was altered to its current appearance in 1961, the alterations resulted in a distinct and unusual example of Contemporary design. Indeed, the structure’s significant expanse of glass set underneath a striking, inverted gable, copper roof presents a notable piece of Contemporary architecture. Providing that the subject structure does not change in exterior appearance in the next four years, it will be considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
6227 W. Greenfield Avenue	20/16	9205	Potentially Eligible

Description and Statement of Significance

Completed in 1929, the triangular Paradise Theater building consists of the theater itself, as well as surrounding first-floor storefronts and second-level office spaces. The Paradise was built at an approximate cost of \$200,000 at the height of a period during the late-1920s and early-1930s when “movie palaces” were rapidly constructed throughout the Milwaukee area. Designed by local architect Urban F. Peacock (1891-1965) in a fantasy-themed style with primarily classical elements and some Art Deco elements, the Paradise exhibits some of the exotic features that were characteristic of theaters from this period. Floral and fruit motifs are present on both the interior and exterior of the building.¹⁶⁰



Paradise Theater.

On Thanksgiving Day, 28 November 1929, the Paradise opened its doors to the public beginning

¹⁵⁹David Kozlowski, “Van’s Village Mart Closes Its Doors,” *West Allis Star*, 7 January 1990; Original permits for 6027 W. Greenfield Avenue, dated 1 July and 17 September 1949, contractor Voss-Hrdlicka Co.; Permit for addition (to NW corner of existing building) and alterations, dated 21 February 1961, architect, Don Grieb & Associates, est. cost \$75,000; Permit for Van’s Food Mart, dates 21 October 1964, Marshall Verheillig architect, est. cost \$72,000; Please note that it appears that the 1961 permit was indeed for the alterations that include the addition with the inverted gable roof and it remains unclear as to what the 1964 permit refers; Permit for alterations (from store to assembly hall), 13 November 1990, est. cost \$100,000. The building is slated for removal so that a Walgreen’s can be constructed at that location.

¹⁶⁰Original permit for 6227 W. Greenfield Avenue, dated 24 May 1929.

with a parade down West Greenfield Avenue, following the annual high school football game. Fox-Midwesco was the parent company of the Paradise, as was common during that time. A number of large Hollywood studios, including Fox, Warner Brothers, Paramount and Universal, opened theaters such as the Paradise to use as venues for their films. Despite the decline of many movie theaters after 1950, the Paradise continued to operate until 1996. Restoration efforts were begun by Charles Tennesen, who managed the theater from 1989 to 1996. The lobby was restored to a tan and gold paint scheme and the original chairs in the auditorium were reupholstered. The owner in 2002, Dan Baldwin of Creative Community Solutions, continued those restoration efforts. The structure is currently undergoing further renovation.¹⁶¹

No information was found to suggest eligibility under Criterion B. Regarding Criterion A, the subject movie theater building was built during the height of movie house popularity; however, it is not considered eligible therefore. It is however a very good example of a 1920s fantasy-themed theater--a disappearing resource--which exhibits a good degree of interior and exterior integrity. It does not appear that the current alterations will adversely affect the subject building and is considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
7525 W. Greenfield Avenue	278/5	145061	Potentially Eligible*

Description and Statement of Significance

Constructed of reinforced concrete, this three-story, Contemporary-style governmental building is topped with a flat roof. Walls surfaces consists of scored concrete and sections of Minnesota granite and includes both tall-and-narrow windows, as well as larger expanses of glass. The two-story council chambers wing extends from the north side of the main building.



West Allis City Hall.

Construction of the West Allis City Hall began in 1967, with official ground-breaking ceremonies being held on 21 October of that year. The new, 41,000 square-foot building was designed by the architectural firm of Darby, Bogner & Associates and actual construction was completed by the Joseph P. Jansen Company of Milwaukee. Main offices were occupied by early 1969 and the council chamber was completed one year later, with formal dedication occurring on 3 May 1970. The subject building replaced the former city hall that

¹⁶¹This two-paragraph summary was included in "West Allis: The Early Years," 27-28, Prepared by Historic Milwaukee for its 2002 Spaces & Traces Tour in West Allis, booklet written and edited by HMI Research Chair Traci E. Schnell, full research and citations available in tour script prepared by Sarah McQuillen for the 2002 tour, script on file at the HMI office, Milwaukee, WI.

was built in 1921. The building cost, including site development, demolition of the former structure and landscaping amounted to approximately \$1,695,000. Financing of the building was accomplished through the establishment of a building fund in 1964, as opposed to a tax increase or a bond issue. The structure is still utilized as the West Allis City Hall and improvements are currently underway in the Centennial Plaza area, which originally featured a water fountain and courtyard.¹⁶²

No information was found to suggest eligibility under Criterion B. Regarding Criterion A, the not-yet forty-year-old structure stands as a testament to the growing governmental needs of a growing city. However, more significantly, the city hall building is an excellent example of Contemporary architecture that retains a significant degree of integrity. Keeping in mind that the building has not yet reached fifty years of age and providing that no significant alterations occur to the structure in the next ten (+) years, the West Allis City Hall is considered eligible for the National Register.

Address	Map Code	AHI #	NRHP Evaluation
7622 W. Greenfield Avenue	277/26	144693	Potentially Eligible
Description and Statement of Significance			

This two-story Period Tudor Revival-style funeral home/residence is faced with limestone; the primary facade of which faces W. Greenfield Avenue. The gabled entrance is situated within a larger gable, the doorway of which is trimmed with a smooth stone surround. Parapet endwalls alternate with gabled wall dormers; all of which carry either paired or tripartite, diamond-paned window groupings with smooth stone surrounds. Windows along the first floor are generally floor-to-ceiling examples and carry multiple-light, rectilinear leading. A gabled porte cochere extends to the east from the rear (north end) of the structure.



Frank Koelsch Funeral Home.

This funeral home and residence was built in 1936 by Frank Koelsch and was originally known as the Frank Koelsch Funeral Home. The approximate cost of the structure was \$20,000 and was designed by Raymond W. Dwyer. In 1978, the Koelsch family concern merged with Larsen Bros. Funeral Homes, making it the eighth location of the Larsens. It currently serves as Church & Chapel Funeral Home.¹⁶³

¹⁶²Original permit for 7525 W. Greenfield Avenue, dated 2 November 1967; “ West Allis City Hall Dedication, 3 May 1970,” 14-page insert in the *West Allis Star*, 30 April 1970, Copy on file at the WAHS.

¹⁶³Original permit for 7622 W. Greenfield Avenue, dated 15 July 1936.

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the structure is an excellent and intact example of the Period Tudor Revival style of architecture and is considered potentially eligible for the National Register.

Address	Map Code	AHI #	NRHP Evaluation
2479 S. Green Links Drive	271/3	144542	Potentially Eligible*

Description and Statement of Significance

Built into a slight grade, this tri-level, Contemporary-style house is sheathed with both brick and board siding and is topped with a flat roof. Along the Green Links Drive facade, the remaining wall space features bands of casement windows along the basement, first and second floors. Both the north and south endwalls are brick and devoid of fenestration. The rear (west) elevation of the house consists of additional bands of casement windows and at least three levels of projecting balconies which are sheathed with board siding.



James William Pauers Residence.

Built in 1966 at an estimated cost of \$25,000, this was the home of architect James William Pauers and his wife Esther (Dodd). The Pauers' had at least four children including Randy, Thomas, William and Mary. Although Esther died in 1982, James remained in the home until at least 1988; the next known owner was Robert McConnokie, who operated his own sales company from the home, known as McConn, Inc.¹⁶⁴

Just over forty years old, the Pauers' home is a very good example of a Contemporary style home that appears to remain entirely intact. Therefore, providing that no alterations are made to the home in the next ten years, the subject residence will be considered eligible for the Register under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
6213 W. Lapham Street	293/3	145367	Potentially Eligible

Description and Statement of Significance

This school building consists of at least three periods of construction. The first and oldest remaining section of the school is located along S. 62nd Street and was built in 1925 when the school was known as Washington School. Designed by the firm of Lindl & Schutte, this three-story, Collegiate

¹⁶⁴Original permit for 2479 S. Green Links Drive, dated 4 March 1966; Death notice, Esther Pauers, *West Allis Star*, 22 January 1982, clipping in death notice/obituary file at the WAHS; *West Allis City Directory*, 1967, 1979, 1988, 1993.

Gothic style section rises three stories in height and is faced with brick; a two-story wing extends from the south end. Two entrances are located along the primary facade, each of which is set within a gabled stone surround. Windows occupy the remaining upper level of the slightly projecting, entryway bays which terminate as a gabled parapet and are trimmed with stone-capped piers. Remaining windows throughout the school building are generally set in bands and are rectangular. A stone inset inscribed with WASHINGTON SCHOOL rests along the cornice/parapet. Narrow stone trim runs along the top of the raised basement level, as well as immediately above the second-floor windows. Window openings remain intact; however, original windows have been covered on the exterior by translucent material.

The school's primary facade, which faces W. Lapham Street and also rises three stories, was completed in 1951. Also designed by Lindl & Schutte, the style of this block reflects a melding of the Collegiate Gothic and Art Deco styles of architecture. Plain brick piers, like those found along the 1928 block, still vertically articulate the structure; however, additional vertical ornamentation, as well as carved, stone panels accent the block's corners along the cornice. Additional stone trim covers most of the first level, as well as the tower-like entry. Finally, the school's west elevation consists of a 1931 gymnasium and auditorium wing.



Washington School and Horace Mann Middle School;
Presently known as Horace Mann Elementary.

In March of 1908, the First Ward School (no longer extant) was established at this location, the original building of which was designed by the Racine firm of Chandler & Park. The school was later named Washington School and a number of additions were made, the last of which was completed in 1925. This 1925 addition is the only remaining portion of the original Washington School. In 1930-1931, the main block of the Horace Mann School, as well as the gymnasium and auditorium wing to the rear was erected. In 1947, a junior-senior high school addition was planned; however, in the end, a junior high addition was built, resulting in the completion of the W. Lapham Street facade in 1951. The school now functions as an elementary school and still maintains the Horace Mann name.¹⁶⁵

¹⁶⁵No permit dating to 1925 exists in the permit file for 6213 W. Lapham Street; however, Sanborn maps indicate that the S. 62nd Street elevation was built in 1925. A permit for an addition to Washington School dates to 4 May 1928, with an est. cost of \$92,000, this may be for the gymnasium and auditorium wing along S. 63rd Street which, on Sanborn maps, is cited as having been built in 1931. Finally, a drawing in the *West Allis Star*, which dates to 15 January 1948, cites Lindl-Schutte as the architects and shows the existing W. Lapham facade. A permit for what is believed to be this portion, was taken out on 27 April 1949; this section of the school is noted as "from plans" on the 1951 update of the 1927 Sanborn map, *Sanborn Fire Insurance Map-West Allis, Wis.* (1927, updated to 1951); Szudy, "A Half Century of Public Education in West Allis," 76-78, 99-100.

No information was found to suggest eligibility under Criterion B. Regarding Criterion C, the overall structure is a combination of building phases and styles that date to between 1925 and 1951. Based on that information, the school building is not considered eligible under Criterion C. However, regarding Criterion A, the structure stands as a testament to the educational history of the City of West Allis and is, therefore, considered potentially eligible in that regard.

Address	Map Code	AHI #	NRHP Evaluation
7400 W. Lapham Street	10/15	9225	Potentially Eligible
Description and Statement of Significance			

Located at the northwest corner of S. 74th & Lapham streets, the Lannon stone-sheathed, Neo-Gothic style church is comprised of two distinct sections. The church proper, which is oriented on an east/west axis, is topped with a steeply pitched, gabled roof, the east endwall of which carries a large, pointed-arch window with tracery above a series of three rectangular openings. The wooden, double-door church entrance is located within a projecting, one-story gabled wing to the south. Modest buttressing accents the corners of the church, as well as the entry and side wall of the nave. The church office wing extends to the south from the west end of the church proper and is topped with a clipped gable roof. A gabled roof dormer rises from the east side of the office wing and is covered with false half-timbering and stucco. Multiple-light and leaded-glass windows throughout the remainder of the facility are grouped in pairs and tripartite groupings, while some single examples do also exist. A four-sided, copper steeple rises from the roof of the church proper, near its juncture with the office wing. No additions or alterations are apparent on the exterior. Although an interior inspection was not possible, a permit file note from 1956 indicates that the structural roof members are comprised of laminated wood manufactured by Timber Structures, Inc. of Chicago.



First Lutheran Church.

The congregation of the First Lutheran Church began in 1925 as a result of a disagreement with Mount Hope Lutheran Church, then located at 61st Street & Lincoln Avenue. After holding services in a private home from July to August of that year, the group organized as Holy Trinity Evangelical Lutheran Church and they purchased a small building at the corner of S. 68th & Rogers streets. Located too close to the existing Mount Hope congregation, the Norwegian Lutheran Synod would not grant membership to the new group. As a result, the Holy Trinity congregation requested a transfer to the United Lutheran Church of America (U.L.C.A.) and in September 1927, they were accepted as a mission of the U.L.C.A. In 1928, the congregation changed its name to the First English Evangelical Lutheran Church of West Allis (it was later changed to the First Lutheran

Church of West Allis in the 1930s). In the spring of 1929, the group purchased the former Presbyterian church and rectory located at S. 73rd & Orchard streets and they remained there until the Steffen & Kemp-designed church was completed in 1957 at the current location. Ground-breaking occurred on 5 August 1956 and formal dedication services were held on 4 August 1957. Following a merger in 1988, First Lutheran became a member of the Greater Milwaukee Synod of the Evangelical Lutheran Church in America.¹⁶⁶

No information was found to substantiate eligibility under either Criterion A or B. Regarding Criterion C, the subject church is a very good and intact example of the Neo-Gothic style of architecture. Furthermore, the firm of Steffen & Kemp produced over 250 churches in the state of Wisconsin, most of which are just recently “coming of age.” Indeed, there are four known Steffen & Kemp churches located in West Allis alone. As a result of the preceding information, the First Lutheran Church of West Allis is considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
7815 W. Lapham Street	290/7	145742	Potentially Eligible

Description and Statement of Significance

This three-story school structure rises from a concrete foundation and is faced with brick. The building’s primary facade faces W. Lapham Street and consists of a stone-trimmed, stepped, central entrance tower that is flanked at either side by three bays which are vertically articulated with brick piers. Each floor of each bay carries a bank of three windows and, like nearly all of the other West Allis schools of this general era, window openings remain intact; however, original windows have been covered on the exterior by translucent material. The primary elevation terminates at either end by single bays of solid brick walls devoid of fenestration, but exhibiting a geometric stone ornament near the center. The tower entry, as well as either end of this facade, is articulated with incised stone ornament, while pier caps feature incised vertical lines. Turning to the east, this facade features a secondary, tower-like entry right of center and a series of bays that are again vertically divided by brick piers with stone caps incised with vertical lines.



John Dewey Junior High School; Presently known as Lincoln Elementary School.

