



HISTORIC DESIGNATION STUDY REPORT
SOUTH LAYTON BOULEVARD HISTORIC DISTRICT
900 BLOCK THROUGH 2200 BLOCK S. LAYTON BOULEVARD
SEPTEMBER, 2004

HISTORIC DESIGNATION STUDY REPORT

I. NAME

Historic: Layton Boulevard

Common Name: South Layton Boulevard

II. LOCATION

Legal description - Tax Key No.: See attached listing

III. CLASSIFICATION

District

IV. OWNER

See attached listing

ALDERMAN

8th Aldermanic District, Ald. Robert Donovan

NOMINATOR

Historic Layton Boulevard Association

V. YEAR BUILT

1880s - 1978 ¹

VI. ARCHITECT:

Various, see architects' section²

VII. PHYSICAL DESCRIPTION

The South Layton Boulevard Historic District is a linear residential area that includes the buildings on both sides of Layton Boulevard between West National and West Lincoln Avenues. Stretching from the 900 to the 2200 blocks, Layton Boulevard is a broad, 100-foot-wide, north-to-south thoroughfare composed of dual roadways divided by a narrow landscaped median. The width of the roadway and collection of more expensive houses distinguishes Layton Boulevard from the surrounding residential grid.

There are close to 260 primary buildings on the boulevard, of which a vast majority were built before World War II. In fact, only seven buildings have been constructed since the war. Layton Boulevard is predominantly residential in character although there are a mix of single-family residences, duplexes, churches and their related buildings, a convent complex, portions of a

¹ Milwaukee City Building Permits; Milwaukee County Register of Deed.

² Ibid.

hospital complex, and two commercial buildings. Also included are a number of carriage barns that represent a distinctive and increasingly rare form of urban outbuilding constructed during the district's period of significance. There are also a number of custom-built, custom-designed or architect-designed garages that were intended to match the primary residence.

The earliest residences were constructed along the east side of the boulevard beginning in the 1880s and consisted of modest, frame workers cottages and a few large, Queen Anne, middleclass residences. This diversity in housing types remained characteristic of the district into the twentieth century when large-scale architect-designed houses continued to be built alongside modest contractor-built cottages and bungalows. This economically integrated housing pattern is particularly typical of Milwaukee's south side neighborhoods and probably reflects the working class origins and relative lack of class-consciousness of even the most prosperous residents. Unlike the city's West or East Sides, no residential enclaves that were restricted exclusively to the well-to-do were ever built on the South Side. Layton Boulevard was as close to an exclusive residential district as ever developed on the South Side. Construction along the thoroughfare was slow but steady from 1900 to World War I with four to six houses being constructed each year. The peak year in this early phase was 1911 when 10 houses were built. Construction resumed in full force after the war's end, and from 1919 to 1928 some 105 buildings were erected, 32 of which were built in 1921 alone.

In contrast to other developer-generated subdivisions, such as Grant Boulevard, where lot size, building cost and land use were strictly controlled in plats that were built up over a relatively short period of time, Layton Boulevard developed over a period of 40 years without unifying restrictions. Close to 20 separate subdivisions compose the Layton Boulevard District with the result that setbacks, building types, and lot sizes vary from block to block. The National Park Subdivision between Greenfield and National Avenues, for example, features average size 45-foot by 127-foot lots, while tiny 30-foot-wide parcels are characteristic of Charles Steinmueller's Subdivision on the east side of the boulevard in the 1000 block. Other large parcels, such as at No. 2175 (75 x 130), where the extra wide lot interrupts the regular spacing of the houses, reflect land that was purchased prior to the creation of a subdivision on the surrounding property. Setbacks vary considerably as a result, with some houses being sited at the rear of the lot, as at No. 2048, while others are exceptionally close to the sidewalk. In fact, only in the National Park Subdivision did the developer impose setbacks by deed restriction to create some uniformity to the plat.³ Most buildings were constructed between 10 and 20 feet back from the sidewalk. Rear houses are even found on some lots as at Nos. 1126, 1542, 1552-1554, and 1566. They are concentrated in blocks which were developed in the 1890s. City codes, health regulations and changes in consumer taste led to the banning of such rear houses in the early 20th century.

Also contributing to the varied appearance of the boulevard is the fact that a number of east-west streets do not continue across Layton Boulevard, resulting in a few extremely long blocks on the west side of the street and shorter blocks on the east side. These discontinuous streets include Mineral, Orchard, Maple and Legion.

That there are so few commercial buildings along Layton Boulevard appears to have been the result more of accident than design. Since Layton Boulevard runs along a section line and was a well-traveled suburban thoroughfare even before it became a boulevard, it is unusual that commercial encroachments were so few. Today the only commercial structures stand at the intersection of major cross streets at 1344 S. Layton Boulevard, 1406 S. Layton Boulevard, and 1904 S. Layton Boulevard. The only known deed restrictions against commercial activities can be found in the National Park Subdivision on the west side of the boulevard between National and Greenfield Avenues where the covenants prohibited the manufacture, sale and dispersal of

³ Deeds for 921-923 S. Layton Blvd., 923:527.

alcoholic substances and the construction of saloons or other establishments that might sell alcoholic substances.

Brick is the principal building material on Layton Boulevard, and it is frequently used with accents of stucco, stone, wood and metal. A number of clapboard and stucco clad houses are also found in the district, some of which have now been re-sided with vinyl or aluminum siding. One house is entirely clad in stone. Foundations consist mostly of concrete block and brick with a few examples of limestone. Roofs are generally gabled, some with a jerkinhead profile, and many have dormers. A number of hip roofs are also evident. Most roofs are clad with asphalt shingles, but there are also examples of terra cotta, cement asbestos, and slate roofing materials.

VIII. SIGNIFICANCE

The South Layton Boulevard Historic District is significant for both its architecture and planning.

ARCHITECTURAL SIGNIFICANCE

South Layton Boulevard is an architecturally distinguished assemblage of late nineteenth and early twentieth century, middle class and upper middle class houses unified by their orientation to a broad, landscaped boulevard. Layton Boulevard is architecturally significant for its diversity of residential building types and styles reflecting the free integration of various ethnic and economic groups that has historically been one of the most salient characteristics of Milwaukee's South Side. The buildings constructed between the 1880s and 1934 are excellent representations of the residential styles and housing types preferred in those years by Milwaukee's growing class of prosperous industrialists, manufacturers, merchants, and professionals as well as by skilled tradesmen of comfortable means. Many of the houses are excellent and outstanding examples of the residential work of the city's leading, early twentieth century architects and builders. The styles of residential architecture represented in the district include Queen Anne, Classical Revival, Colonial, Arts and Crafts, Craftsman, Prairie, Tudor and Mediterranean.