¹⁶⁶“First Lutheran Church, 75th Anniversary, 1925-2000,” Anniversary booklet prepared by the congregation, 2000, n.p., Copy available at the First Lutheran Church, 7400 W. Lapham Street, West Allis, WI; Steffen & Kemp, “First Lutheran Church,” Original plans (1956), on file at the Wisconsin Architectural Archive (hereafter cited as WAA), 2nd floor, East wing, Milwaukee Public (Central) Library, Milwaukee, WI; Original permit for 7400 W. Lapham Street, dated 6 August 1956, est. cost \$155,000.

This educational facility was originally built in 1935 and was known as the John Dewey Junior High School. The school, which was named after educator and philosopher Dr. John Dewey of Columbia University, opened for classes on 10 December 1935. Although the cost of the school structure was estimated at about \$110,000, an article cites that the total actual cost was approximately \$155,000, thirty percent of which was to be paid by the federal government. The majority of the students to attend the school were to be drawn from the existing high school, as well as two groups from the Lincoln School and one from the McKinley School. The school was to have fifteen or sixteen teachers; however, the facility was not equipped to teach physical education or manual arts. The architectural firm of Lindl & Schutte, Inc., was responsible for the original block, the 1938 addition, as well as the south addition in 1951. In 1973, the school was converted as/renamed Lincoln Elementary School and the work was completed by the firm of Schutte & Mochon.¹⁶⁷

No information was found to suggest eligibility under Criterion B. Regarding Criterion C, although the overall structure is indeed a combination of building phases that date to between 1935 and 1951, the original Art Deco-style block remains largely intact and the school is considered eligible for the Register for its architectural styling. Furthermore, regarding Criterion A, the structure stands as a testament to the educational history of the City of West Allis and is, therefore, considered potentially eligible for its educational history association.

Address	Map Code	AHI #	NRHP Evaluation
5730 W. Lincoln Avenue	273/26	144923	Potentially Eligible
Description and Statement of Significance			

This former filling/service station consists of a side-gabled, Colonial Revival-style building and a three-bay service structure. Regarding the office, it is oriented to S. 58th Street and features a slightly projecting, gabled central bay that carries a round-arched opening with a single pane of glass. The remaining area to either side of the projection carries a single door. Located along the roof's ridge is a wood-and-glass cupola, beneath which is a clock. The corners of the entire building are accented with quoining. The service bay structure is located at the north end of the parcel and is oriented to W. Lincoln Avenue. The astylistic utilitarian garage is topped with a stepped parapet, carries three overhead doors along its primary facade, as well as a single window and door along its west elevation.

According to building permits, the gas station was originally built by Joseph Chepelak in 1927, at an estimated cost of \$3,000. In 1930, the garage building was added to the property and, at that time, the station was known as the Cosden Oil Co. It is unclear how long the property functioned as such;

¹⁶⁷Original permit for 7815 W. Lapham Street, dated 11 March 1935, est. cost \$109,139.00, Paul Riesen & Sons, contractors; Permit for addition (two-story plus basement), dated 20 December 1937, est. cost \$141,900, Foster-Morris Co.; Permit for addition (to south), dated 15 February 1951, est. cost \$338,000, Thomas H. Bentley & Son, Inc., contractors; Permit for conversion from a junior high to an elementary school, dated 19 December 1973, est. cost \$43,700; "Open New Junior High School Next Week," *West Allis Star*, 5 December 1935, page 1 and 5, clipping located in the John Dewey Junior High binder, WAHS.

however, by no later than 1970, the property was utilized by the Suburban Cab Co. Within the next nine years, the property was used for car sales (Lincoln Motors), a function it maintains today, known as SEB Motors.¹⁶⁸



Cosden Oil Company Filling Station.



Cosden Oil Company Garage.

No information was found to suggest eligibility under Criterion A or B. However, regarding Criterion C, this is an excellent example of a gas station executed in the Colonial Revival style of architecture. As a result of its architectural styling and good degree of integrity, the Cosden Oil Co. station is considered eligible for the National Register under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
8322 W. Lincoln Avenue	286/13	145303	Potentially Eligible

Description and Statement of Significance

This one-story, Contemporary-style structure is topped with an angled roofline and is sheathed with both glass and stone veneer. The Boy Blue signage, which dates to approximately 1963, rises from the roof.

This small structure was erected in 1953 at a cost of \$12,500 and was originally known as the Carvell Dairy Freeze Store. Originally owned by Steve Mlenar, the name of the business had changed to the Boy Blue Ice Cream Stand by no later than 1963. An automobile reportedly hit the building in 1965, resulting in some repairable damage. The



Carvell Dairy Freeze Store; Presently known as Boy Blue Custard Stand.

¹⁶⁸Original permit for 5730 W. Lincoln Avenue, dated 28 July 1927; permit for garage, dated 14 May 1930, est. cost at \$1,1000 and built by NorMac Construction; *West Allis City Directory*, 1932.

building still functions as an ice cream stand.¹⁶⁹

No information was found to suggest eligibility under Criterion A or B. Regarding Criterion C, the Contemporary-style structure, which is believed to reflect its original 1953 styling, is considered a rare resource type and is, therefore, considered to be potentially eligible.

Address	Map Code	AHI #	NRHP Evaluation
7529 W. Madison Street	278/30	144705	Potentially Eligible
Description and Statement of Significance			

This two-story Mediterranean Revival-style apartment building rises from a concrete foundation and is faced with brick. The actual roofline is obscured by a parapet wall that runs immediately above a short, barrel-tile covered, pent overhang that exhibits paired wooden brackets beneath it. Oriented to W. Madison Street, the primary facade, as well as the visible west elevation, are entirely symmetrical. Regarding the W. Madison entry, a single multiple-light door with sidelights rests beneath a flat overhang, along which is the name "GANSER." A wrought iron railing outlines the overhang along the second floor and fronts a round-arched, multiple-light window. Fenestration along



Ganser Apartment Building.

the remainder of the north elevation consists of pairs and groupings of four windows along each level; the upper four-window groupings also feature an iron balconet. Basement-level windows of the primary facade have been infilled with glass block; however, remaining windows (arranged singly and in pairs) retain their three-over-one lighting. This eight-family apartment building was built in 1925 by real estate man John J. Ganser at an approximate cost of \$27,000.¹⁷⁰

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the subject apartment building stands in excellent condition and is a very good and intact example of the Mediterranean Revival style of architecture as presented on an apartment building. As a result, the Ganser Apartment Building is considered eligible under Criterion C.

¹⁶⁹Original permit for 8322 W. Lincoln Avenue, dated 5 August 1953; A permit from 1963 cites the business name as Boy Blue.

¹⁷⁰Original permit for 7529 W. Madison Street, dated 21 February 1925.

Address	Map Code	AHI #	NRHP Evaluation
9015 W. Maple Street	301/23 145822		Potentially Eligible*

Description and Statement of Significance

This three-story, flat-roofed structure is constructed of reinforced concrete and is generally faced with concrete; however, sections of stone veneer accent the building. The entryway, which is two stories in height and consists of metal and glass, is defined by a zig-zag roofline/overhang that is situated at the southeast corner of the structure. A three-story, vertical bank of windows and transparent panels are located along both the rear (west) and north elevations; the former of which is also trimmed with a stone veneer. The remainder of the structure is devoid of fenestration. The interior is cited to utilize a number of special materials, specifically that all plumbing is Pyrex. A number of other buildings are also located on this property; however, they have been significantly modernized and/or connected to each other. This laboratory structure is free-standing.



Chr. Hansen Research Laboratory Building.

Designed by the architectural firm of Reddemann-Domann, Inc., the Chr. Hansen Research Laboratory building was completed in 1961 at an approximate cost of \$500,000. Christian Hansen, Inc., began in Denmark in 1873, after Christian Hansen discovered a commercial method of producing the enzyme rennet. Very soon thereafter the company moved to Little Falls, New York, which was the dairy and cheese center of the United States at the time. In 1930, a plant was built in West Allis. Several additions were made to the plant and, in 1946, an additional building was constructed. Today, the West Allis location--the company's North American headquarters--continues to manufacture dairy cultures, dairy flavors, natural and artificial colors, enzymes and probiotics for human health. This facility serves as the research & development center for all of the aforementioned products.¹⁷¹

No information was found to suggest eligibility under Criterion B. Regarding Criterion A, the company is significant for its research and development of enzyme rennet, but the commercial method of its production was not founded at this location. However, regarding Criterion C, the subject structure is a very good and intact example of a Contemporary-style building that was indeed designed by the tenet of "form follows function." Although just under fifty years of age, the subject structure is recommended as potentially eligible for the Register, providing that no alterations occur to the structure within the next four years.

¹⁷¹Original permit for (laboratory building) 9015 W. Maple, dated 28 July 1960, Reddemann-Domann architects, est. cost \$400,000; "Chr.Hansen Laboratory Building New Section for Food Culture Research," *West Allis Star*, 19 January 1961. It is this latter article that assigns the \$500,000 cost.

Address	Map Code	AHI #	NRHP Evaluation
6420 W. Mitchell Street	293/11	145601	Potentially Eligible

Description and Statement of Significance

Exhibiting Byzantine-influenced, Romanesque Revival styling, this religious edifice is symmetrical in form and appears to be topped with an arched roof that is obscured by a stepped and gabled parapet. The West Mitchell Street facade consists of a central two-story portion (presumably the nave/auditorium) and one-story side wings. The central entrance rests within a two-story round-arched opening, the first floor of which carries a pair of modern glass doors, while the upper story consists of a round-arched, stained-glass window. To either side of the entryway are two rectangular windows and two arched windows, all of which are set within a recessed brickwork surround with stone trim. Continuing outward to both the east and west, secondary doorways rest beneath a rectilinear stone design and precede the final bays, which contain a blind, triple arcade with stonework trim. Evident along the upper edge of the nave is a clerestory containing colored glass above which runs a line of decorative brickwork. An open bell tower rises from the rear (north end) of the church proper and is topped with a hipped roof. Few historic photos exist of St. Joseph's, especially side and rear views. However, based on a 1927 photo, it appears that little has changed along the primary facade, except for the installation of modern glass doors. Glass block currently infills the windows along the structure's west elevation and are believed to be a later alteration.¹⁷²



St. Joseph Polish Catholic Church and School; Presently known as Walking in the Spirit Ministry.

Designed by the Chicago architectural firm of Worthman & Steinbach, this structure was originally built as St. Joseph's Polish Catholic Church and School between 1924 and 1925. Although the property was purchased in 1906, the church did not formally organize until 17 September 1908. The congregation's first edifice was completed that year and an associated school was opened, which was under the supervision of the School Sisters of Notre Dame. Having outgrown their initial quarters, the subject structure was completed in 1925, with dedicatory services being held on 28 June of that year. The building included eight classrooms and a 500-seat auditorium for church services. In 1927, it was noted that approximately 250 students attended the school and combined Sunday services attendance was 1,100. The last mass was held on 2 June 1999. The church is now home to Walking in the Spirit Ministry.¹⁷³

¹⁷²The 1927 photograph of St. Joseph's is included in Burbach, *Historical Review of West Allis* (1927), 57.

¹⁷³Original permit for 6420 W. Mitchell Street, dated 6 September 1924, est. cost \$70,000, contractors Mikolajewski & Pogorzelski; Burbach, *Historical Review of West Allis* (1927), 57-58.

No information was found to suggest eligibility under Criterion B. Regarding Criterion A, the subject church was home to a large Polish Catholic congregation and may offer potential for its ethnic association. And finally, regarding Criterion C, the church features a rather austere facade that reflects Byzantine and Romanesque influences and appears to be largely intact, despite the installation of glass block along the visible west side wall. Furthermore, the church was designed by the Chicago architectural firm of Worthman & Steinbach, designer of many of the Polish cathedral in Chicago. Indeed, the City of Chicago’s Historic Resource Survey identifies nearly fifty Worthman & Steinbach structures, many of which are churches. While not nearly as large as many of the Chicago examples, this church and another in Pulaski, Wisconsin, are the only two inventoried works of Worthman & Steinbach in the state. Therefore, St. Joseph’s Polish Catholic Church & School offers potential under Criterion C.¹⁷⁴

Address	Map Code	AHI #	NRHP Evaluation
6601-23 W. Mitchell Street/ 1813 S. 66 th Street	284/4-5, 8-9 & 301/12	145685-89	Further Research Needed
Description and Statement of Significance			



Davis Manufacturing Company/Avery Company.



Davis Manufacturing Company/Avery Company;
Presently known as Spinweld Company.

This large, industrial complex is situated at the southwest corner of S. 66th and W. Mitchell streets and was built primarily between 1913 and 1941. It includes the following five buildings: a small, one-story, vernacular, brick office building (circa 1913; AHI#145685) with a stepped parapet at 1813 S. 66th Street; a brick factory (1928; AHI#145689) that is sheathed with modern metal siding along S. 66th Street; a large, brick, machine shop (circa 1913 and 1941; AHI#145686) with a saw-tooth roof and segmental-arch window openings located at 6601-07 W. Mitchell Street; a three-story, cream-colored, brick office building (circa 1917; AHI#145687) with a corbeled brick cornice at 6623 W. Mitchell Street, and finally; a large, two-story, brick factory building (circa 1913; AHI#144688) with large, industrial-style windows is attached to the rear (south) of the three-story office building.

¹⁷⁴Chicago’s Historic Resource Survey, Available online at www.ci.chi.il.us/Landmarks/CHRS.html; Wisconsin Architecture & History Inventory, Available online at www.wisconsinhistory.org/ahi.

Four other buildings that are not visible (and, therefore, not photographed) from the roadway are also part of the complex and include a machine shop that extends from the south side of the saw-tooth roof machine shop; two buildings that extend from the rear of the circa-1913 office building that were used as a warehouse and foundry; as well as another structure adjacent to the railroad tracks that was once used for as a welding shop.¹⁷⁵

The Davis Manufacturing Company purchased this parcel of land in 1913 in order to build a factory for the manufacturing of gasoline engines. The company was started by F.M. Davis, who designed and marketed an internal combustion engine that was supplied to various manufacturers of farm tractors, motor boats and ice cutting machines. Four years later, Mr. Davis sold his business to the Avery Company of Peoria, Illinois. It is reported that the Avery Company immediately enlarged the complex in order to meet customer demands for their farm tractor engines. An early description of the Avery site painted the picture of an imposing industrial enterprise: “a great machine shop is 226 x 340 feet ground dimensions; the erecting shop is 250 x 100 feet; foundry, 200 x 300 feet; core building, 75 x 100 feet and two stories in height; testing room for motors, 260 x 60 feet; office building 40 x 70 feet and three stories in height.” The Avery Company continued at the site until around 1924 or 1925, when it was then divided amongst several industrial concerns. In 1925, the Badger Manufacturing Company moved to the divided site. Incorporated in 1911, Badger made a variety of automobile parts ranging from tire carriers and jacks to horns and locks. In 1927, two other businesses joined Badger at the Avery site, one was the Griffith-Hope Company, which incorporated in 1922 and built dispensing products for paper towel, napkins and other items to include small savings banks. The second was the Davis-Thompson Company, which was incorporated in circa 1917 by F.M. Davis and J.T. Thompson. Davis-Thompson also made automobile parts. After World War II, the site was home of the Edgar T. Wards Sons Company, a steel products manufacturer, and the LeRoi Company, who used part of the site as an auxiliary plant. Today, the property includes a variety of companies including Spinweld, Inc., and American Engine Installation.¹⁷⁶

No information was found to substantiate eligibility under Criterion B; however, the complex appears to offer eligibility under both Criterion A and C. Regarding Criterion A, this site has been operated by a number of companies specializing in medium-to-heavy manufacturing for nearly 100 years. While the actions of no one company rise to the level required by the National Register, the accumulated history of all the aforementioned companies serve as an example of the many small-to-medium manufacturers that once operated in West Allis. Further research is needed to properly place this property within the industrial history of West Allis. Architecturally, the property retains a significant number and variety of intact industrial buildings constructed before World War II.

¹⁷⁵Building Permits, 1 August 1928 and 7 January 1941; *Sanborn Fire Insurance Maps – West Allis, Wis.* (1927; 1927 updated to 1951).

¹⁷⁶Burbach, *Historical Review of West Allis* (1927), 101, 107, 117; “Avery Company,” Company biography with unknown source & date, Located in Business Binders–A, WAHS; *Sanborn Fire Insurance Maps – West Allis, Wis.* (1927; 1927, updated to 1951).

Despite some modernization, the site generally carries the appearance of an early industrial facility. With all that said, access to this large complex was limited during this survey and further research is needed to better determine the site's composition and integrity.

Address	Map Code	AHI #	NRHP Evaluation
6604 W. Mitchell Street	284/7	145097	Not Eligible

Description and Statement of Significance

This two-story, concrete block building was constructed in 1951. A wide band of multiple-light, industrial windows wrap around the entire structure and are located near the cornice. The roof consists of two parallel gables, whose slopes are so gradual as to give the general appearance of a flat roof. The structure's north endwall is comprised of a parapeted firewall where it once joined another building.¹⁷⁷



LeRoi Company Building.

This building was constructed as a factory/warehouse addition to an existing structure (no longer extant) by the Le Roi Company in 1951.

The Le Roi Company was based out of West Allis since 1916 and manufactured gasoline engines. Le Roi was purchased by the Westinghouse Air Brake Company of Wilmerding, Pennsylvania, in 1952. In 1960, Westinghouse moved the Le Roi division to Ohio, and the plant (including the subject building) was sold to the Briggs & Stratton Corporation.¹⁷⁸

No information was found to prove eligibility under Criterion B. The subject building was associated with the Le Roi Company, a local industry to West Allis for forty-four years; however, it was not its primary facility and was only part of the company for one year. It is not eligible under Criterion A. With regard to Criterion C, the building was originally constructed as an addition to an existing factory structure and was never a primary industrial facility. The subject structure retains very good integrity and displays industrial fenestration typical of post-WWII construction. However, the structure was part of a larger complex and was constructed as an addition and, therefore, it is rendered ineligible under Criterion C.

¹⁷⁷Building Permit for 6604 W. Mitchell Street (addition to factory building) 11 May 1951.

¹⁷⁸*Sanborn Fire Insurance Maps – West Allis, Wis.* (1927; 1927, updated to 1951); “Westinghouse Brake Offers To Buy Le Roi,” *Chicago Daily Tribune*, 21 August 1952; “Briggs & Stratton Expands,” *New York Daily Times*, 19 March 1960; “Twenty-Five Years of Industrial Growth,” Information sheet located in the Miscellaneous Business Binder, WAHS.

Address	Map Code	AHI #	NRHP Evaluation
5831-5835 W. National Avenue	286/4	145321	Potentially Eligible

Description and Statement of Significance

This two-story, Neoclassical-style, commercial/apartment building is faced with brick and exhibits a good degree of stone trim. The short, West National Avenue facade consists of a single storefront that spans the space between the primary, recessed corner entrance and a secondary doorway to the east. Both the doorway and the window are outlined by stone trim, while a wide band of masonry divides the first and second floors, as well as runs beneath the roofline. A shaped parapet is located at all corners of the structure and also denotes the South 59th Street entrance, which is also detailed within a two-story stone surround. Regarding the remainder of the South 59th Street elevation, it consists of double-hung, sash windows arranged singly, in pairs and tripartite groupings, two of which are set within an arch.



The Babich Building.

Built in 1926, this commercial block was owned by Paul Babich and The Hinckley Co. was responsible for its design and construction. The building's first tenants included the Grape Juice Products Co., Joseph Komar, D.D.S., Dr. Ray Toepfer and Dretzka & Wolf, drug store.¹⁷⁹

No information was found to substantiate eligibility under Criterion A or B. However, regarding Criterion C, the subject business block exhibits Neoclassical styling and is the best commercial example of the style located in the City of West Allis. Therefore, the subject structure is considered potentially eligible for the National Register.

Address	Map Code	AHI #	NRHP Evaluation
5901-5905 W. National Avenue	298/11	9241	Potentially Eligible

Description and Statement of Significance

Born in Austria in 1892, John T. Kegel immigrated to the United States in 1911. Four years later, he married Slovenian-born Anna Bevc and in 1918 they moved to West Allis. After working variously as a trimmer and a milkman, John was convinced by a long-time friend to open a soft drink parlor. In 1925, he and Anna established Kegel's Place in the east half of the subject building. Like many other area "soft drink parlors" during Prohibition, the Kegel family brewed bootleg beer and other liquor was also "smuggled" in. In 1933, the Kegels took over the previously rented, west half

¹⁷⁹Original permit for 5831-5835 W. National Avenue, dated 30 June 1926; *West Allis City Directory*, 1927, 1929, 1932.

of the building and began renovations to the entire building, which included an addition to the east.¹⁸⁰

The result of the significant remodeling project produced the current Old English-style, Tudor Revival edifice which is sheathed with Lannon stone. The physical addition provided for the inclusion of a restaurant business and the name was changed to Kegel's Inn. A *Milwaukee Journal* photograph from 1933 heralds the new building, which was designed by Milwaukee architect Mark Pfaller, as "the largest tavern built since the return of beer." The wall murals were painted by German-born artist Peter Gries, beginning in 1933 and completed by 1945.¹⁸¹



Kegel's Inn.

No information was found to suggest eligibility under Criterion A. Regarding Criterion B, John Kegel was indeed an important, long-time business owner in West Allis; however, the structure is not considered potentially eligible for that association. However, Kegel's Inn is an excellent and intact example of an English-inspired, Tudor Revival building. Furthermore, the intact, Gries murals of the interior add to the structure's historic ambience. As a result, Kegel's Inn is considered eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
5933 W. National Avenue	298/11	145418	Potentially Eligible

Description and Statement of Significance

Faced with brick, this Craftsman-style church essentially rises two stories and largely exhibits a gabled roofline. The primary, West National Avenue facade, consists of a front-facing gable that carries two levels of stained-glass windows. Located at the immediate northwest corner is a double-door entrance topped with a gabled overhang that features large wooden brackets and a stucco finish. A similar second entrance is located to the east and shelters a single doorway. A gabled wing extends to the east and carries a large, pointed-arch window with stained glass and tracery along its east end; a tall brick chimney rises from the east wing. The only notable exterior alteration is the

¹⁸⁰Original permit for 5901 W. National Avenue, dated 26 May 1925, for John Kegel (contractor cited as Roy Nordstrom, cost \$13,100); Permit for addition and alteration, dated 24 April 1933, Mark Pfaller architect and Oliver Wierdsma contractor, cost \$15,000.

¹⁸¹This material, as written, was included in the 2002 tour booklet, "West Allis: The Early Years," 26-27, Produced by Historic Milwaukee, Inc. The booklet summary was written by HMI Research Chair Traci E. Schnell and was gleaned from research material compiled by Hugh Swofford, HMI volunteer.

removal of the uppermost story to story-and-one-half of the original bell tower.¹⁸²

West Allis Presbyterian Church was established on 14 December 1902 with fourteen charter members. Initial worship services were held in a frame building at the location of the former West Allis State Bank Building (6125 W. National Avenue). Shortly thereafter, a new church building was erected at S. 62nd Street & W. National Avenue; the lot of which was donated by Mr. & Mrs. Charles Cupples. In 1923, the church erected the current edifice and, between 1925 and 1927, the congregation more than doubled its membership. After twenty years of support from the Missions Board, the church had become self-supporting. In 1926, and under the fostering of the subject church, the Greenfield Avenue Presbyterian Church was founded for those members residing on the west side of West Allis. In 1988, West Allis Presbyterian merged with Apostle Presbyterian at 1509 S. 76th Street and moved to the latter's church location. The subject facility has since been home to St. Ann's Interdenominational Church and is currently home to the congregation of Mt. Calvary Pentecostal Church.¹⁸³



West Allis Presbyterian Church; Currently known as Mt. Calvary Pentecostal Church.

No information was found to suggest eligibility under Criterion A or B. Regarding Criterion C, and the removal of a portion of the bell tower notwithstanding, the church is a very good and intact example of a Craftsman-style church, for which few examples exist. Indeed, within a city of a significant number of church edifices, this is the only Craftsman example. Therefore, exhibiting a good degree of integrity, the former West Allis Presbyterian Church is considered potentially eligible for the Register under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
6430 W. National Avenue	12/3	9244	Potentially Eligible

Description and Statement of Significance

This small, one-story building is sheathed with narrow clapboard and features an intact storefront including a central, recessed entry along West National Avenue. Another large window is located along South 65th Street, as are two smaller examples, the latter of which are accented by flat and projecting hoods with bracket trim. A short pent topped with wooden shingles and underscored by

¹⁸²A 1927 photo indicates that the tower at the west end of the church rose at least one story above the rest of the church proper, Burbach, *Historical Review of West Allis* (1927), 56.

¹⁸³Burbach, *Historical Review of West Allis* (1927), 55; "West Allis Presbyterian Church," Churches, Miscellaneous A to Z Binder, Located at the WAHS.

decorative wooden brackets runs around the perimeter of the structure, just beneath the false wood-sheathed parapet. No historic photos of this building could be found; however, its current appearance is consistent with 1920s, vernacular commercial/office structures of this size and massing.

Built in 1923, this structure originally served as the office of real estate man Otto Conrad. It also served as the office of Conrad’s lumber company, as well as for his son’s real estate business, the David Conrad Company. By 1927, the structure was utilized by Beecher Smith for his real estate business, which he operated with his wife Bonnie. And, by 1932, the building was home to grocer Mrs. Anna Bregan.¹⁸⁴



Otto Conrad Office Building.

No evidence was found to suggest eligibility under Criterion A. Regarding Criterion B, this structure functioned as the business office of well-known real estate man Otto Conrad for approximately four years. Considering that Conrad’s history in the city extends far beyond that four-year time period, the structure is not considered potentially eligible under Criterion B. However, regarding Criterion C, the building is a highly intact example of a 1920s small office, another example of which was not found in the City of West Allis. Although vernacular in style, the structure retains an intact storefront, including windows and the wooden bulkhead. Although painted over, the upper-level prism glass appears to be intact as well. As a result of this structure’s high degree of integrity, the Otto Conrad Office Building is considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
7332 W. National Avenue	13/8	9248	Potentially Eligible
Description and Statement of Significance			

The West Allis Volunteer Fire Department was formed in 1906, and for years it was located on the lower floor of the old City Hall. Although the first fire-fighting equipment was hand drawn, horse-drawn vehicles were introduced in 1907. West Allis purchased its first team of horses in 1909. Seven years later, the department was motorized and full-time, paid firefighters were added to the volunteer organization. In 1922, all volunteers were released and a full metropolitan plan was put into operation. Beginning in 1926, Fire Chief Peter Burbach began a campaign to build a new fire house. After a variety of financial and legal delays, a grand opening celebration was held on 20 March

¹⁸⁴Original permit for 6430 W. National Avenue, dated 10 July 1923; no cost cited, Otto Conrad noted as owner, David Conrad cited as contractor; *West Allis City Directory*, 1927, 1932.

1930.¹⁸⁵

The architects of the new facility were Lindl & Schutte of Milwaukee and the builder was Martin Jezo, a local contractor who won the job with a bid of \$54,696.00. The Mediterranean Revival-style building is sheathed with brick and is topped with a Spanish tile roof. Decorative brick piers feature terra cotta, Art Deco “capitals,” while round-arched, Deco-style panels are located above the second-floor windows. When constructed, the station was considered one of the most up-to-date structures of its kind in the state. The structure functioned as the city’s fire station until 2002, when a new building was erected immediately to the south. The former fire station now functions as the city’s fire administration center.



West Allis Fire Station #1.

No information was found to suggest eligibility under Criterion B. Regarding Criterion A, the building functioned as the city’s primary fire station for several decades. The structure’s association with the history of the West Allis fire department renders the subject structure eligible under Criterion A. And, although the overhead doors have been replaced with windows, the original openings themselves remain intact. That, combined with the fact that the rest of the structure still exhibits all of its original Mediterranean Revival styling—including its decorative terra cotta and barrel tile roof—also renders the building as potentially eligible in regards to Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
7515 W. National Avenue	13/12	9249	Potentially Eligible

Description and Statement of Significance

The Masonic Order represents the oldest fraternal organization both in Wisconsin and in the country. Wisconsin founded its first lodge in 1824 at Green Bay and, by 1865, about 150 Masonic lodges existed throughout the state. While the present-day community of West Allis was still known as North Greenfield, the few area Masons were members of Masonic Lodge No. 267 in Wauwatosa. Tired of the commute by streetcar or by buggy to the Wauwatosa lodge, the West Allis Masons



West Allis Lodge No. 291, F. & A.M.

¹⁸⁵“West Allis: The Early Years,” 28-29, Research compiled by Jo Haas, HMI volunteer and edited by research chair Traci E. Schnell.

established Lodge #291 in 1906. The following year, the Order of the Eastern Star was formed. After meeting in various rented quarters for twenty-three years, they voted to build their own meeting facility.¹⁸⁶

This Neoclassical-style Masonic Temple has been home to the West Allis Lodge No. 291, F.& A.M. since its construction in 1929. This building was designed and built by the George M. Hinkley Co., Inc., which was established in West Allis in 1905. Evidence indicates that masons often hired from within their organization and, indeed, Hinkley himself was an active member of the local lodge. Erected at a cost of just over \$52,000, the structure retains much of its original interior design and detailing including a fireplace, extensive wooden trim and an Art Deco-style light fixture in the entrance lobby.¹⁸⁷

No information was found to suggest eligibility under Criterion B. Regarding Criterion A, the Masonic Temple has served the West Allis masons for nearly eight years and the building stands as a testimony to West Allis masonic history, as well as to the oldest fraternal organization in the United States. Furthermore, the structure's Neoclassical styling remains very well intact, as does the interior of the building. Therefore, the subject structure is considered potentially eligible under both Criterion A and Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
8004-8010 W. National Avenue	5/33	9254	Potentially Eligible

Description and Statement of Significance

Rising two stories, this Mediterranean Revival-style, commercial/apartment building is faced with brick. Although the three storefronts have been slightly modified, they still retain their original three distinct sections. The upper story is symmetrically arranged and consists of two, tripartite window groupings at the center, which rest beneath a barrel tile-sheathed pent. Located to either side of the pent is a shaped gable with stone coping, beneath which rests a group of four, multiple-light sash windows. A carved stone roundel rests within the gable, beneath which is a mosaic tile-infilled semi-circular inset.