PLANNING SIGNIFICANCE

Layton Boulevard is an important example of the boulevard-planning concept, which has had such an important influence on the physical development of the City of Milwaukee. Layton Boulevard was created at the instigation of the Park Commission as part of a comprehensive plan to link the city's parks with landscaped pleasureways and to extend the park experience into residential areas with boulevards that would act as linear greenways. Layton Boulevard was originally intended to link Mitchell Park with Forest Home Cemetery and other parks and parkways to the south. It was also planned to aggrandize the approach to the 27th Street Viaduct, one of the major public works projects of its era. An important side effect of these civic objectives was the creation of a prestigious residential precinct along the South Side's first boulevard.

The importance of wide landscaped streets or boulevards as urban planning tools has its roots at least as far back as Renaissance Europe, but the large scale, nineteenth century government-sponsored rebuilding of Paris and Vienna prompted American civic leaders to take a hard look at America's urban areas and formulate plans to make them more beautiful and livable. Such influential individuals as Frederick Law Olmsted conceptualized boulevards as broad, linear green spaces, essentially linear parks that could connect or terminate at spacious parks. Improving city life through better urban design received more attention following the Chicago Columbian Exposition of 1893, whose impressively designed grounds were dubbed "The White City." Groups such as the American Civic Association also promoted the benefits of rational urban design that would improve city residents' lives and health.

In Milwaukee, the first boulevarded street was a short stretch of West Wisconsin Avenue between North 8th and North 11th Streets. It, however, was more the product of an accident than a plan. It was created to rectify a situation that occurred when the old portion of Wisconsin Avenue east of North 6th Street was finally connected to the newer portion of Wisconsin Avenue West of North 8th street by the removal of an impassable natural bluff. When the bluff was removed, it was discovered that the two streets did not align. To solve the problem, it was decided to create a short section of wide, ornamental boulevard that would serve as a transition zone for the misaligned roadways and also provide an attractive gateway to the exclusive residential area that lay to the west. The press reported optimistically as early as 1848 that the resulting 150-foot-wide boulevard on West Wisconsin Avenue would be extended west to the city limits in emulation of the great boulevards of Paris, but this dream went largely unfulfilled.⁴ In 1877 another proposal was put forward to ring the city with a series of 100-foot-wide boulevards, probably in imitation of the Ringstrasse in Vienna, but identifying a source of funding and establishing jurisdiction over their construction and maintenance proved elusive.⁵

It took the creation of the Park commission in 1889 before serious boulevard planning could take shape. The park commissioners lobbied tirelessly for the creation of boulevards and pleasureways to link the various public parks they were establishing throughout the city and its environs. The intent was to extend the parks visually throughout the city by way of tree-lined and landscaped thoroughfares and to provide green breathing places in congested areas. Chapter 167 of the State of Wisconsin Laws of 1895 created the official boulevard designation and gave the Milwaukee Common Council the power to designate thoroughfares as boulevards upon recommendation of the Park Commission. Official boulevard designation under city ordinance provided not only prestige but also prohibited heavy commercial vehicles from using the thoroughfare except for deliveries to the residents who lived along it. By 1914 the ordinance was expanded to give the Park Commission control of the planting and care of the parked plots along the boulevards.⁶ (FOOTNOTE 34) Parked lots were the extra-wide green spaces between the sidewalk and the curb found on some streets or the garden lots that sometimes flanked the entrance to a boulevard.

The advent of the boulevard system coincided with a growing demand for higher-class exclusively residential areas. The boulevards with their large lots, tree-lined streets and accessibility to public parks were the natural recipients of this upper income residential expansion. Because boulevards were created in all parts of the city, one of the unique outcomes was that residential enclaves of high quality houses were created throughout Milwaukee in long, linear strips amidst much more modest surrounding neighborhoods. As a result, for many years in the early twentieth century, Milwaukee did not have any single "best" address, but rather a series of prestigious boulevards scattered throughout the city, although some boulevards were much more exclusive and expensive than others. Sometimes the Park Commission spearheaded the creation of a boulevard to achieve a park purpose, as it did Layton Boulevard to link Mitchell Park with green areas to the south. In other instances, developers laid out boulevards in their subdivisions to serve as an amenity or centerpiece with which to attract high-income homeowners. In these cases, the developers and property owners would usually petition the city to receive official boulevard designation after the street was already developed or the lots sold. Such local thoroughfares as Highland Boulevard, McKinley Boulevard, Hi-Mount Boulevard, and Grant Boulevard were developed in this way.

The South Layton Boulevard Historic District is an example of a boulevard that uniquely satisfied a range of city planning objectives including more efficient transportation, enhancement of the park system, and the fostering of better quality residential development. It is Layton Boulevard's

⁴ Marion Ogden, Homes of Old Spring Street (second edition; Milwaukee:Hammersmith-Kortmeyer Company, 1946), p. 7.

⁵ Milwaukee Sentinel, 1877 April 28 8/1.

⁶ Milwaukee Board of Park Commissioners Annual Report, 1897, p. 8; General Ordinances of the City of Milwaukee, 1896, p. 735; Milwaukee Code of 1914, p. 504.

transportation function, serving as a major component in the city's efforts to link the North and South Sides of the city by way of a viaduct, that distinguishes it from the city's other boulevard pleasureways. An unanticipated consequence was the dramatic increase in traffic by the mid-twentieth century and the physical damage to the buildings through the relentless vibrations of motor vehicles and even heavy semi trucks that were allowed in recent decades.

Layton Boulevard, in its earlier state as Washington Avenue/22nd Avenue, had always been a broad, but unimproved, thoroughfare. Since the west side of the roadway fell under the jurisdiction of the Towns of Greenfield and Wauwatosa, which lacked the funds for large public improvements, Milwaukee could never improve the street in a manner befitting its importance as a transportation artery. The expansion of the city and the pressing need to provide a means of crossing the Menomonee River Valley would ultimately transform the South Side street. The decision to link North 27th Street, which was a fairly broad thoroughfare, with Washington Avenue/22nd Avenue was a logical one, as Washington Avenue was one of the few South Side streets to extend without interruption beyond the southern city limits. From the time the construction of a viaduct over the valley was first proposed in 1882 until it received Common Council approval in 1895, a number of other events occurred which would give impetus to the boulevarding of Washington Avenue. The city annexed land to the west of the future boulevard in 1900 and 1903, which gave it control over the entire roadway. Also, the Park Commission purchased the land that would become Mitchell Park in 1890, and it was adjacent to the future south approach of the viaduct. Construction on the viaduct began in 1904, and in response to the Park Commission's urgings, in 1909 Washington Avenue was laid out with a double roadway separated by a median to form a fitting approach to Mitchell Park and the viaduct. Various South Side civic and businessmen's groups petitioned that the thoroughfare be named after South Side pioneer and meatpacker John Layton and his philanthropist son Frederick. On December 6, 1909, the former Washington Avenue/22nd Avenue officially became Layton Boulevard from the viaduct south to West Lincoln Avenue. The 27th Street viaduct was opened to traffic a short time later on January 27, 1910, and Layton Boulevard has served as a major arterial in north-south transportation ever since. Initially it was planned to extend Layton Boulevard south to link Mitchell Park with the Kinnickinnic River Parkway, which linked Pulaski and Jackson Parks, but this portion of the project was never completed. The thoroughfare assumes the name South 27th Street south of Lincoln Avenue to indicate this change.⁷

Due to the intervention of the Park Commission, the designation of Washington Avenue/22nd Avenue as Layton Boulevard encouraged better quality residential development than much of what had previously been built. Layton Boulevard developed in marked contrast to South 6th Street and South 16th Street, neither of which was boulevarded, where viaduct construction at those locations led to the commercialization of the thoroughfare. Layton Boulevard developed almost exclusively as a residential street. The prestige and attractiveness of the South Side's first boulevard attracted well-to-do and prosperous merchants, business owners, professionals, and skilled tradesmen through the 1920s, and their well-built homes stand out amidst the more modest homes constructed on adjacent streets.

IX. HISTORY

Few people realize that long before the advent of today's well-tended boulevard and blocks of fine homes, Layton Boulevard was a rural road bordered by two private parks and large celery fields. Before that it had served as an important trail during Wisconsin's territorial days. Over its history, Layton Boulevard has also been known by several other names including Washington Avenue, 22nd Avenue, and South 27th Street.

⁷ Milwaukee Department of City Development, South Side Neighborhood Historic Resources Survey, July, 1987, pp. 410-412; William George Bruce, History of Milwaukee City and County (Milwaukee: S. J. Clarke Publishing Company, 1922), vol. 1, p. 508.

By the late eighteenth century, the Chicago and Green Bay Trail, an Indian footpath, traversed the south side in the vicinity of Layton Boulevard and Mitchell Park, before it plunged down the steep bluffs into the Menomonee Valley and meandered northward to Green Bay. Other Indian trails from Mukwanago, Muskego, Prairieville (Waukesha), and Fond du Lac converged in the vicinity as well, and at this strategic location fur trader Jacques Vieau set up one of the area's earliest trading posts and lived there part of each year from 1795 to the early 1800s. Vieau's cabin, near where Layton Boulevard meets the 27th Street Viaduct, was already in ruins when the earliest permanent white settlers came into the area in 1827, but the site was always considered historically significant and is today marked with a historical marker in Mitchell Park.⁸

In the 1830s, when the government surveys divided the Wisconsin Territory into a convenient grid system prior to putting the land up for sale, the section line that divided Sections 6 and 31 in Town 7 Range 22 East from Sections 36 and 1 in Town 7 Range 21 East fell where today's Layton Boulevard was later constructed, thus ensuring its continued importance as a transportation artery since section lines were designated as public thoroughfares. Layton Boulevard, then called Washington Avenue, subsequently became the western boundary of the City of Milwaukee when the municipality was incorporated on January 31, 1846. Although there were some shifts in the boundary westward and then back to Layton Boulevard due to boundary issues with the Towns of Greenfield and Wauwatosa, Milwaukee's western boundary on the south side remained at the center of Layton Boulevard until the turn of the twentieth century. On September 10, 1900 the city limits were extended west to South 38th Street north of Greenfield Avenue, and on August 13, 1903 extended to South 28th Street south of Greenfield Avenue with a jog to South 29th Street to pick up all of the St. Joseph's Convent and Sacred Heart Sanitarium Complex. The result of this was that for the first time since the 1860s both sides of Layton Boulevard were included within the city limits for at least part of its length. This set the stage for its aggrandizement into an urban boulevard from a simple country road.⁹

The east side of the boulevard, since it always fell within the city limits, saw earlier development. Clarke's Addition was the first subdivision along the boulevard, platted on May 31, 1865 and bounded by West Pierce Street, West Greenfield Avenue, South 20th Street and Layton Boulevard. It consisted of 48 blocks, each of which had 12 lots. This was followed by Merrill's Subdivision of 1875. Subdivision on a large scale did not occur until the 1880s, however, at which time most of the open land became platted: Mark S. Tyson's Subdivision (1881), Mark S. Tyson's Subdivision No. 2 (1882), Gregory's Subdivision (1882), F. Steinmueller's Subdivision (1883), Washington Avenue Subdivision (1884), J. I. Frownfelter's Subdivision (1884), Charles Steinmueller's Subdivision (1886), Merrill's Subdivision No. 3 (1887), and the Milwaukee Investment Company's Subdivision (1893).

In spite of all the platting, lack of public transportation appears to have significantly inhibited settlement. South Side streetcar companies tended to concentrate their service in the more heavily populated and industrialized eastern areas and only had routes to such popular outlying picnic destinations as Forest Home Cemetery, which received streetcar service in the 1870's. The Milwaukee City Railway had extended their car line only as far as South 20th Street and West National Avenue by 1881. The opening of a grand, new, private amusement park at National Avenue and Layton Boulevard prompted the company to extend its route to the city limits along National Avenue in 1883, providing public transportation to Layton Boulevard for the first time. By 1890, track had been laid on Greenfield Avenue to the city limits at Layton Boulevard as well.¹⁰

The first houses built along the east side of Layton Boulevard were modest structures built in the late 1880s, such as No. 1102 constructed in 1889 and erected on speculation or for investment by Carl

⁸ James s. Buck, Pioneer History of Milwaukee from the First American Settlement in 1833 to 1841 (Milwaukee: Milwaukee News Company, 1876), pp. 54-56.

⁹ Milwaukee City Engineer's Department, Annexation Maps A, H, I, J, 1, 5.

¹⁰ Milwaukee Department of City development, South Side Neighborhood, pp. 378-381.

Steinmueller. These modest cottages would have been occupied by laborers, artisans or owners of small businesses. By the 1890s, the area was attracting more prosperous residents. John P. Moe, the secretary-treasurer of the Sands Lumber Company, built his Queen Anne style house at No. 2016 in 1898, while Theodore C. Knutson, the superintendent of Devere & Schloegel Lumber, built his Colonial Revival house at No. 2024 in 1897. A truly mansion-sized Queen Anne style house was erected at No. 938-940 by meatpacker Louis Kretschmar in 1892. Most of the development along the east side of Layton Boulevard remained residential despite the lack of specific deed restrictions or prohibitions against commercial or industrial uses. A few stores did operate briefly, however. Today's No. 1344 is a much-remodeled structure at the corner of Greenfield. It is known to have operated as a saloon around 1909 and was probably constructed as a beer hall at the time streetcar service was extended to this corner in the 1890s. City directories and building permits show John Ward operating a hardware store and contracting business at No. 1630 from 1885. He replaced his early building with the present one in 1896. He also built the neighboring No. 1626-1628 as a store and dwelling, but the store portion was converted into a flat in 1905. Christian Freese operated a saloon on the site of No. 1676 in the early 1890s. Several building contractors also appear to have run their businesses out of their Layton Boulevard homes: Gustav Seefeld in the 2000 block from 1888 and out of 2034-2034A from 1894-1905; Peter Haglund, a paving and mason contractor at No. 2056-2056A from 1896-1913; plaster contractor Fred W. Baumann at No. 2122 from 1907 into the 1920s; Daniel B. Danielson at No. 2138-2140 ran his contracting business out of the barn behind his residence and later the "Tie-To" Insert Company, a building products factory, from 1927 until the building was destroyed in a fire in 1966.¹¹