LeRose Realty Company Building.

¹⁸⁶“West Allis: The Early Years,” 29-30, Research compiled by Priscilla Kuehn, HMI volunteer and edited by research chair Traci E. Schnell.

¹⁸⁷Original permit for 7515 W. National Avenue, dated 6 July 1929, noted as completed on 14 February 1930; Permit for alteration, dated 18 November 1958, glass block added to front entrance, est. cost \$2,000; “West Allis: The Early Years,” 29-30.

Permit information indicates that this commercial building was built in 1927 by the LeRose Realty Company for an approximate cost of \$24,000. The first known occupants of the storefronts in 1929 were James Sacullo, fruits; Henry Kuether, restaurant, and the National Tea Company. By 1932, two of the three storefronts were occupied by the Great Atlantic & Pacific Tea Company, grocers, while the remaining space was occupied by Frank Albergo, dealer in fruits. Currently, two of the three storefronts appear to be vacant.¹⁸⁸

No information was found to substantiate eligibility under either Criterion A or B. Regarding Criterion C, the structure reflects the Mediterranean Revival style of architecture through its barrel tile pent, shaped gables and mosaic tile insets. The modest storefront alterations notwithstanding, this building retains a good degree of integrity and compared to others in the city, this is considered one of the top three in its stylistic category. Therefore, this structure is potentially eligible for the Register under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
8530-50 W. National Avenue	286/12	145304	Potentially Eligible
Description and Statement of Significance			

This sprawling, brick office building (constructed in phases in 1937, 1944, 1949, 1952, 1956 & 1962) largely consists of a two-story core from which projects several one-story wings. Based upon Sanborn maps and current aerial imagery, the northeastern blocks of the building appear to be a former service garage (1937 and 1949) and a sign shop and oil warehouse (1945). Overall, the building's defining feature is that the second floor on the eastern elevation projects significantly to form a large vehicle drive through. The overhang is supported by groups of four slender, metal posts. Other notable elements include regularly spaced rows of recessed brick that provide for a banded appearance, a curvilinear tower anchored in the southwest corner and corner window groupings.¹⁸⁹



Clark Super Gas Co., Inc. Headquarters Building.

The subject property, as currently configured, was originally the corporate headquarters of Clark's

¹⁸⁸Original permit for 8004-8010 W. National Avenue, dated 18 July 1927, original permit information indicates that the second level included six apartments; however, a later cite suggests there are just four apartments; *West Allis City Directory*, 1929, 1932.

¹⁸⁹Building Permits (office & garage) 17 June 1937, (addition to office) 13 July 1944, (oil storage building) 27 August 1945, (alteration to office) 26 October 1949, (garage & storage) 16 November 1949, (alteration & addition to office) 23 June 1952, (office addition) 17 April 1956, (office addition) 27 June 1962; *Sanborn Fire Insurance Maps – West Allis, Wis.* (1927; 1927, updated to 1951).

Super Gas Company, Inc., which was founded by Emory T. Clark. Clark opened the first Clark Gas Station at the northwest corner of S. 60th Street and W. Greenfield Avenue in West Allis in 1932.¹⁹⁰ Although Clark was a contractor by trade, he took over the business after a client was unable to pay off a loan. Five years later, Clark constructed an office and garage on the subject property site, which became the main office for Clark's Super Gas Company, Inc., subsequently known as Clark Oil & Refining Company, and Clark Oil. By 1966, Clark Oil maintained over 1,000 stations throughout ten states, owned a refinery and was a part of various pipelines and oil fields. As the company grew, so did its corporate headquarters, as reflected by the various additions and alterations to the subject structure. According to a historical photograph, the building had largely achieved its current appearance by 1967. Emory Clark served as chairman and chief executive officer for the company until 1974; however, he returned briefly in 1978. In 1980, he sold his interest in Clark Oil, and the firm was sold to Apex Holdings Company of St. Louis, Missouri, the next year. Clark passed away in 1984 at the age of 78.¹⁹¹

Emory T. Clark started a small service station company in West Allis and expanded to over 1,000 stores in ten states, as well as developed his own pipeline and refinery infrastructure. The subject building was the headquarters for the company from 1937 until Clark sold the company in 1980. Based on that information, the property is considered potentially eligible with regard to Criterion A and B. Architecturally, the building has been expanded a number of times; and while carrying several interesting architectural elements and retaining sufficient integrity for Criterion A and B, its overall presentation does not embody a distinct architectural style. It is not eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
7101 W. Orchard Street	18/7	9274	Potentially Eligible

Description and Statement of Significance

The Holy Assumption Catholic Church complex includes a 1916 rectory, a 1924 church, a 1927 meeting hall and a modern school. Due to alterations and the modern nature of the school structure, only the church is discussed forthwith. Resting on a raised basement, this church is largely Romanesque in its styling; however, a Byzantine influence details the religious structure. Oriented to W. Orchard Street, a pair of domed, four-story towers anchor the primary facade; the lower level of each features a one-story entry topped with a shaped parapet surmounted by a cross. The actual entrances are round-arched openings that carry a pair of wooden double doors, as well as a stained-glass tympanum above. Each of the towers is accented by stone quoining and round-arched, grilled

¹⁹⁰ A gas station still exists at this location; however, it has a modern appearance and is either a replacement facility or has been heavily renovated.

¹⁹¹ Reportedly, Emory T. Clark gave few interviews, however, one known interview was conducted by the *Milwaukee Journal* in 1967, which should be located to provide more historical information regarding the history of Clark Oil. "Oil Company . . . Emory T. Clark Dies," Uncited newspaper article dated 27 February 1984, Located in Business Binders – C, WAHS; Historic Photograph, Dated 1967, Located in Business Binders – C, WAHS; Clark Oil Company history gleaned from www.clarkretail.com.

openings punctuate all four sides near its uppermost level. Between the two towers is the primary entrance to the church which is recessed beyond a triple arcade trimmed with limestone. A shed roof shelters the actual entry, the roof of which is covered with barrel tile. An almost rectangular window opening is located along the second level and is trimmed with stone quoining. The uppermost edge exhibits a highly ornate, stone-trimmed, shaped parapet (which includes a cross), beneath which rests a stone-trimmed quatrefoil opening. Side walls of the church are vertically articulated into six bays by brick piers with simple stone caps. Each bay division carries a round-arched, multiple-light, stained-glass window along the first floor, while the basement level consists of three, double-hung sashes. Located along both side walls and just left of center (fronting bay number four) is a one-story, entry comprised of an open, triple arcade (note that the entrance arcade on the west is infilled). The rear of the church proper ends with a shaped parapet wall; however, beyond that wall are two, one-story wings which flank a taller mid-section. Each one-story wing carries a series of three, round-arched, double-hung sashes. Aside from the infill of the west side entrance, no apparent alterations have occurred to the church's exterior; however, it does appear that the rear of the church is somehow connected to the adjacent rectory.¹⁹²

The Holy Assumption Catholic congregation was officially organized in 1901 and a pastor appointed in September of that same year. Rev. J.H. Burbach selected the present site and it was purchased just two months later. A combination church and school was completed in August of 1902 and the School Sisters of Notre Dame supervised the educational facility. A rectory was built at a cost of \$1,600. They quickly grew out of their church quarters and a new basement church was built between 1915 and 1916. At the same time, a new rectory was built and the old one was moved across the street. In 1924, the upper church, which was designed by the firm of Clas, Shepherd & Clas, was built.¹⁹³



Holy Assumption Catholic Church.

No information was found to suggest eligibility under Criterion A or B. Regarding Criterion C, the buildings of the Holy Assumption grounds were considered for eligibility as a church complex;

¹⁹²Please note that the article announcing the church dedication identifies the style of the church as Spanish Colonial; however, upon review, it was determined that the church is inherently Romanesque with Byzantine detailing—which commonly employs barrel tile and shaped parapets—elements which are often associated with the Spanish Colonial style, “New Holy Assumption Church Will Be Dedicated Next Sunday At West Allis by Msgr. Traudt,” Unidentified newspaper clipping, hand-dated 19 February 1925, Clipping in Holy Assumption binder, WAHS.

¹⁹³Ibid.; Burbach, *Historical Review of West Allis* (1927), 49-50; Permit for addition (upper church), dated 30 June 1924, Estimated cost \$77,000, Pfeiffer Construction Company, contractors; “Holy Assumption Church,” Anniversary booklet prepared by the congregation, Located at the WAHS.

however, due to the alterations and modern structures located on the South 72nd Street side of the block, the complex is not recommended for eligibility. However, the church itself, which was designed by the firm of Clas, Shepherd & Clas, is a very good and intact example of the Romanesque style of architecture which is heavily accented with Byzantine detailing. Unique in its styling, and retaining an excellent degree of integrity, Holy Assumption Church is considered eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
5325 W. Rogers Street	284/21, 22	145090&145690	Further Research Needed

Description and Statement of Significance



Kemp Smith Manufacturing Company Office Building.



Kemp Smith Manufacturing Company Plant.

Located at the corner of S. 54th and W. Rogers streets, the subject facility includes a Neo-Classical, brick, three-story office building (1910, 1936, 1941; AHI#145090) and a long, one-story, brick, saw-tooth roof factory/machine shop (1910, 1941, 1945, 1990; AHI#145690) along S. 54th Street. The office building rests upon a limestone foundation, features segmentally arched window openings and is adorned with limestone accents and banding. Meanwhile, the factory building carries a long series of large, multi-pane, industrial-style windows. According to the most recent Sanborn map and a current aerial image of the site, other buildings that are not visible from the road include general storage buildings and former engine and packing house structures.

This industrial/manufacturing facility was originally constructed by the Kemp Smith Manufacturing Company, which manufactured milling machines. Organized by Frank Kemp Smith and two of his associates in 1888 in Milwaukee, the firm was first known as the Kemp Smith Machine Tool Company. Kemp Smith sold the company to Frank Wollaeger and Howard Browning in 1901, who then changed the name to the Kemp Smith Manufacturing Company. Increased business activity required a larger facility and the company moved to the subject site in 1910. At that time, four main buildings were constructed and included the subject machine shop, a fire-resisting pattern shop, a power plant and the aforementioned three-story office building. By 1927, Kemp Smith shared the site

with the Milwaukee Electric Tool Corporation and, by 1951, the plant was occupied by the Black Hawk Manufacturing Company. The property is currently owned by Roadster Rogers LLC.¹⁹⁴

No information was found to substantiate eligibility regarding Criterion B. However, with regard to Criterion A and C, this facility appears to remain well intact and stands as an example of an early industrial/manufacturing plant in West Allis. It has the potential to offer substantial historical significance with regard to the early industrial concerns of the city. Further research is required to determine that significance and access to the property is needed to verify the composition and integrity of its other structures.

Address	Map Code	AHI #	NRHP Evaluation
6753-6768 W. Rogers Street	14/10 279/3-4, 279/6	9276, 144844-144846	Potentially Eligible

Description and Statement of Significance

This church complex is comprised of a 1938 church (6768 W. Rogers Street, AHI#9276), a 1948 rectory (6762 W. Rogers Street, AHI#144844), a 1942 (remodeled in 1950) convent (6763 W. Rogers Street, AHI#144845) and a 1954 school building (6753 W. Rogers Street, AHI#144846). Beginning with the Romanesque Revival-inspired, brick-faced church, it rests on a raised basement and is topped with a gabled roof that carries a hipped-roof tower at its west end. The structure's original primary facade is obscured by a flat-roofed, 1968 brick entrance addition that is sympathetic to the original church design. Side walls of the church proper consists of rectangular openings along the basement level, while paired, round-arched openings light the nave. The 1948 rectory, located east of the church, stands two stories and is topped with a hipped roof. Its classical stone surround, multiple light windows and overall symmetry provide for a modest and modern, Colonial Revival appearance. A one-story, shed-roof porch wing extends from the west endwall. Located across the street from the rectory and attached to the school is the two-story convent. The structure is faced with brick and is largely non-descript beyond its central gabled parapet which is surmounted by a stone cross. And finally, the two-story school occupies the southwesternmost end of the property. Built in 1954, with an addition in 1963, the two-story educational facility is faced with brick and contains bands of windows along both the first and second levels.



St. Augustine Croatian Catholic Church.

¹⁹⁴Burbach, *Historical Review of West Allis*, (1927), 97-99; "Kempsmith Company," *West Allis Press*, 8 August 1919; "Kempsmith Manufacturing Company," *Evening News*, 13 May 1918, Both articles located in Business Binders – K, Located in WAHS; Sanborn Map Company, *Sanborn Fire Insurance Map – West Allis, Wis.* (1927; 1927, updated to 1951).

At the urging of the pastor of the Sacred Heart Croatian Church in Milwaukee, plans for a West Allis church began. Indeed, talks began in 1926 and the St. Augustine Croatian Catholic congregation was established in 1928. The following year, two lots were purchased at the corner of S. 68th & W. Rogers streets. A basement church was constructed by the Martin Jezo Construction Company (Jezo was a church member) in 1930 and it wasn't until 1938 that the upper church was finished with the designs of the firm of Lindl & Schutte, Inc. Soon thereafter, twenty-one additional lots were purchased for future expansion. The original rectory, which was a bungalow and was attached to the rear of the church, was remodeled in 1942 (into a two-story structure) in order to accommodate two priests. In 1948, the remodeled rectory was moved across the street and remodeled again, this time for use as the existing convent. The church was expanded to the east and a new rectory, designed by the firm of Lindl & Schutte, Inc., was built further east of the church in 1948. That same year, an existing bungalow located at the southeast corner of S. 68th & W. Rogers streets was purchased to house the congregation's janitor. Six years later, in 1954, ground was broken for their parochial school and an addition was made in 1963. In 1968, the one-story, flat-roofed church entrance was constructed, which included a baptistry, enlarged lobby, ushers' room, an enclosed staircase and a storage room.¹⁹⁵

No information was found to suggest eligibility under Criterion B. Regarding Criterion A, Croatians were the largest group of southern Slavs to immigrate to the United States and generally tended to settle in large industrial centers. Few, however, settled in Wisconsin, the largest of which was in Milwaukee. The subject congregation (est. 1928) is believed to be the second Croatian Catholic Church established in the State of Wisconsin, second only to Sacred Heart (est. 1917) in the City of Milwaukee. The church's mission statement today continues to reference the congregation's Croatian heritage. Therefore, based on the congregation's ethnic association to the Croatian population, the subject complex is considered potentially eligible under Criterion A. And although the church complex exhibits limited architectural styling, the complex--which was built between 1930 and 1963--contains all of the major religious components including the church, rectory, convent and school. As a result, the St. Augustine Croatian Catholic Church complex is considered potentially eligible under Criterion C, as a good example of a church complex.¹⁹⁶

¹⁹⁵Original permit for church basement at 6768 W. Rogers Street, dated 8 July 1930, no architect noted, Jezo Construction Co., contractor; Permit for church addition, dated 9 June 1938, est. cost \$40,000; Permit for remodeling former rectory for use as convent, dated 5 June 1948, est. cost \$4,000; Permit for church addition, new rectory and a two-car garage, dated 13 July 1948, est. cost \$60,000; Permit for church entrance addition and alterations, dated 11 March 1968, Kotza Construction Co., contractors, est. cost \$50,000; "Souvenir Program of the Golden Sacerdotal Jubilee Celebration of the very Rev. Blase Jerkovic, O.F.M., Pastor of St. Augustine Croatian Church," 17 August 1952; "St. Augustine Parish, 1928, 1978," Prepared by the congregation, 1978, Copy of souvenir program and anniversary booklet in the St. Augustine Church binder, On file at the WAHS.