On the west side of Layton Boulevard, the open land remained agricultural for decades. Eventually two privately owned pleasure parks were established: Greenfield Park and National Park. Large tracts of farmland characterized the area, according to the 1876 Illustrated Historical Atlas of Milwaukee County. Black and Shaw owned the 44 acres between National and Greenfield Avenues, H.G. Comstock owned 38 acres north of Burnham Street, and M.L. Trowbridge owned the land between Burnham Street and Lincoln Avenue. A small portion of land between Comstock's property and Lapham Street was parceled into a number of acre- to acre-and-a-half parcels. In the triangular shaped parcel of land bounded by Layton Boulevard and the no-longer-extant Beloit Road was the area's earliest known private park, Greenfield Park. Flour and feed dealer Joseph Knurr purchased this land from Edward Hussey and his wife on September 24, 1874 and laid out his four acres in summer garden style with winding pathways amid trees. On the grounds were a dining hall, kitchen, saloon, and bowling alley. A bowling club met on the premises, and the park served as the location for the Grand Army of the Republic encampment of 1885. The park is depicted in the 1876 Illustrated Historical Atlas of Milwaukee County. In October of 1886, Knurr sold his property to the School Sisters of St. Francis for \$19,000, and the nuns subsequently erected St. Joseph's Convent on the old park grounds.¹²

National Park operated from 1883 to 1902 and encompassed the land just outside the nineteenth century limits between National and Greenfield Avenues, Layton Boulevard and South 31st Street. Maps and newspaper accounts show the area to have been partially wooded with an artificial lake. One property abstract makes reference to a harvest from an orchard on the grounds, an indication that the land had been used for agricultural purposes in its early years.¹³ National Park was privately developed to replace the older South Side Park on South 6th Street, which had been subdivided into house lots in 1882.

¹¹ Milwaukee City Directories.

¹² [Frank A. Flower] History of Milwaukee, Wisconsin (Chicago: The Western Historical Company, 1881), p. 433; Milwaukee Sentinel 1885 August 18 3/2; Illustrated Historical Atlas of Milwaukee County (Chicago: H. Belden & Company, 1876), p. 43; Property Abstract at the St. Joseph Convent Archives.

¹³ Property abstract for 1237 South Layton Boulevard.

The new sporting park was opened on July 1, 1883 to record crowds and offered amusements for all tastes. At the east end of the grounds was located a racetrack, while at the west end was an artificial lake with a boat rental. A large pavilion offered evening dancing. Overlooking the grounds at the southwest corner of Layton Boulevard and West National Avenue was the large, Queen Anne style National Hotel, designed by architect James Douglas, which soon acquired a reputation for its billiard room, bowling alley, fine dining room, and comfortable sleeping rooms. The park eventually added a baseball diamond and additional pavilions. The roller coaster, installed in 1885, was one of the first in the area. Football, bicycling, and sharp shooting were also popular in the park. An illustration of the park appears in the Industrial History of Milwaukee (1886).¹⁴ National Park was responsible for bringing public transportation to the city limits at Layton Boulevard because the throngs of visitors needed reliable public transportation to the park. In 1900, the park and lands west of it were annexed by the City of Milwaukee. Development pressures and the death of long-time manager Frederick Brand in 1902, as well as alleged tax problems in 1901, led to the park's closing after the 1902 season. It had already been platted into house lots as National Park Subdivision on December 24, 1901. The National Park Hotel remained on its corner until 1923 when it was moved a few blocks north to the corner of Layton Boulevard and Evergreen Place where it remained until it was torn down after a fire in 1963. At its original location at the southwest corner of Layton Boulevard and National Avenue is located a branch bank today.¹⁵

South of National Park and St. Joseph's Convent, the agricultural land along the west side of Layton Boulevard began to be platted in the late 1880s. Amann's Subdivision No. 2 (1888), which encompassed the south two-thirds of the block bounded by Mitchell Street, Lapham Street, Layton Boulevard and South 28th Street was the first subdivision. This was followed by Gudert & Steinmueller's Subdivision (1889), and I. Ullrich's Subdivision (1890). It is not known if any farmhouses or structures remain from the period of transition from truck farm to subdivision. The duplex at No. 1901-1903 has a limestone foundation and Queen Anne form which might date it to the late 1880s or 1890s. It is known to have been occupied by Carl Gudert from 1913 to 1921 or 1922 and may have been moved from a site farther south on the block where Gudert is known to have lived earlier. The house's present stone veneer dates from a 1940 remodeling. The houses at Nos. 1619-1621 and 1627 also appear to be early, but permit information is lacking and additional research would have to be conducted to determine a firm construction date. Although platted before the turn-of-the-twentieth century, the above subdivisions were slow to develop, and it is likely that the land continued to be used for growing the area's most important crop, celery. Henry Griswold Comstock, son of pioneer Cicero Comstock, found that the peat bog on his land, bounded by West Lapham Street, West Burnham Street, South Layton Boulevard and South 31st Street, produced excellent celery. This area of Milwaukee was said to have been one of three important celery-growing regions in the United States along with Kalamazoo, Michigan and Southern California. Comstock's celery growing efforts, which began in 1891, apparently inspired other growers including his brother James and Parker J. Trowbridge. City directories also list Frank C. Pierson as a celery grower in the 1700 block; Carl Gudert, listed as a gardener in the 1900 block, may also have raised the crop. It is said that over six million stalks were raised in the Layton Boulevard celery fields.¹⁶

The heyday of the celery fields appears to have ended or at least waned by the turn of the twentieth century. Trowbridge Park was platted in 1905, followed by the Leander Comstock Subdivision in 1911 and Trowbridge Park Continuation in 1913. By 1903 residences such as the Frederick Lange house at No. 2175-2177 were being constructed, as were such small cottages as 2231 (1904) and a series of duplexes between 2213 and 2229, built in 1905 by B. J. Danielson. Pre-World War I development, along both sides of the boulevard, was slow but steady, averaging four to five houses

¹⁴ Industrial History of Milwaukee (Milwaukee: E. E. Barton, 1886), p. 142.

¹⁵ Edward s. Kerstein, "National Avenue Once Known for Its Park," My South Side Series, Milwaukee Journal, Monday May 21, 1976; Milwaukee Department of City Development, South Side Neighborhood, pp. 344-348.

¹⁶ Edward S. Kerstein, "'Celery King' Pioneered Here," My South Side. A compilation of articles originally published in the Milwaukee Journal 1975-1976, compiled and bound by the Milwaukee Public Library.

and/or duplexes built each year. The peak year in this period was 1911 when 10 buildings were erected.

The municipal improvements to the roadway and its subsequent designation as Layton Boulevard did much to lend prestige to the thoroughfare and encouraged the building of costly residences. Unlike developer-generated boulevards, which were created by land speculators to lend exclusivity to a subdivision such as on Hi-Mount and Grant Boulevards, Layton Boulevard was municipally created and came about as the result of two coincidental factors: the construction of the 27th Street Viaduct and the development of the city's Park Commission.