¹⁹⁶Barbara Wyatt, *Cultural Resource Management in Wisconsin*, 3 vols. (Madison: Historic Preservation Division, State Historical Society of Wisconsin, 1986), Vol. 1, Settlement, 8-10.

Address	Map Code	AHI #	NRHP Evaluation
2680 S. Root River Parkway	272/36	144544	Potentially Eligible

Description and Statement of Significance

Oriented to the adjacent parkway, this Ranch house consists of a rectangular living unit topped with a hipped roof and a side-gabled breezeway that attaches the house proper to the hipped-roof, two-car garage. The entire structure is sheathed with Lannon stone and the roof is covered with colorful red, yellow and orange barrel tile. The primary entrance, which is situated at the juncture of the breezeway and dwelling unit, has a tower-like presence and contains a stone-trimmed, round-arched opening with a false iron balconet above. Additional ironwork trim is located beneath the windows along the primary facade and the overhead garage doors are original wood and glass examples.



Frank Kosche Residence.

This house was built by Frank Kosche in 1940 at an approximate cost of \$7,500. Frank worked as the secretary and treasurer of City Liquor Distributors, Inc., rectifiers, importers and wholesalers, located at 1235 S. 41st Street in Milwaukee. Frank, who died between 1967 and 1969, eventually became president of the company. His widow Theresa remained in the home until at least 1973.¹⁹⁷

No information was found to suggest eligibility under Criterion A or B. Regarding Criterion C, this is a very good and intact example of a Ranch house that exhibits the common form (house proper and attached breezeway and garage) as well as a degree of Period Revival styling. Unique in its appearance, this ranch house is considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
12323-12325 W. Walker Street	271/24	144521	Potentially Eligible

Description and Statement of Significance

This curvilinear, one-story Ranch-style house is topped with a flat roof with overhanging eaves. The central portion of the West Walker Street facade bows out and contains two, tripartite picture windows, next to each window and at the westernmost and easternmost ends is a single door. The curved corners along the primary elevation carry a tall and narrow opening filled with glass block. A secondary entry to each unit is located along either side wall and windows are generally singly arranged and sash examples. A one-car garage, topped with the same roof as the house, is located to either side of the dwelling unit. Breezeways connect each unit to its respective garage.

¹⁹⁷Original permit for 2680 S. Root River Parkway, dated 12 August 1940; *West Allis City Directory*, 1940, 1967, 1969, 1973.

This duplex was completed in 1953 at an approximate cost of \$25,000, the owners of which were Gerald and Lillian Foster. Gerald was a supervisor at the Wisconsin Electric Power Company (WEPCO); he died between 1960 and 1961. The original occupant of the other unit was Donald C. Cordes and his wife Geraldine. Donald was a driver for WEPCO.¹⁹⁸



The Gerald Foster Duplex was designed by Anton Kratochvil.

No evidence was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the subject duplex was originally designed by Anton Kratochvil who, along with his son Clyde and Earl Burgess, started Circular Homes, Inc. Kratochvil who spent most of his lifetime in Racine, Wisconsin, recognized that round, octagonal or oval houses possessed more square footage than square or rectangular examples with the same perimeter and that they were between ten and twenty percent cheaper to build. He advertised his home plans in the newspaper. Examples of his peculiar designs are concentrated in the City of Racine, but also exist in the City of Milwaukee, rural Racine County and Des Moines, Iowa (See Chapter 9 for more biographical information on Kratochvil). Two examples of Kratochvil’s work were identified in West Allis (See also the discussion for 2158-2160 S. 89th Street) and both are considered eligible for the Register under Criterion C due to their unique architectural character.

Address	Map Code	AHI #	NRHP Evaluation
1665 S. 57 th Street	297/16	145291	Potentially Eligible

Description and Statement of Significance

Generally oriented on an east/west axis, this Lannon stone-sheathed church is comprised of two sections; the church proper and the office wing. The church proper is located along West Mitchell Street and exhibits a pair of one-story gabled entries at either end; each is framed with modest, stepped buttresses. The nave walls consist of tripartite groupings of rectangular openings which carry leaded-glass, diamond paning, while the gabled wing which extends from the nave’s east end carries three tall and narrow lancet windows. Below the windows, an inscribed stone inset reads “NAIN EV. LUTHERAN” and a tall copper spire rises from the ridge of the nave’s roof. The gabled office wing extends to the north, along South 57th Street; a shed-roof overhang shelters this entrance and a wide chimney rises from the roof’s north end.

¹⁹⁸Original permit for 12323-12325 W. Walker Street was taken out on 18 November 1952 and identified the owner as Gerald Foster and the contractor as Circular Homes of Milwaukee. One week later, another permit was taken out, dated 24 November 1952, and the contractor is cited as Stark & Rehm, Inc.; *West Allis City Directory*, 1955, 1960, 1961.

Finding it difficult to reach their church on the south side of Milwaukee, a group of five families began in 1913 to gather in the basement of one family's home near S. 44th Street. Worship services in that area began shortly thereafter by a recent graduate of the Wisconsin Lutheran Theological Seminary. After canvassing the area for additional potential church members, on 15 October 1914, the Nain congregation was established (Nain means pleasantness or beauty). A portable wooden building was placed between W. Burnham and W. Rogers streets, along S. 58th Street and there they worshiped until 1923. That year, a new wooden chapel was erected on the corner of S. 57th and W.



Nain Evangelical Lutheran Church.

Mitchell streets, where they had purchased six lots. That structure served them well until 1956, at which time construction of the existing Lannon stone-sheathed church began. The congregation hired the architectural firm of Steffen & Kemp to design their new house of worship and dedication services for the building occurred on 31 March 1957. The church continues today as Nain Evangelical Lutheran Church, affiliated with the Wisconsin Evangelical Lutheran Synod (WELS).¹⁹⁹

No information was found to substantiate eligibility under Criterion A or B. However, regarding Criterion C, the subject church is a very good and intact example of the Neo-Gothic style of architecture. Furthermore, the firm of Steffen & Kemp produced over 250 churches in the state of Wisconsin, most of which are just recently "coming of age." Indeed, four known Steffen & Kemp-designed churches are located in West Allis alone. As a result of the preceding information, the Nain Evangelical Lutheran Church is considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
932 S. 60 th Street	15/18	9232	Potentially Eligible

Description and Statement of Significance

Oriented to the current parking lot to the south, Roosevelt School stands three stories high, is Collegiate Gothic in style and is faced with brick. While a number of schools were built in West Allis in the mid- to late-1920s, this facility was built in 1921 and exhibits slightly different styling than the later examples. A pair of entrances provide access to the structure's primary facade, each is trimmed with a heavy stone surround and set within a Tudor archway. A multiple-light transom tops each of the replacement doors and the area above the entryways consists of three, tall and narrow windows that have been covered by translucent material. A two-story, semi-circular wing

¹⁹⁹“Lutheran Church to Celebrate 75 Years with Service, Dinner,” *West Allis Star*, 21 September 1989; “Nain Lutheran Church,” Summary of history, prepared by Betty Hartwig of the WAHS, on file in the Churches, Miscellaneous and Lutheran Binder, located at the WAHS; Steffen & Kemp, “Nain Evangelical Lutheran Church,” Original plans (1955), On file at the WAA.

extends from near the east end of the school and consists of a continuous band of sash windows along the first floor, while the basement level contains paired sash examples. A historic photo shows that this wing was originally topped with a short crenelated parapet. The remainder of the school exhibits symmetrically arranged sash windows grouped in bands of seven, or placed singly or in pairs. A modest parapet runs along the top of the structure; stepped areas are located above the entrance bays, while a shaped example lies above the two-story, windowed wing and contains a stone inset inscribed with “ROOSEVELT SCHOOL.”

No original permit exists for the subject school; however, a plumbing permit cites that work was completed on 10 August 1921 and additional secondary information cites a 1921 date of construction. Two years later, the west addition was constructed. This school continued to serve West Allis students through the 1996-97 school year, at which time the facility was closed for cost-cutting measures. The some 200 students would be transferred to the newly remodeled Horace Mann Elementary School at 6213 W. Lapham Street. The building currently houses The Learning Years, a day care facility.²⁰⁰



Roosevelt School; Currently houses The Learning Years Day Care.

Research did not reveal any information that might suggest eligibility under Criterion B. Regarding Criterion A, the subject school immediately preceded a significant school-building program in West Allis in the mid- to late-1920s. While preceding the aforementioned era, the subject school is still a notable part of educational history of West Allis and is, therefore, considered potentially eligible under Criterion A. Furthermore, the subject school building is a very good example of the Collegiate Gothic style of architecture, a style commonly employed for educational structures. Although the original windows have been covered by a modern material, it appears that the original windows remain intact. Therefore, based on the structure’s good degree of integrity, it is also considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
1708 S. 60 th Street	19/9	9051	Potentially Eligible
Description and Statement of Significance			

Symmetrical in its design, this two-story apartment building consists of painted, common brick along its rear and side elevations, while the primary facade is faced with colored brick comprised of reds,

²⁰⁰Plumbing permit (completed), dated 10 August 1921 (date may say 1920); J.R.S. Owczarski, “Residents Oppose Closing of West Allis’ Roosevelt School,” *Milwaukee Journal-Sentinel*, 18 July 1996; “Nan Bauer, “Parting In Such Sweet Sorrow,” *Milwaukee Journal-Sentinel*, 31 May 1997; Szudy, “A Half Century of Public Education in West Allis,” 73-74.

oranges and greens. The central entrance is set within a stone surround and includes a transom and sidelights; the stone trim extends to the second floor and borders a pair of tall and narrow windows, between which is a section of patterned brick. To either side of the entrance rests a tripartite, multiple-light window grouping along both the first and second floors; the first-floor opening is arched, while the upper-level windows are rectilinear. Iron balconets accent the second-floor windows and a triple, stonework arch rest above. The building terminates with a pair of gabled parapets trimmed with a corbel table, between which is a short, barrel tile-sheathed pent. Windows along the remaining three elevations are rectilinear, sash examples.

This eight-unit apartment building was designed by the Milwaukee architectural firm of George Zagal & Brother and was built in 1928. The owner of the structure is noted as the S.S. Realty Co.²⁰¹



S.S. Realty Company Apartment Building.

No information was found to suggest eligibility under Criterion A or B. However, regarding Criterion C, the subject structure is a very good and intact example of Eclectic Period Revival design that was executed by the architectural firm of George Zagal & Brother, a firm prolific for their apartment designs of the 1920s (See Chapter 9 for biographical information on Zagal). Although numerous Zagal designs are located throughout the Milwaukee metro area, this apartment building is the only known example by Zagal in West Allis. Therefore, the subject apartment building is considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
2211 S. 60 th Street	275/24	144640	Potentially Eligible
Description and Statement of Significance			

Similar to four other West Allis schools (three of which are discussed in the Recommendations Chapter), Longfellow School is Collegiate Gothic in style, rises three stories in height and is faced with brick. A two-story wing extends from the south end of the building and features canted corners. Two entrances are located along the primary facade, each of which is set within a gabled stone surround. Windows occupy the remaining upper level of the slightly projecting, entryway bays which terminate as a gabled parapet and are trimmed with stone-capped piers. The majority of the windows are set in bands and are rectangular; however, a pair of round-arched examples are located along the uppermost level at both the north and south ends. A stone inset inscribed with “LONGFELLOW SCHOOL” rests along the cornice/parapet. Narrow stone trim runs along the top of the raised basement level, as well as immediately above the second-floor windows. Window openings remain

²⁰¹Original permit for 1708 S. 62nd Street, dated 5 October 1928.

intact; however, original windows have been covered on the exterior by translucent material.

Constructed on land purchased from George L. Kappel, the first Longfellow School was built in 1920 and consisted of two rooms. The school was named after poet Henry Wadsworth Longfellow. The existing Longfellow School was built in 1927 at an estimated cost of \$45,000 and was designed by the firm of Lindl & Schutte. Within just over one year, a \$20,000 addition was constructed at the north end of the building. In 1956, an \$130,000 wing (opened in September 1957) was added at the rear of the school (both additions were done by Lindl & Schutte). The school continues to function as Longfellow School and contains grades K4 to 6th.²⁰²



Longfellow School.

Research did not reveal any information that might suggest eligibility under Criterion B. Regarding Criterion A, the subject school was part of a significant school-building program in West Allis between the mid- to late-1920s. For that reason, the subject school is considered potentially eligible under Criterion A. Furthermore, the subject school building is a very good example of the Collegiate Gothic style of architecture, a style commonly employed for educational structures. Indeed, the windows have been covered with a modern material, however, the original, multiple-light sash windows appear to remain intact. And although a large addition was made to the rear of the school in 1956, the wing is obscured from view when looking at the structure head-on from S. 60th Street. Therefore, based on the structure's good degree of integrity, it is also considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
2340 S. 61 st Street	269/1	144904	Potentially Eligible*

Description and Statement of Significance

This Contemporary-style church is constructed of pre-cast, concrete panel walls and large expanses of stained glass, while the roof is also constructed of concrete. According to a 1989 anniversary booklet produced on the occasion of the new church's 25th anniversary, the roof is composed of four hyperbolic-paraboloids, spanning 120 feet on each side of a square floor plan. The distinctive feature of this form is a thin-shell concrete roof, which soars from a height of sixteen feet over grade to fifty-three feet at the apex of the building. The concrete roof is only three inches thick but weighs in

²⁰²Original permit for 2211 S. 60th Street, dated 27 April 1927, contractors cited as Pacholski & Daligalski; Permit for addition (to the north), dated 20 June 1928; permit for addition (at northwest end), dated 6 September 1956; Historic photo of Longfellow School (circa 1928), In Schools Photo file at the WAHS; Brief school history of Longfellow School available on the school's website at www.wawm.k12.wi.us/Schools/Longfellow/school.htm.

excess of 800 tons. Four exterior buttresses anchor the building at the four corners and are seventeen feet long; the maximum exposed height is eleven feet; the buttresses are sunk nine feet into the ground and weigh 187,000 pounds each. Huge hinges join the roof to the buttresses and allow for movement of the roof structure.²⁰³

Designed by architect Mark Pfaller, construction of the new St. Rita's Catholic Church began in 1962 and dedication services were held on 3 May 1964. St. Rita's congregation began on 6 July 1924, with services held in a rented tent. In October of 1924, the two-story combined church, school and hall building along W. Lincoln Avenue was completed at a cost of \$60,000 (exclusive of furnishings). The school opened to 120 students in the fall of 1924 with three School Sisters of St. Francis in charge of instruction. Seven years later, a separate parish hall--designed in the Spanish Colonial Revival style by Mark Pfaller--was constructed along S. 60th Street.