Mayor Thomas S. Brown (1880-1882, 1888-1890) first advocated building a good highway over the Menomonee Valley in November of 1881, and this was supported by a city engineer's report issued on January 9, 1882 which recommended that a span be built between North 27th Street, on the north side of the valley, and what was then called 22nd Avenue, on the south side of the valley. Nothing further happened until Alderman Boyd first introduced a resolution for this project in January of 1885. Boyd's resolution was unsuccessful, but it was followed by more petitions to the Common Council in 1887. Although deemed desirable, lack of funding further delayed construction of a viaduct for some years. While the viaduct issue was on hold, the Park Commission was created in 1889, and in the summer of 1890 had acquired the property that was to become Mitchell Park at the northeast corner of Layton Boulevard and National Avenue.

Park Commission president Christian Wahl favored the Chicago park system format whereby parks were scattered throughout the city and were conveniently connected by boulevards. In 1891 an act was passed by the State Legislature that declared portions of certain streets as boulevards under the care of the Park Commission. In 1895 the Park Commission was instrumental in having a local boulevard ordinance passed which authorized the Common Council to designate any street as a boulevard upon recommendation of the Board of Park Commissioners. These boulevards were to remain under the control of the Common Council and would not become part of the overall park and boulevard system. Boulevard designation resulted in a beautification of the roadway and also prohibited heavy trucking so that only passenger vehicles and the occasional delivery vehicle would be allowed. It was also in November of 1895 that a resolution was passed to prepare plans for a viaduct at 27th Street. The city engineer's plans for the viaduct were published in 1899, and the first contracts were finally let for the construction of the viaduct in 1904.

The boulevarding of South 27th Street, then variously known as Washington Avenue and 22nd Avenue, which created two roadways divided by a median, took place as the viaduct was under construction. Earlier attempts at boulevarding the street had been stymied by the failure of abutting municipalities to share the cost of building the boulevard. When the beautification was completed, South Side aldermen and members of the South Division Civic Association, including Sebastian Walter and Edmund Melms, advocated the renaming of the thoroughfare as Layton Boulevard in honor of pioneer meatpacker John Layton and his philanthropist son, Frederick. In the mid-nineteenth century, the Layton family had owned property at the intersection of South 27th Street and Forest Home Avenue and operated the famous, still extant, Layton House Hotel. Frederick Layton had given the city the Layton Art Gallery and built the Layton Home for Invalids at Milwaukee Hospital (later the west campus of Sinai-Samaritan Medical Center, now undergoing redevelopment). On December 6, 1909 City Ordinance No. 118 officially changed the name of that portion of South 22nd Avenue between the viaduct and Lincoln Avenue to Layton Boulevard. After a protracted construction period, the 27th Street Viaduct, as the bridge was called, was opened to traffic on January 27, 1910. Although plans called for Layton Boulevard to eventually be extended to link Mitchell Park with the Kinnickinnic River Parkway to the south, the southern portion of the boulevard below Lincoln Avenue was never built. The boulevard did succeed, however, in linking Mitchell Park with the large green park-like grounds of Forest Home Cemetery.¹⁷

¹⁷ Milwaukee Department of City Development, South Side Neighborhood, pp. 410-412.

The city's construction boom after World War I stimulated house building on Layton Boulevard, and between 1918 and 1928 some 107 buildings were erected with 32 of these constructed in 1921 and 19 in 1922. The vast majority of these houses were bungalows and ranged from such high style architect-designed examples as the Frank C. Mauer house at No. 1237 (1921, R.E. Oberst) to the simple, modestly-scaled, contractor-built cottages like the Gustav Hempe house at No. 2054 (1922, H. Gersonde & Sons). Sometimes an entire row of bungalows was erected by one contractor or realtor, such as the grouping along the east side of the 2200 block (1921, Richard Elkert), although variations in materials and façade design prevented the tract-like character seen in many South Side bungalow neighborhoods in the 1920s.

One interesting project is the series of five bungalows built at Nos. 1954, 1958, 1964-1966, 1970 and 1974. They were all erected in 1920 by the Housing Corporation of the Association of Commerce as part of a housing program developed to meet the critical post-war housing shortage in the city, which was seen as an impediment to the city's future industrial and commercial expansion. The formation of the private housing Corporation came about in response to the city-sponsored Garden Homes cooperative housing project (NRHP May 4, 1990), which was viewed with suspicion by business leaders as undue Socialist meddling in private sector matters. The Association of Commerce project was short-lived, however, although it did erect some 40 houses by December of 1920. In contrast to Garden Homes, which was a total planned community in a suburban setting, the Association of Commerce built on small sites in developed neighborhoods scattered throughout the metropolitan area. The story-and-a-half bungalows are all modestly scaled and detailed in keeping with the project's goals to provide houses that were affordable for the working class.¹⁸

In addition to bungalows, duplexes continued to be built although in lesser numbers than earlier. By the beginning of the Great Depression, virtually all the lots on the boulevard had been developed. Only two houses were built after 1928: the Mazurek house at No. 1922 was built in 1932 and the Ferko house at No. 2160 was built in 1934. Interestingly, the houses and duplexes built over the old celery fields on the west side of the street are quite noticeable today because many are out of plumb due to their foundations sinking into the peat bog that underlies them. Perhaps the most extreme example is the Catherine Niespodziany house at No. 1647, built in 1922, which was demolished due to its extreme settling.

The ethnic composition of Layton Boulevard historically mirrored the diversity of the rest of the South Side. Those of German or Scandinavian ethnicity have been identified as having moved to the boulevard from the Walker's Point neighborhood and included such families as the Kretschmars (No. 938-940), the Zachers (No. 927-929), the Gebhardts (No. 1139), the Reiks (No. 1723), and the Halvorsons (No. 1540-1542). The establishment of a Scandinavian Lutheran Church (Ascension), a German Lutheran church (Redeemer), and a German Catholic Church (St. Lawrence) on the boulevard testify to the ethnic diversity of the area. A few Irish names were also in evidence: Geraghty (No. 1110) and Stack (No. 1546), as well as families of Anglo-American derivation: Ward (No. 1626-1628, 1630) and Gray (No. 1706). Residents of Polish ethnicity became established on the boulevard mostly during the 1920s, following the lead of elite Polish families that had built here earlier, such as the Wabiszewski (No. 2146), Drozniakiewicz (No. 1636), Fons (No. 1803-1805), and Kleczka families (No. 2059, 2174). Recent homeowners have included Hispanic and Hmong families.

Most of the original homeowners were prosperous, self-made men, first or second generation in this country, who were actively involved in their building contracting firms, manufacturing businesses, real estate companies, meat markets, or shops along South 5th street, National Avenue, Mitchell Street, or

¹⁸ Clippings on file at the city's Legislative Reference Bureau: Wisconsin News, December 8, 1920; "City's housing Move Backed by Rival Body," Milwaukee Leader, November 11, 1920; "Find Key to House Problem," Milwaukee Journal, July 4, 1920; "\$1,000,000 for Homebuilding is Plan of A. C.," Milwaukee Journal, March 4, 1920; "Actual Work to Begin Saturday on Housing Plan," Milwaukee Journal, June 11, 1920.

Lincoln Avenue. A number of municipal or government employees lived along the boulevard as well, such as John C. Kleczka (No. 2059), who served as a judge of the Circuit Court, Branch 6. Some residents appear to have made their money in the saloon or wholesale liquor business and were in semi-retirement when they moved to the boulevard during Prohibition. Of the many doctors living in the district, only Dr. Stephen Sylvester Stack (No. 1546) can be documented to have been affiliated with Sacred Heart Sanitarium, the large health care facility associated with the School Sisters of St. Francis and their convent. John Ebbe (No. 1335-1337) is known to have worked as a masseur at the sanitarium as well.

While some of the wealthy residents of Layton Boulevard, such as the Langes (No. 2175-2177) and Dr. Stack (No. 1546), relocated to the more fashionable Upper East Side, a number of the prosperous and prominent families, such as the Kleczkas, the Wabiszewskis, the Kroenings, and the Danielsons remained on the boulevard for decades. The Great Depression hit the district hard, however, and city directories show that many changes in occupancy took place during the 1930s. Some of the larger houses like the Langes (No. 2175-2177) and Christ Glaus' first house (No. 2021) were converted into two or more flats, although the exteriors remained essentially intact. Lack of restrictions against multi-family use, particularly during the wartime housing shortages, led even duplex owners to subdivide their properties.

Layton Boulevard has survived to the present, free of major commercial encroachments or redevelopment pressures. One 1890s house at No. 920 was razed to provide parking for a commercial building that fronts on National Avenue. In a few instances, old houses have been replaced with multi-family buildings: No. 1622-1624 (built in 1956), No. 2100-2106 (built in 1974), and the Boulevard Apartments at No. 2627 W. Lapham Avenue (built 1973). In a number of instances, substitute siding has been applied to the exterior and some inappropriate porch repairs or removals have taken place. Multi-family units now equal the number of single-family dwellings, but the quality of the housing stock still stands out from that of the blocks surrounding the boulevard. One recent threat to the boulevard was overcome by the activism of the homeowners. As part of a proposed rebuilding of the roadway in 1988 and 1999, the thoroughfare was to be widened and the street would have lost most of its mature trees. Homeowners, led by the Historic Layton Boulevard Association, successfully petitioned to have the roadway rebuilt to its current width thus preserving the trees and frontages of the property owners. They also successfully had Layton Boulevard de-mapped as a state highway and thus prohibit the heavy trucking that was taking its toll on the housing stock.

The following paragraphs outline the history of the five religious institutions located along Layton Boulevard.

ST. JOSEPH'S CONVENT and SACRED HEART REHABILITATION INSTITUTE

St. Joseph's Convent was established by the School Sisters of St. Francis, an order of nuns originally headquartered in Germany. Forced from their homeland by the repressive May Laws of 1872, which prevented them from teaching, the Schools Sisters of St. Francis established their new motherhouse at New Cassel (now Campbellsport), Fond du Lac County, Wisconsin. The order remained there from 1873 to 1885 and briefly established a new motherhouse in Winona, Minnesota from 1885 to 1886. Milwaukee Archbishop Heiss approved of the order's return to Wisconsin in 1886. Rather than their intended destination of Madison, the School Sisters of St. Francis were persuaded to build a motherhouse in the Milwaukee area. The nuns purchased a private beer garden called Greenfield Park from proprietor Joseph Knurr in October of 1886. Located at the southwest corner of Greenfield Avenue and the future Layton Boulevard, the

property was just outside the Milwaukee city limits in the Town of Greenfield. Knurr had operated the park from 1874 to 1886.¹⁹

Their first convent, built in 1887 to accommodate 300 nuns, was plagued by construction defects and burned on March 31, 1890. The facility was immediately rebuilt but this time the School Sisters of St. Francis hired Milwaukee architect Herman P. Schnetzky to design the structure. The \$80,000 project was similar in size and design to the convent that had burned and consisted of a cream brick, towered main entrance section with a long two-story wing extending north along Layton Boulevard. Schnetzky's design made the main entrance and tower more elaborate and Romanesque in character. The structure has a raised basement story and a mansard roof punctuated with chimneys and dormers. The windows of the upper story are round headed and set below a corbelled cornice.²⁰

The tremendous growth of the order necessitated the construction of various additions over the years. A short wing was added south of the entry tower in 1913, designed by Brust and Philipp, which matches the original structure in design except for the tan color brick. To the south of this new wing was added a prominent Romanesque style chapel between 1914 and 1917. These latter two structures cost a total of \$461,332, most of which went to build the chapel. Brust and Philipp designed the chapel with a twin towered façade and an interior featuring 15 different types of marble that was quarried from Italy, France, Switzerland, Germany, Greece, Mexico and the United States. The various mosaics and 115 art glass windows were designed and produced in Innsbruck, Austria and then shipped to Milwaukee for installation. A second more private chapel behind the main altar is called the chapel of Perpetual Adoration, and there is also a room above the rear chapel, which houses hundreds of authenticated relics displayed in elaborate reliquaries. The near perfect acoustics of the main chapel's interior are attributable to the vision and drive of Co-Foundress Mother M. Alfons Schmidt, who established and fostered the convent's internationally recognized program of music studies. The 500-seat chapel was consecrated on the feast day of St. Joseph, March 19, 1917, and the chapel, was featured in the American Architect, May 1, 1918.²¹

The convent's last major addition was constructed in 1923 to the designs of Brust and Philipp and extended the building north to Greenfield Avenue. This addition, while designed to complement the original wing, is distinguishable from the older portions by its tan colored brick. The architects, Peter Brust and Richard Philipp, had apprenticed together at the firm of Ferry and Clas and opened their own practice in 1905. Julius Heimerl joined them in 1911 but left in 1912. The firm continued as Brust and Philipp again in 1926. The firm was known for its religious work and its impressive houses for Milwaukee's well-to-do. It is probably best known for designing the Village of Kohler in Kohler, Wisconsin. Brust and Philipp were also responsible for many additions and alterations to the Sacred Heart Sanitarium, once located next door to the convent.

The north addition to the convent was made possible by the permanent vacation of an old roadway, which had extended southwesterly from the intersection of Greenfield Avenue and Layton Boulevard. On some early maps, this roadway is identified as Beloit Road, and it marked the western boundary of Greenfield Park and gave it its pie-shaped configuration. The original parcel's narrow north end probably accounts for the convent being constructed as a long, rectangular block set close to Layton Boulevard instead of the more traditional form of a quadrangle built around a central courtyard.

¹⁹ The Catholic Church in Wisconsin (Milwaukee: Catholic Historical Publishing Company, 1897). P. 939; 1876 Illustrated Historical Atlas, p. 43.

²⁰ Sister M. Francis Borgia, He Sent Two (Milwaukee: The Bruce Publishing Company, 1965), p. 121.