St. Rita's Catholic Church.

What is believed to have been an existing residence on the premises was remodeled for use as a rectory and has been subsequently added on to over the years. In 1950, a much-needed addition was completed on west end of the original church-school-hall building, which provided for a new basement church, a school addition and a penthouse apartment for the Sisters. Also in 1950, the short tower that faced S. 60th Street was removed. In 1956-57, the new school building was added to the religious campus, at its southwestern corner. The parish complex was completed with the erection of the Contemporary-style church building, located between the primary school and the rectory, along S. 61st Street. St. Rita's School officially closed in 2004 and is now leased to the new Mary Queen of Saints Catholic Academy, a consolidated school for the West Allis/West Milwaukee area.²⁰⁴

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the entire church campus was reviewed for potential eligibility; however, the complex is not thought to be potentially eligible. However, the 1962 Pfaller-designed church is an excellent example of Contemporary church architecture that is, furthermore, notable for its innovative engineering. The church's unique styling, combined with its high degree of integrity, renders St. Rita's Catholic Church as potentially eligible under Criterion C, providing that no alterations occur to its exterior

²⁰³This description is largely excerpted from "St. Rita Church, 25th Anniversary, 1964-1989," Anniversary pamphlet produced by the congregation, 1989, copy located in the Churches-St. Rita's binder, WAHS.

²⁰⁴"Four Decades of Dedication: The History of St. Rita's Parish," n.p., Included in the St. Rita's Church Dedication Booklet, 3 May 1964, Copy of booklet in Churches-St. Rita's binder, WAHS; "St. Rita's New Church to be Dedicated in Silver Jubilee," Illustration and caption, *West Allis Star*, 27 October 1950; "St. Rita's Parish History," Available online at www.stritaparish-westallis.4lpi.com, Accessed on 13 July 2007.

within the next five years.

Address	Map Code	AHI #	NRHP Evaluation
1430 S. 62 nd Street	10/20	9053	Not Eligible

Description and Statement of Significance

Located at the corner of S. 62nd & W. Orchard streets, this brick-faced, Period Revival-style apartment building exhibits a red, barrel-tile pent roof. Although appearing to be symmetrical at first glance, the gabled, central entrance bay is slightly off center to the right (south) and features a round-arched entrance set within a smooth stone surround. A pair of round-arched windows occupy the second floor and a stone roundel is set within the peak. Windows to the left (north) of the entryway consists of rectangular examples along the first floor, while the upper-story openings are paired, round-arched windows that are separated by a stone colonnette. Openings to the right (south) of the doorway are a mix of rectangular and round-arched windows along both levels. All primary facade windows appear to carry original multiple-light sashes (with metal storms). Turning to the structure's south elevation, a gabled projection is located at the center and round-arched windows are symmetrically arranged along both floors; the red tile, pent roof is also evident along this facade.



Peter Burbach Apartment Building.

Originally a seven-unit apartment building, this structure was erected in 1930 by owner Peter Burbach (it is not known if it was Peter Sr. or Jr. who built it). However, in 1932, Anna Burbach, the widow of Peter Sr. resided in unit #1. A heating permit for the structure taken out by Russell Geske, therefore it is likely that the structure was designed by architect Geske (as an independent, or for the David Conrad Co., for whom he is known to have worked for by no later than 1932).²⁰⁵

No information was found to substantiate eligibility in regards to Criterion A or B. Regarding Criterion C, this apartment building is an intact example of the Spanish Colonial Revival style. Despite retaining a good degree of integrity, its features are modest and do not meet the criteria necessary for inclusion in the National Register of Historic Places. Therefore, the subject structure is not considered potentially eligible under Criterion C.

²⁰⁵Original permit for 1530 S. 62nd Street, dated 27 May 1930, est. cost \$24,000, no architect noted; Burbach cited as owner and contractor; a later heating permit in the file was signed by Russell Geske.

Address	Map Code	AHI #	NRHP Evaluation
1903 S. 62 nd Street/ 6401 W. Becher Place	284/10, 14, 15 & 298/3	145681-84	Further Research Needed

Description and Statement of Significance

Situated at the southwest corner of S. 62nd and W. Burnham streets, this five-building industrial complex includes a brick forge shop (1916, circa 1920; AHI#145681) with a saw-tooth window roof along S. 62nd Street; a two-story, brick office/shipping building (1916, circa 1920, 1942, 1966; AHI#1456832) with large, replacement windows at the corner of S. 62nd and Burnham; a Contemporary-style factory building (1941; AHI#145683) that is largely sheathed with glass located to the southwest, and; a 1929/1941 factory building (AHI#145684) sheathed with brick and glass located to the southwest of the aforementioned factory and adjacent to a set of railroad tracks. The remaining two buildings were not photographically accessible and consist of a maintenance building situated to the rear of the office/shipping structure and a boiler house.²⁰⁶



John Obenberger Forge Company; Currently known as Unit Drop Forge Company.



Universal Power Shovel Corporation Building; Currently known as Unit Drop Forge Company.

Incorporated in 1916, the John Obenberger Forge Company purchased the subject parcel of land that same year. The first officers were John Obenberger, president and treasurer; Theodore Trecker, vice-president; and Carl Velguth, secretary. Construction of the original portion of the plant commenced in August 1916 and the first forging was completed in October. The plant increased in size over the next four years. In 1920, the new buildings were described in a newspaper article “25 x 175, 100 x 330 (the forge shop), 100 x 80 (the power house) and a shipping building (126 x 70),” while, the property’s original building was noted as 100 x 100 feet in size. In the 1920s, the Unit Corporation acquired Obenberger. In 1928, the Unit Corporation reorganized into three divisions with two of them operating on the subject parcel. These were the Unit Drop Forge Company and the Universal Power Shovel Company. In 1937, the Unit Corporation reorganized as the Fuller Manufacturing

²⁰⁶Building Permits (factory building) 18 July 1929, (factory addition) 7 March 1941, (factory addition) 9 May 1941, (factory building) 2 October 1941, (office addition) 21 August 1942, (2nd floor office addition) 13 October 1966; *Sanborn Fire Insurance Map – West Allis, Wis.* (1927; 1927, updated to 1951).

Company and divested itself of the Universal Power Shovel Company. Unit Drop Forge remained a division of either the Fuller Corporation or the Eaton Corporation until a group of investors took over the plant in 1979 and started the Unit Drop Forge Company, Inc. Meanwhile, the Universal Power Shovel Company continued its independent operations at the site. In 1941, the company built a modernistic, glass-walled factory as well as additions to other structures. It changed its name to the Unit Crane & Shovel Corporation in 1956 and moved all of its operations to New Berlin in 1967.²⁰⁷

While noted West Allis industrialist Theodore Trecker was part of the ownership group of the Obenberger Forge Company, the short-lived business was not the primary focus of his efforts. The parcel is not eligible under Criterion B. However, this facility is of interest under Criterion A and C. Regarding Criterion A, the plant’s long-time association with the Unit Drop Forge Company and the Universal Power Shovel Company require further investigation with regard to the role of these companies in the development of heavy manufacturing in West Allis. Architecturally, the visible portions of this large, early twentieth-century manufacturing facility are relatively intact. However, additional access and further research is needed to better assess the property’s overall composition and integrity.

Address	Map Code	AHI #	NRHP Evaluation
2029 S. 74 th Street	280/14	144861	Further Research Needed

Description and Statement of Significance

This one-story, gabled house is sheathed with clapboard and is topped with red asphalt shingle-sheathed roof that features rolled edges. Along South 74th Street, and at its east end, is a smaller, one-story wing; the east side of which carries a dominant brick, exterior chimney, while multiple-light, round-arched windows and a door are located throughout the wing. Remaining windows and doors are rectangular, but also carry multiple lighting; a small roof dormer with a row of four windows rises from the home’s south side.



Magnus Thompson Residence.

This house was built in 1929 by Magnus Thompson at an estimated cost of \$4,000. Early city directories cite Thompson as a machinist at the Davis & Thompson Co. in West Allis, while his wife Marguerite

²⁰⁷ “Forge Company Enlarge Plant” Uncited newspaper article, (1920); “Obenberger Forge Co.” *West Allis* (WI) *Press*, (1918); “The John Obenberger Forge Company,” *Evening Wisconsin*, 13 May 1918; All three articles located in Business Binders – O, Located at WAHS; “Unit Forging: 80th Anniversary Open House September 19, 1998”, Page 15, Booklet located in Business – U binder, Located at WAHS; Universal Power Shovel Company History gleaned from www.constructioncollector.com.

was a clerk at Sells Printing Company, also in West Allis. The 1930 census indicates that Minnesota-born Magnus and Wisconsin-native Marguerite were married within the preceding twelve months. Magnus eventually worked at Allis-Chalmers, where he worked as a foreman as late as 1950. At some point between 1950 and 1953, the Thompsons sold the house to Charles F. Brandt.²⁰⁸

No information was found to suggest eligibility under either Criterion A or B. However, regarding Criterion C, the small, cottage-like home exhibits features--most specifically the home's rolled roof--that suggest the house may have been a catalog design. Although speculated as such, no solid evidence has yet to be found to substantiate that supposition. Therefore, further research is suggested to confirm or deny that speculation.

Address	Map Code	AHI #	NRHP Evaluation
1103 S. 76 th Street	278/36	144702	Potentially Eligible

Description and Statement of Significance

Rising two stories, this largely brick-faced, Period Tudor Revival style house features an L-plan and is topped with a steeply pitched roofline. The home's primary entrance is located within the juncture of the ell, as is a large, brick exterior chimney. The doorway is set within a stone surround and the gabled area above features herringbone-patterned brickwork, as well as a pair of multiple-light, sash windows; the gable itself is accented by a carved wooden bargeboard. Windows throughout the remainder of the home are also multiple-light examples and are arranged singly and in multiple groupings. The upper story is covered with stucco and false half-timbering; exposed rafter tails are evident along the overall roofline, as well as along the roof of the home's first-floor, front-facing bay. A one-story, gabled, two-car garage extends from the rear of the house.



Dr. Walter L. Stranburg Residence.

Designed by the firm of Velguth & Papenthien, this house was built between 1926 and 1927 by Dr. Walter L. Stranburg at an estimated cost of \$10,000. Born circa 1886 in Illinois, Dr. Stranburg worked as a physician for the Allis-Chalmers Manufacturing Company, while also maintaining a private practice. Stranburg resided here with his wife Margaret and their two children, William and Joanne. Dr. Stranburg, who was a member of the local Masonic lodge, passed away in October 1951,

²⁰⁸Original permit for 2029 S. 74th Street, dated 21 March 1929; *West Allis City Directory*, 1929, 1932, 1950, 1953; Biographical material regarding the Thompsons was gleaned from the 1930 U.S. census, available online at www.ancestry.com.

by which time he and his wife had moved to Wauwatosa.²⁰⁹

No information was found to substantiate eligibility under Criterion A. Regarding Criterion B, Stranburg was a physician who served Allis-Chalmers Co., as well as the greater West Allis community; however, the house is not eligible for that association. However, the Stranburg home is a very good and intact example of the Period Tudor Revival style and exhibits a significant number of the characteristics associated with the style and is, therefore, recommended eligible for the Register under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
2401 S. 79 th Street	299/12	145789	Not Eligible
Description and Statement of Significance			

This small, Tudor-influenced bungalow is faced with brick and trimmed with Lannon stone. The projecting, one-story, front-facing gable carries a tripartite window grouping with leaded glass casements, while a paired such grouping is located along the home's north-facing wall. The entrance is set within a gable that rests within the ell and the doorway is round-arched; a concrete stoop fronts the entry. Windows throughout the house are arranged singly and in pairs and a shed-roof dormer addition along the upper half-story extends from the rear of the house. A short brick chimney rests along the roofline at the juncture of the ell.



Anton F. Beay Residence.

Permit information indicates that the firm of Roth & Taplin was both the designer and owner of the home when built between 1930 and 1931. The home's original owner is believed to be Anton F. Beay who, in 1936, is identified as a fireman. This house was tentatively identified as a mail-order plan of Sears, Roebuck & Company, known as the "The Mitchell."²¹⁰

No information was found to suggest eligibility under Criterion A or B. Regarding Criterion C, and following a closer review of actual catalog illustrations and the fact that the permit identifies the designer of the home as Roth & Taplin, it is no longer likely that this was indeed a Sears, Roebuck & Co. product. However, it is possible that Roth & Taplin used such available plans from which to

²⁰⁹Original permit for 1103 S. 76th Street, dated 18 October 1926, Martin Jezo cited as contractor; "Dr. Walter L. Stranburg," Obituary, clipping dated 18 October 1951, in obituary file, located at the WAHS; Birth year and state gleaned from the 1930 U.S. census, available online at www.Ancestry.com.

²¹⁰Original permit for 2401 S. 79th Street, dated 19 November 1930, est. cost \$5,500; *West Allis City Directory*, 1932, 1936.

derive their design. Therefore, since the Sears, Roebuck & Co. origination is no longer likely, this house is not recommended as potentially eligible.

Address	Map Code	AHI #	NRHP Evaluation
2461 S. 79 th Street	282/3	144963	Further Research Needed
Description and Statement of Significance			

Sheathed with brick, this one-story bungalow plan exhibits the Spanish Colonial Revival style of architecture. The primary entryway is set within a round-arched opening and within a one-and-one-half-story tower that carries three, round-arched, glass block windows along all four sides. The wall space north (right) of the doorway carries a single opening comprised of two, three-over-one-light sashes, while an arched area to the south carries a round-arched, multiple-light window. An arched gate extends from the house and guides access to the side entrance of the home. Small pent overhangs shelter the remainder of the home's windows, which all appear to carry either single or paired, three-over-one-light sashes.



Earl Wolff Residence.

This house was built by Earl Wolff in 1934. Wolff was born in December of 1899 and city directory information indicates that he worked as the fire and police alarm superintendent (in 1940). Wolff would later work as a shipping clerk at General Electric. Wolff resided here along with his wife Grace (b. 9 November 1900) and daughter Phyllis (born circa 1928), until at least 1957. Earl passed away in April 1967, while Grace died less than one year later in February 1968. The house has long been occupied by current owner Lloyd Dreger.²¹¹

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, this Spanish Colonial Revival-style house is speculated to be a catalog design. Indeed, the home shares a number of similarities with the Sears-Roebuck & Company's "San Jose," including the tower entry and the arched gateway to the side entrance. Despite these similarities, the subject house is not the "San Jose," the plan of which was sold only in 1928 and 1929. Despite that confirmation, the house is still believed to be a catalog or plan house and, therefore, further research is suggested to determine the origin of the home's design.²¹²

²¹¹Original permit for 2461 S. 79th Street, dated 16 May 1934 and cited as completed as of 3 January 1935. No architect is cited on the permit, Wolff is simply noted as owner and contractor; birth and death information for the Wolffs accessed online at www.Ancestry.com; *West Allis City Directory*, 1934, 1940, 1950, 1957.

²¹²"The San Jose" is included in Katherine Cole Stevenson and H. Ward Jandl's *Houses by Mail* (Washington, D.C.: The Preservation Press, 1986), 214.

Address	Map Code	AHI #	NRHP Evaluation
1508 S. 80 th Street	1/19	9116	Potentially Eligible

Description and Statement of Significance

Built circa 1910, this Craftsman-style house rises from a concrete foundation and is topped with a cross-gambrel roof. The first floor is faced with brick, while a pair of frame, clapboard-sheathed window bays extend from the home's south elevation. The upper story-and-one-half is sheathed with wooden shingles, while the immediate peak features stucco and false half-timbering. Each gambrel face is outlined by a wooden bargeboard with carved wooden bracket trim. An open porch extends across the primary west facade and is topped with a shed roof. The porch wall is constructed of brick, while simple wooden posts support the porch roof, which features a centered, gabled overhang that is also adorned by wooden bracket trim. Windows throughout the house are generally wooden, nine-over-one-light sashes, many of which are topped with slight wooden-shingled pents. A two-story, wooden shingle-sheathed wing extends from the rear.



Alexander H. McMicken Residence.

Although no original permit exists for this home, it was likely constructed by the Central Improvement Company (CIC), which was a division of the McGeoch Company. The home's original owner, Alexander H. McMicken, was the realty company's first sales manager, then general manager and eventually the secretary of the CIC. The company billed itself as "The Founders of West Allis," indicating that they organized themselves for the purpose of securing the then Edward P. Allis Co. for West Allis. The CIC built a significant number of homes throughout the city beginning after the firm's incorporation in 1901. The following year, the CIC was appointed to draw a map of the new village and McMicken was responsible for the 1903 map. McMicken remained in the house until his death in 1951.²¹³

No information was found to suggest eligibility under Criterion A. Regarding Criterion C, the subject house is a very good and intact example of the Craftsman style of architecture. Although Dutch Colonial in form, the house exhibits the following Craftsman elements: a combination of wood, brick, and stucco/half-timber finish; wooden bargeboards with bracket details; as well as multiple-light windows. Based on the home's high degree of integrity, the McMicken residence is considered potentially eligible under Criterion C. In addition and regarding Criterion B, McMicken was involved in real estate in the early, formative years of West Allis and as cited above, was responsible

²¹³A sewer permit application for 1508 S. 80th Street is dated 20 March 1909; "West Allis: The Early Years," 34-35, Research compiled by Traci E. Schnell, HMI volunteer and research chair.

for the drawing of what is considered the first map of the then village. Further investigation into McMicken may also provide for additional eligibility under Criterion B.

Address	Map Code	AHI #	NRHP Evaluation
2375 S. 80 th Street	282/17	144895	Not Eligible
Description and Statement of Significance			

Situated at the corner of S. 80th & W. Hayes streets, this hipped-roof Ranch house is notable for its three sets of inscribed concrete panels which feature what appears to be a plant/foilage motif. The lower level of the home is sheathed with brick, above which runs a concrete string course. Bands and/or groupings of casement type windows run above this string course, and are most notably located at each of the home's immediate corners. The home's primary entrance is located along West Hayes Street and situated to either side of the doorway is a nine-panel section of inscribed concrete panels. The home's east endwall features an additional nine-panel, concrete section, which is flanked to either side by a section of brick and, again, corner windows. A hipped-roof wing with vertical board siding extends from the home's west elevation and carries similar fenestration to that found on the house.



John X. Wimmer Residence.

This house was built by carpenter/contractor John X. Wimmer in 1945-46 at an approximate cost of \$8,000. Wimmer was born in Milwaukee County in 1897 and, according to his 1918 draft registration card, he moved to Two Rivers and worked at the Manitowoc Ship Building Corporation. The 1930 census places him in West Allis, along with his wife Florence and son Jerome and at some point, John owned the Wimmer Lumber Company. In 1960, a 4' x 12' addition was made to the north side of the house and is presumed to be the wing evident at the west end of the house. Wimmer died in 1988. His grandsons, Mark and John, now own and operate Wimmer Bros., a real estate and construction firm located in Hales Corners, Wisconsin.²¹⁴

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the subject Ranch house features uniquely inscribed concrete panels along two of its elevations. Despite the home's unique character, no further information was found to suggest eligibility under Criterion C, therefore the house is not recommended eligible at this time.

²¹⁴Original permit for 2375 S. 80th Street, dated 30 November 1945; Permit for "northside" addition, dated 31 October 1960; Draft registration card, 1930 U.S. census material and Social Security Death Index information available from www.Ancestry.com. Accessed on 5 July 2007; *West Allis City Directory*, 1946, 1950.

Address	Map Code	AHI #	NRHP Evaluation
2150 S. 81 st Street	3/10	9167	Potentially Eligible
Description and Statement of Significance			

Although the overall form of the house is side-gabled, a front-facing, low-pitched, gabled roof dominates the home's primary west elevation. Brick piers support the roofline, the gable of which is sheathed with what appears to be clapboard and carries a rectangular opening with three square windows. Wooden knee braces and a plain bargeboard accent the roofline/eave. The porch shelters a single door, as well as two rectangular windows near the wall's upper edge. A small, gabled dormer rises from the roofline adjacent to the porch, carries a single, rectangular window and is also accented with wooden knee braces. A picture window rests immediately below the dormer, along the first floor. Remaining fenestration consists of singly arranged sash windows and both the north and south endwall gabled peaks are also covered with clapboard.



Clifford A. Dussault Residence is the The Kilbourne Model of Sears, Roebuck & Co.

Built between 1927 and 1928 at an estimated cost of \$6,500, this home's original owner was Massachusetts-born Clifford A. Dussault and his wife Alma (Schilefski). City directories identify Clifford as working as a sheet metal engineer at International Harvester Co. in Milwaukee. The Dussaults had three children (Willard, Milton and Ruth), and for at least a time, Alma's mother Augusta resided with them. By no later than 1942, Paul Boebel was also in residence, along with his wife Three years later, Boebel, who worked as an electrical engineer at Allis-Chalmers, is identified as the home's sole owner.²¹⁵

No information was found to suggest potential eligibility under Criterion A or B. Regarding Criterion C, the house has been identified as "The Kilbourne," a mail-order house plan provided by Sears, Roebuck & Company. Although some of the windows have been replaced, all of the original openings appear to be intact and the overall form remains intact. Based on its good degree of integrity, the house is potentially eligible under Criterion C, as it is an identified plan by Sears, Roebuck & Company.

²¹⁵Original permit for 2150 S. 81st Street, dated 19 October 1927; Biographical information gleaned from the 1930 U.S. census, available online at www.Ancestry.com; *West Allis City Directory*, 1932, 1942, 1945.

Address	Map Code	AHI #	NRHP Evaluation
640 S. 84 th Street	13/27	9218, 143718-25	+Potentially Eligible
Description and Statement of Significance			

The Wisconsin State Fairgrounds were established in West Allis in 1892, on the 160 acres of the Stevens Farm. The fair's first grandstand was built that same year, as was the race track; however, the first automobile race did not occur on the one-mile track until 1903. The race track is the oldest, continuously operating track in the country. The oldest remaining structure on the fairgrounds is the cattle barn, which was built of concrete block and steel in 1907 (or 1909); in 2000 it was completely renovated for year-round use. The next oldest structures, the brick, Horticulture and Dairy buildings, were both built circa 1910. Until 2002, the limestone, WPA-built grandstand built in 1938 served as seating for race spectators. Although the grandstand is now gone, the limestone-sheathed underpass to the racetrack still remains. In 1922, the Midway was added to the grounds; however, due to falling attendance, it was removed in 1960. Significant numbers of structures and/or stands have been added to the fairgrounds throughout the last century, including the German Renaissance Revival-style, Pabst Beer Garden, which was added for the state's centennial celebration in 1948.²¹⁶

Of the structures within the fairgrounds, the 1948, German Renaissance Revival-style, beer garden building is the only significant historic structure. Located near the center of the grounds, this one-story, essentially side-gabled building is faced with brick. During the fair, the structure is open to the elements; however, openings are boarded over during the off-season. At the center, the structure features a shaped false parapet along the roofline, while a round-arched opening below provides entry to the building. Ornamental ironwork extends from the parapet and carries modern signage. A single, rectangular opening is located to either side of the central opening and the gabled endwalls are each topped with a wide, false chimney. Slightly shorter gabled wings extend from the main block; each of which carry a series of three, rectangular openings. The building is completed at either end by a front-facing gabled wing that features a false stepped parapet with a round-arched opening below. No alterations appear to have been made to this structure.

Although the Wisconsin State Fairgrounds, as whole--which is a Milwaukee County Landmark--were considered for eligibility under Criterion A, B and C, no evidence was found to substantiate eligibility. However, specifically regarding the 1948 Pabst Beer Garden building, it stands as a very good example of the German Renaissance Revival style and is recommended as potentially eligible under Criterion C.

+Please note that the State Fairgrounds are not under the jurisdiction of the City of West Allis; however, since the grounds were addressed in the previous 1981 survey, they are addressed here as well.

²¹⁶Zimmerman, Wisconsin State Fair Park historian, Conversation with Schnell, Heritage Research.

Address	Map Code	AHI #	NRHP Evaluation
2060 S. 86 th Street	283/8	144977	Potentially Eligible

Description and Statement of Significance

Nearly identical to Longfellow School at 2211 S. 60th Street, Franklin School is Collegiate Gothic in style, rises three stories in height and is faced with brick. A two-story wing extends from the east end of the building and features canted corners. Two entrances are located along the primary, West Becher-facing facade, each of which is set within a gabled stone surround. Windows occupy the remaining upper level of the slightly projecting, entryway bays which terminate as a gabled parapet and are trimmed with stone-capped piers. The majority of the windows are set in bands and are rectangular; however, a pair of round-arched examples are located along the uppermost level at



Franklin School.

both the north and south ends. A stone inset inscribed with “FRANKLIN SCHOOL” rests along the cornice/parapet. Narrow stone trim runs along the top of the raised basement level, as well as immediately above the second-floor windows. Window openings remain intact; however, original windows have been covered on the exterior by translucent material. A “matching” three-story addition extends from the school’s northeast corner, while a modern 1962 addition was added to the rear, at the west end. An athletic field is located to the north of the school building and two pair of Lannon stone gates provide access to the field. These gates are believed to have been erected as part of the CCC work done with the adjacent creek work.

The existing Franklin School was built in 1923 and a nearly \$62,000 addition designed by Lindl, Lesser & Schutte was completed in 1925. Again in 1948, Lindl & Schutte designed a “matching” wing to the north that cost approximately \$181,000. Finally, in 1962, a \$201,000 wing was added at the northwest corner. This last wing was designed by Darby, Bogner & Associates and construction was performed by the Pfeiffer Construction Company. The school currently functions as an elementary school.²¹⁷

Research did not reveal any information that might suggest eligibility under Criterion B. Regarding Criterion A, the subject school was part of a significant school-building program in West Allis which occurred between the mid- to late-1920s. For that reason, the subject school is considered potentially eligible under Criterion A. Furthermore, the subject school building is a very good example of the

²¹⁷Permit for addition to 2060 S. 86th Street, dated 23 July 1924, est. cost \$61,975.00; Permit for addition (to the northeast corner), dated 5 June 1947, cost est. \$181,000; permit for addition (to rear), dated 28 March 1962, est. cost \$201, 132.00; Historic photo of Longfellow School (circa 1928), In Schools Photo file at the WAHS; Szudy, “A Half Century of Public Education in West Allis,” 75.

Collegiate Gothic style of architecture, a style commonly employed for educational structures. Indeed, the windows have been covered with a modern material, however, the original, multiple-light sash windows appear to remain intact. And although a large addition was made to the rear of the school in 1962, the wing is obscured from view when looking at the structure head-on from West Becher Street. Therefore, based on the structure's good degree of integrity, it is also considered potentially eligible under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
2158-60 S. 89 th Street	283/2	144981	Potentially Eligible
Description and Statement of Significance			

This curvilinear, one-story Ranch style house is topped with a flat roof with overhanging eaves. The central portion of the South 89th Street facade bows out and contains two, tripartite picture windows, next to each and at the westernmost and easternmost ends is a single door. The curved corners along the primary elevation carry a tall and narrow opening filled with glass block. A secondary entry to each unit is located along either side wall and windows are generally singly arranged and sash examples.



The Arnold A. Stiemke Duplex was designed by Anton Kratochvil.

This duplex Ranch was built in 1953 by Arnold A. Stiemke at an approximate cost of \$23,000. Stiemke and a relative—Vernon A. Stiemke—were the home's first occupants.²¹⁸

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the subject duplex was originally designed by Anton Kratochvil who, along with his son Clyde and Earl Burgess, started Circular Homes, Inc. Kratochvil who spent most of his lifetime in Racine, Wisconsin, recognized that round, octagonal or oval houses possessed more square footage than square or rectangular examples with the same perimeter and that they were between ten and twenty percent cheaper to build. He advertised his home plans in the newspaper. Examples of his peculiar designs are concentrated in the City of Racine, but also exist in the City of Milwaukee, rural Racine County and Des Moines, Iowa (See Chapter 9 for more biographical information on Kratochvil). Two examples of Kratochvil's work were identified in West Allis (See also the discussion for 12323-12325 W. Walker Street) and both are considered eligible for the Register under Criterion C due to their unique architectural character.

²¹⁸Original permit for 2158-60 S. 89th Street, dated 30 April 1953, the contractor for the duplex home was identified as Heinz Stark; garage permit, dated 21 May 1956, also taken out by A. Stiemke.

Address	Map Code	AHI #	NRHP Evaluation
1405 S. 92 nd Street++	254/8	143621-23, 143673	Potentially Eligible
Description and Statement of Significance			

++Each structure of the complex carries its own address; however, for simplicity's sake, the church proper address is given.



St. Aloysius Catholic Church.