²¹ Milwaukee City Building Permits; The American Architect, May 1, 1918, Vol. CXIII, No. 2210, Plate 162; Informational material and pamphlets supplied by St. Joseph's Convent.

Other buildings located on the grounds behind the convent include a variety of structures. There is a frame Queen Anne style house at 1500 South 29th Street that is now sided with cement asbestos shingles. It is the sole survivor of a series of three residences (two have been razed) standing west of the Beloit Road that became part of the convent grounds once Beloit Road was vacated and the convent grounds were extended west to South 29th Street. An 8-bay brick garage with tile pent roof is located near the Queen Ann style house; it was built in 1929. Perhaps the most interesting structure is a building that the nuns call St. Jude's which currently houses the Ebenezer Day Care Center. The long, one-and-a-half-story, brick structure has a jerkinhead gable roof and was used as a residence and stable by the early nuns. It is rumored to have been an old dance pavilion left over from Greenfield Park. Its diagonal placement on the grounds is one of the few reminders that it was oriented to face the now vanished Beloit Road.²²

The convent complex on Layton Boulevard was always used as the international headquarters of the School Sisters of St. Francis. In addition to housing nuns of the order, the convent also served as the center of operations for the order's various worldwide missions and also accommodated the order's normal school where nuns were trained for their role as parochial school teachers. Schools of nursing and music were also established there. Lay students were eventually admitted to the College of Music in 1937 and to the School of Nursing in 1944. The normal school was accredited in 1942 and reorganized into a 4-year liberal arts program called Alverno College in 1946. Lay students were admitted to Alverno in 1948. The growth of the college, resulting from the merger of the Sacred Heart School of Nursing with Alverno College in 1946 and the merger of the St. Joseph Convent Conservatory of Music with Alverno College in 1949 necessitated larger quarters than what the Layton Boulevard complex could provide. Alverno College moved to its own campus at South 39th Street and West Morgan Avenue in 1953 where it is still located today. Continuing its educational mission, St. Joseph's Convent now houses the La Farge Lifelong Learning Institute, a program established in 1970 that provides classes for adults age 55 and older on subjects ranging from crafts and languages to humanities and government. In addition to these educational activities, St. Joseph's Convent still serves as the headquarters for the order's worldwide community. The convent complex remains the largest and most architecturally prominent of the religious institutions on Layton Boulevard.

Adjacent to the St. Joseph's Convent complex is the Sacred Heart Rehabilitation Institute, now over one hundred years old. Mother Mary Alexia, founder and head of the School Sisters of St. Francis, opened this facility in 1893 and based its operations on the water cure spas of Europe, particularly that at Woerrishofen, Bavaria, at which she was successfully cured of her chronic rheumatism. For a brief time, the sanitarium was called the Kneipp Water Cure Institution after the Bavarian priest, Monsignor Sebastian Kneipp, who developed the process. The facility was soon renamed the Sacred Heart Sanitarium. Like the European spas, which were frequented for their medicinal baths, Sacred Heart offered a variety of treatments including Italian mud, Turkish, sulphur, sitz, brine, and Wicker's hay flower baths. Physical therapy was also provided along with hydrotherapy for patients with chronic diseases. Dr. Stephen Sylvester Stack is credited with turning the operation into a nationally famous health spa with facilities to rival many hotels when he took over as Sacred Heart's second director in 1900. From 1903 to 1918, Stack lived across Layton Boulevard from the hospital in a beautiful and impressive Classical Revival style residence at 1546 S. Layton Boulevard.²³

The original \$130,000 sanitarium building was set back on the grounds and consisted of a three-story, mansard roofed building with prominent tower. The building was razed in 1977 after Sacred Heart shifted its emphasis from medicinal baths to rehabilitative therapy and the treatment of strokes, spinal injuries, and neuromuscular injuries. The current building was built at a cost of \$3,000,000 on 1977 and was designed by the firm of Plunkett Keymar Reginato. Several portions

²² Milwaukee City Building Permits; Interview with Sister Georgina, September 15, 1993; Interview with Sister Connie Halbur, October 21, 1993.

²³ Edward S. Kerstein, "Old Health Spa Looks to New Era Here" My South Side.

of the old complex still remain. A tall, five-story building now called Clare Towers is located near South 29th Street; it was built in the 1920s and has been remodeled into apartments for the disabled. A six-story building, also built in the 1920s, is located near Lapham Street and is now used for administrative offices and clinical space. A two-story brick boiler house with a tall smokestack is located toward the west end of the grounds; at one time it housed the convent's laundry facilities.²⁴

ST. LAWRENCE ROMAN CATHOLIC CHURCH / GRACE HMONG ALLIANCE CHURCH

St. Lawrence Roman Catholic Church is the second oldest religious institution on Layton Boulevard. German Catholics on the southwest portion of the city's South Side succeeded in organizing a new parish called St. Lawrence in May of 1888. Up until that time, South Side German Catholics living at the city limits had been forced to attend Holy Trinity in Walker's Point or St. Anthony's on Mitchell Street, both of which were a considerable distance away. St. Lawrence Parish started with about 40 or 50 families including Joseph Knurr, the former proprietor of Greenfield Park. The original church and its auxiliary buildings like the rectory and school were located on South 26th Street at Orchard. While the parish began to plan for a larger church building in 1903 and acquired lots with frontage on Layton Boulevard, the old church burned in 1904. Work on the present structure began in 1905 and the Romanesque style structure of rust colored brick set on a limestone foundation with twin towers of unequal height was dedicated in 1906. The present structure was designed by E. Brielmaier & Sons, one of the most prolific church-designing firms in the city and best known locally for St. Josaphat Basilica. The new church fronted on Layton Boulevard as did the new brick school which replaced the original one in 1911. Local architect H.C. Hensel designed the school. The original rectory was eventually razed, and a new, hip-roofed, two-story rectory, designed by Brust and Brust, was built on the site of the original church in 1949. The convent building for St. Lawrence Church is located at 1425 south 26th street and is a modern style brick building with narrow vertical windows on each of its two stories. It was designed by Rugg & Knopp and built in 1965 at a cost of \$70,000. In 1993 St. Lawrence congregation had a membership of about 550 families; 140 students attended the parish school, which had classes for pre-kindergarten and kindergarten through eighth grade. A few School Sisters of St. Francis taught at the school, along with some members of the School Sisters of Notre Dame. By 1993 St. Lawrence was a multicultural parish with Hispanic and Vietnamese members and the pastor instituted a special Mass for the Deaf. The church complex has since been sold to a Hmong congregation and is now known as Grace Hmong Alliance Church.