St. Aloysius Rectory.

This church complex is comprised of a church (at 1405 S. 92nd Street, AHI#143621), school (1435 S. 92nd Street, AHI#143673), rectory (1414 S. 93rd Street, AHI#143622), convent (1415 S. 92nd Street, AHI#143623) and gymnasium (1441 S. 92nd Street), all of which were built between 1926 and 1964. The oldest building on the grounds is the original, two-story, brick church and school building which was built in 1926. Although the structure still remains on the grounds, it has been almost fully encapsulated by subsequent school additions made in 1938 and 1947. The school is a modest example of Collegiate Gothic design. A two-story rectory (1949) sheathed with both brick and stone is located along S. 93rd Street. Windows are generally paired examples and are regularly placed and the styling of the structure is a Colonial Revival-Contemporary hybrid. Also featuring this mixture of architectural styling and combination of brick and stone sheathing is the two-story convent, which was constructed in 1953. Located along S. 92nd Street and opposite the rectory, the convent is currently undergoing some renovations; however, it is believed that it should still maintain its original styling. Built in 1957, the church is situated at the northernmost edge of the parcel (along W. Greenfield Avenue) and is Contemporary in design. The church's exterior features a mixture of Lannon stone and Indiana limestone; these heavy materials are offset by the use of both clear and stained glass. Finally, Gonzaga Hall—a gym and community center—was added in 1964 and is located along S. 92nd Street.

As the population of West Allis was expanding along with its industrial growth, the need for a Catholic church on the west side of the city was identified. In April of 1920, fifteen prospective parishioners met at Holy Assumption Hall to discuss the creation of a new church. Shortly thereafter, the entire block between S. 92nd and S. 93rd streets and Greenfield Avenue to Orchard Street was

purchased. Two military barracks were purchased and placed on the parcel and so began the original St. Aloysius church and school. In just six years, the former barracks could no longer appropriately accommodate the congregation and a two-story brick building was erected; the first floor was utilized as the church, while the school was located on the upper level. By 1937, the congregation boasted 600 families as members and 500 pupils in its schools. The following year an eight-room addition was made to the school along S. 92nd Street; additional classrooms were added along S. 93rd Street in 1947. Just two years later a new rectory was added to the complex and in 1953, a convent was constructed. In 1957, the Contemporary-style church was built along S. Greenfield Avenue and, in 1964, Gonzaga Hall was built along S. 92nd Street. Most, if not all, of the church buildings were designed by the architectural firm of Brust & Brust. St. Aloysius was responsible for the birth of two other West Allis congregations—Immaculate Heart of Mary in 1948 and, ten years later, Mary Queen of Peace.²¹⁹

No evidence was found to suggest eligibility under either Criterion A or B. However, regarding Criterion C, the St. Aloysius Church complex, which was built between 1926 and 1964, includes a church, school, rectory, convent and gymnasium. Although the property was built and expanded over a forty-year period, the buildings are largely unchanged and combine to exhibit a very complete church complex. As a result, the St. Aloysius Church complex is recommended as potentially eligible for the National Register under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
2439 S. 93 rd Street	283/11	144975	Potentially Eligible*

Description and Statement of Significance

This Contemporary-style house appears to be comprised of a two-story wing along the street, a shorter, one-story entrance wing, and a slightly taller block at the rear. The largely brick-faced, street-side wing contains an overhead garage door along the first level, while the upper edge of the second floor features a continuous band of awning windows that runs immediately beneath the overhanging eaves of the flat roof. A rectangular section of board sheathes the garage wing between the overhead door and the windows. Based on the location of the sidewalk, the home's entrance is located in the shorter, mid-section of the home, while a the flat-roofed wing at the rear appears to



Robert C. Korosec Residence.

²¹⁹Michael V. Uschan, *St. Aloysius: A History of 75 Years of Service to the Lord* (West Allis, WI: The church, 1995?), 4-8, 14, 15; "St. Aloysius Church, West Allis, Wisconsin," Dedication Booklet, Prepared by the congregation, 1957, Booklet on file at the WAHS.

reflect the styling of the front block.

This house was built in 1961 by Robert C. Korosec at an estimated cost of \$18,000. Korosec worked as an engineer for the City of West Allis' Department of Public Works; he and his wife Judith resided here until at least 1993.²²⁰

No information was found to suggest eligibility under either Criterion A or B. However, regarding Criterion C, the house is a very good example of the Contemporary style of architecture. The Korosec home is just forty-six years old and four years shy of the fifty-year eligibility rule. Providing that no alterations are made to this home in the next four years, this house is considered potentially eligible for the Register.

Address	Map Code	AHI #	NRHP Evaluation
1455 S. 97 th Street	254/7	143620	Potentially Eligible

Description and Statement of Significance

Completed in 1953, this English Colonial Revival style church is generally side-gabled in form and is faced with red brick. Resting on a raised basement level, this church features a central, front-gabled and pedimented entry with four wooden columnar supports that rest on a concrete plinth. A wooden, double-door entry rests beneath a semi-circular transom, while single, double-hung sash windows rest to either side of the entryway. What appears to be a modern, but sympathetic addition, rests immediately adjacent to the central entrance. Identical one-story wings extend from either end of the church; each carries a wooden door with a classical surround next to a pair of six-over-six-light windows. The gabled peak features a four-light, round window and return eaves accent the gable. Windows along the church proper consist of rectangular, basement-level openings set beneath arched first-floor examples, but are separated by a square, wooden panel; each features multiple-light paning.



Greenfield Avenue Presbyterian Church.

Although citing beginnings in 1922, Greenfield Avenue Presbyterian Church was formally organized as a mission church in May of 1926 in a former “garage hall” located at 98th & Greenfield. Dedication of the new building occurred the following year. The congregation’s mission status was discontinued in April of 1943. Due to the construction of the expressway, their original location had to be abandoned. The present church building, which was designed by Lindl & Schutte & Assoc.,

²²⁰Original permit for 2439 S. 93rd Street, dated 4 August 1961, no architect is noted; Korosec is noted as owner and contractor; *West Allis City Directory*, 1962, 1976, 1993.

was built at the current location on S. 97th Street in 1953. An addition, designed by Zarse & Zarse, was made to the church in 1969, while an elevator addition was recently added in 1996.²²¹

No evidence was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, this church appears to be a rare example of a church executed in the English Colonial Revival style. Although two modern additions have been made to the church in the last 30 years, they are sympathetic and they have not adversely affected the building's integrity. As a result, the Greenfield Avenue Presbyterian Church is recommended eligible for the National Register under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
1235 S. 100 th Street	254/20	143618	Potentially Eligible
Description and Statement of Significance			

Oriented on a north-south axis, this English-inspired, Neo-Gothic church is faced with rough limestone. At the structure's southernmost end, a semi-circular drive runs beneath a gabled, frame porte cochere that shelters a wooden, double-door entrance. A second entrance, which is oriented to S. 100th Street, is set within a gable and carries a pair of wooden doors beneath a four-light transom. Transom windows exhibit diamond paning and the entryway is set within a smooth stone and pointed, compound arch. Original lantern fixtures rest to either side of the entry. The remaining visible (east) wall of the church proper is divided by short, stepped buttresses that alternate with tripartite window groupings, also with diamond-paned glass. A gabled wing (which serves as the church office) extends to the east from near the building's north end. A 1970s, shed-roof addition--finished to resemble stucco and half-timbering--extends from the south side of the gabled wing. The north end of the structure exhibits a stepped and open bell tower that is topped with a small gabled roof. Adjacent to the church and to the north stands the one-story, side-gabled parsonage (AHI#143619), which is also sheathed with rough limestone. A modern school building is located to the south of the church, beyond a parking lot.



Good Shepherd Evangelical Lutheran Church.

This church, known as Good Shepherd Evangelical Lutheran Church, was designed by the architectural firm of Steffen & Kemp and was completed in 1957. The Good Shepherd congregation met for the first time, in the home of William Barnekow on Schlinger Avenue, West Allis, in

²²¹“History of Greenfield Avenue Presbyterian Church,” Historical sketch located on the church website at www.gapc-usa.com. Accessed on 30 March 2007; Building permits, dated 18 November 1952 and 7 February 1969, on file at the West Allis City Hall; “Greenfield Avenue Presbyterian Church,” Historical sketch compiled and written by Betty Hartwig, Included in Miscellaneous Churches Binder, On file at the WAHS.

February 1925. A small chapel building was moved to the lot adjacent to the M/M Fred Barnekow's property and dedication services were held in September of that same year. That same month, the church established a school (which continues to date) and they formally organized as Good Shepherd Evangelical Lutheran Church. In 1938, it was necessary to abandon the old chapel and the school building (built in 1928) was expanded to include a chapel. In 1952, the congregation voted to build a new church; however, this plan was delayed due to the construction of the expressway, which forced the congregation to move to its current location. The parsonage (located at 1215 S. 100th Street) was completed at a cost of \$30,000 in 1959 and the school was constructed 1958, with an addition ten years later.²²²

No evidence was found to suggest eligibility under Criterion A or B. Regarding Criterion C, this church is a very good example of an English-inspired, Neo-Gothic church. Although the office wing was added in the 1970s, the design resembles that of the original church block, and is believed to have also been designed by Steffen & Kemp. Standing as a very good example of the Neo-Gothic style of architecture, Good Shepard Lutheran Church is recommended eligible for the National Register under Criterion C. Although the church also includes a rectory and associated (modern) school, no evidence was found to suggest that the larger church property is eligible as a church complex.

Address	Map Code	AHI #	NRHP Evaluation
2059-61 S. 104 th Street	274/14	144599	Potentially Eligible*
Description and Statement of Significance			

Topped with a flat roof, this Contemporary-style duplex appears to be constructed of concrete block, while vertical board sheathes the mid-section of the home's primary facade. A band of awning windows are located near the ground level, while a second band runs immediately beneath the overhanging flat roof. A two-car garage extends from the southeast corner of the home; the flat roof of this section extends to form a covered entryway in front of a pair of doors.



Robert A. Gahl Duplex.

This duplex was originally built in 1962 by Robert A. Gahl and the architect on record is Design Associates. The cost of the house was estimated at

²²²“A History of Good Shepherd's Lutheran Church,” Historical sketch available online at www.gsls.com. Accessed on 30 March 2007; Steffen & Kemp, “Good Shepherd Lutheran Church,” Original plans on file at the WAA.

\$27,000 and the contractor was identified as James M. Callahan.²²³

No evidence was found to suggest eligibility under Criterion A or B. Regarding Criterion C, this is a fine and unique example of the Contemporary style of architecture. Built in 1962, the house is under fifty years of age; however, if no changes occur to the home's exterior appearance in the next five years, it is considered potentially eligible.

Address	Map Code	AHI #	NRHP Evaluation
2128 S. 107 th Street	274/24	144589	Potentially Eligible
Description and Statement of Significance			

Sheathed with Lannon stone, this Period Tudor Revival-style house rises two stories and is dominated by a pair of projecting entrance gables, the smaller of which carries the home's wood-and-glass doorway set within a flattened Tudor arch. Small, copper lantern fixtures rest to either side of the door and a small diamond-paned window rests at the peak. The larger gable carries a bank of four multiple-light windows along the first floor and a small oriel window along the second level, while the peak features stucco and half-timbering. Windows throughout the remainder of the house are multiple-light examples and appear to be leaded. A large exterior chimney runs along the home's south elevation. A flat-roofed, one-story wing, which appears to be original to the home, extends from the rear.



J.J. Maneage Residence.

According to permit information, this house was originally built in 1937 by J. J. Maneage at an estimated cost of \$6,800. Since the house was originally located in the Town of Greenfield, no directories were available for further ownership information between 1937 and 1954. The owner in 1954 was cited as Mrs. Lena Bieganski.²²⁴

No information was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, this is a very good and intact example of a medium-sized, Period Tudor Revival-style home. The house features most of the primary characteristics associated with the style including steeply pitched

²²³Original permit for 2059-61 S. 104th Street, dated 14 June 1962. In June of 1974, a permit cites that a second-floor addition was made to the home at a cost of \$5,000 and was at the SW corner of the house and a portion of the garage. Despite that permit, the house does not appear to exhibit an addition based on that description, Permit for 2nd floor addition, dated 13 June 1972.

²²⁴Original permit for 2128 S. 107th Street, dated 5 March 1937; *West Allis City Directory*, 1954.

entrance gables, stucco and half-timbering, multiple-light windows, as well as an oriel window, and a dominant chimney. Therefore the house is considered potentially eligible for the Register under Criterion C.

Address	Map Code	AHI #	NRHP Evaluation
1920 S. 108 th Street	274/32	144582	Not Eligible

Description and Statement of Significance

Rising from a concrete block foundation, this gabled house features a front-facing gable, as well as a front-facing gabled entry which extends from a side-gabled block. A tall brick, stone-trimmed chimney rises from the ell-like juncture and rest next to the round-arched doorway. Windows throughout the house are largely three-over-one-light sashes.



The William Draheim Residence is The Mitchell Model of Sears, Roebuck & Co.

Built in 1937 in the Town of Greenfield, this small house was built by William Draheim and it appears to be “The Mitchell,” a home plan from Sears, Roebuck & Company, which was available between 1928 and 1939. When compared to the illustration in the 1986 book entitled *Houses by Mail*, the only difference is that the front bank of windows is shorter and that modern siding has been applied to the West Allis home.²²⁵

No information was found to suggest eligibility under Criterion A or B. Regarding Criterion C, this appears to be Sears, Roebuck & Company’s, “The Mitchell.” Although the form of the home still remains intact, the application of modern siding has affected the home’s integrity, such that the house is not considered eligible for the Register. However, if the modern sheathing were removed and its Sears, Roebuck origins were further confirmed, the house could be reconsidered for eligibility.

Address	Map Code	AHI #	NRHP Evaluation
South of I-94, east of S. 108 th Street	254/5	143661	Potentially Eligible

Description and Statement of Significance

This is a single-span structure that extends between concrete abutments and carries the Union Pacific (formerly Chicago & North Western) rail line over a former Milwaukee Road branch line. It was built in 1910 and is a Double Intersection Warren Through Truss. The only variation to the typical Double Intersection Warren Truss is an additional diagonal that extends from that point where the

²²⁵Original permit for 1920 S. 108th Street, dated 2 April 1937; Stevenson and Jandl, *Houses by Mail*, 212.

inclined endpost, top chord and hip vertical all meet to the lower chord. Beyond that fact, the bridge is notable for its web system that lacks vertical members. All components of the bridge are comprised of plates and angles. The railroad tracks are carried by deck beams perpendicular to the structure's length, and that are anchored to the lower chords. The beams are placed on nominal centers.

No data was found to establish any eligibility under Criterion A or B. However, since this is a railroad bridge, and since railroad bridges in Wisconsin have not systematically been studied, in conjunction with the fact that this bridge incorporates an interesting supplemental diagonal member, additional investigations are warranted as Criterion C is considered.



Chicago & North Western Railroad Bridge

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