REDEEMER LUTHERAN CHURCH

Redeemer Lutheran Church is the third oldest religious institution to be established on Layton Boulevard. Redeemer Lutheran Church was founded in March of 1906 by fifteen families of German ethnicity. For months, the fledgling congregation held services in the pastor's attic on Becher Street, later they were able to purchase property fronting on West Rogers Street between South Layton Boulevard and South 26th Street. On July 31, 1906 the congregation took out a permit to build a simple, Victorian Gothic style church. Unusual for a Milwaukee area church at that time is the fact that the structure is built of rusticated concrete block, a relatively new material at that time. The church is oriented north to south facing Rogers Street, with its center entrance recessed between two buttresses. A delicately scaled denticulated cornice extends around the building. Delicate wood framed Gothic windows are located in the shingled front gable, and a short cupola-like tower with a louvered Gothic belfry crowns the gable. The modest \$6,458 structure was designed by architect Frederick Velguth who was in practice in Milwaukee from 1855 until his death in 1914. He is best known for his design of Trinity Lutheran Church, on Ninth Street across from the Pabst Brewery.

²⁴ Kerstein, "Old Health Spa"; Interview with Sister Georgina, September 15, 1993; Interview with Bill Lange, President of Sacred Heart Rehabilitation Hospital in September, 1993; Milwaukee City Building Permits.

Redeemer Lutheran Church's completed building was dedicated on December 16, 1906. The parsonage is a front gabled residence at No. 2000 South Layton Boulevard, purchased a few years later and renovated and subsequently dedicated in 1911.

Unlike most Lutheran congregations, Redeemer did not open a parochial school, but organized a Sunday school in August of 1924, about the same time that it began offering English language services. Originally, Redeemer was affiliated with the Wisconsin Synod, but in 1924 the congregation joined the English Evangelical Lutheran Synod of the Northwest of the United Lutheran Church of America. When the Northwest Synod dissolved, Redeemer became part of the Wisconsin-Upper Michigan Synod of the Lutheran Church in America (L.C.A.). In the late 1980s when the American Lutheran Church and the Evangelical Lutheran Church merged to form the new Evangelical Lutheran Church of America (E.L.C.A.), Redeemer became part of the E.L.C.A., and shared affiliation with the nearby Faith Lutheran and Ascension Lutheran congregations. By 1993 Redeemer had a culturally diverse membership of around 130 persons. The church is now known as Cristo Rey Iglesia Luterana and ministers to an Hispanic congregation.

FAITH LUTHERAN CHURCH

The story of the founding of Faith Lutheran relates that the Reverend William Dallmann, then pastor of Mount Olive Church, rode his buggy down South 26th Street one day and noticed a vacant church building for sale and realized that the south side had no English speaking Lutheran Church of the Missouri Synod. The movement toward English-language Lutheran service had begun with the formation of the Evangelical Lutheran Church of the Redeemer, which had been established on January 5, 1890 as Milwaukee's twentieth Lutheran congregation and the first English language Lutheran church in Wisconsin. Up until this time, Lutheran congregations were predominantly German and Scandinavian in composition, and conducted their services in European languages. The need was seen for a congregation to serve a more culturally and ethnically diverse population who might be intimidated by worshiping in a foreign tongue. Redeemer, now located at North 19th Street and West Wisconsin Avenue, met the needs of such a culturally diverse congregation; its success inspired the formation of such later sister congregations as Holy Cross, Mount Olive, Epiphany, Reformation, Lake Park, and Resurrection, as well as congregations in Racine, Kenosha, Madison, Cedarburg, and Oshkosh. Like most of the other English-language Protestant churches, Redeemer offered a Sunday school program but did not operate a full-time parochial school.²⁵

Reverend Dallman set the missionary machine in motion, and a new English-language south side congregation called Faith Lutheran was organized in October of 1907. After meeting in various locations Faith Lutheran acquired the former Immanuel Baptist Church at the northwest corner of South 26th and West Mineral Streets in 1910. Membership grew to 325 with a Sunday school enrollment of 300 by the time a new building was proposed. The permit for the construction of the present brick church was taken out on July 10, 1922, and the new building was erected one-half block away at the southeast corner of West Mineral Street and South Layton Boulevard. Local architects Leiser & Holst designed the \$40,000 church in a simplified Gothic Revival style. Julius Leiser and Charles F. J. Holst were in partnership from 1903 until Holst's death in 1924, and specialized in designing apartment buildings, churches, and residences. The partners designed St. Marcus Lutheran Church in the Brewer's Hill neighborhood, and Leiser later designed Trinity Evangelical Lutheran Church in Racine, Evangelical Lutheran Gethsemane Church in Milwaukee, and Saron Evangelical Lutheran Church at 2830 West Hadley Street in Milwaukee. Faith Lutheran's simple Layton Boulevard façade consist of a stone, Tudor arch enframing the main entrance above which is a large, stone-enframed, stained glass window with tracery. At the north

²⁵ Milwaukee Department of City Development, West Side Neighborhood Historic Resources Survey, September, 1984, pp. 11-14.

end of the façade is a 2-story square tower with buttresses and crenellation that has a stone-enframed entrance opening onto Mineral Street. The completed church was dedicated on October 14, 1923. Faith's old church on Mineral Street was subsequently acquired by St. John's Episcopal Church and used as a mission before the present St. John's church was erected on the site in 1931.

Over the years, the congregation's activities expanded into the duplex next door, which was used for Sunday school classes and also housed a community room and church office. This was replaced with the present parish activities building, constructed in 1969 and designed by Norman A. Hintz. The flat roofed contemporary building houses a multi-purpose room, kindergarten, nursery and kitchen as well as three double classrooms, lounge, sacristy and pastor's office.²⁶

Faith Lutheran had been affiliated with the Missouri Synod from its inception until the 1970s when it joined the English Synod. In the late 1980s, following the merger of the American Lutheran Church and the Evangelical Lutheran Church, Faith Lutheran became part of the new Evangelical Lutheran Church of America. The congregation in 1993 numbered around 250 persons. Since 1976 the Head Start program has rented the lower level of the parish center and runs two classes for pre-schoolers.²⁷

ASCENSION LUTHERAN CHURCH

In terms of age, Ascension Lutheran Church is the oldest congregation on the boulevard, having been founded in November of 1852 in Walker's Point. The group's original name, Scandinavian Evangelical Lutheran Church, reflected the mix of Norwegians, Swedes and Danes who banded together to worship in their native tongue. Founding members included the Larsen's, Nelsons, Olsen's Hansen's and Bernstein's. Many were associated with the shipbuilding, carpentry, and marine occupations carried on in Walker's Point, trades that they brought with them from their homelands. The fledgling congregation incorporated in 1853 and built first a frame (1854), then later brick building (1882) at the northwest corner of South Second and West Scott Streets. As the membership moved west, the congregation purchased land on Layton Boulevard in December of 1919 and broke ground for the new church on April 22, 1922. Construction was underway at the same time its neighbor, Faith Lutheran Church, was being built a block away. Ascension Lutheran was dedicated on June 24, 1923. The stately Gothic Revival style church was designed by local architect Anton Dohmen and built by Bentley Brothers, the latter known for their commercial and industrial work. The \$230,000 red brick building was distinguished by its center entrance framed by a pointed arch and flanked by two square towers of unequal height. The initial construction also included offices and meeting rooms in a wing that extended south from the east end of the church and gave the entire complex an L-shaped configuration. The wing is built of the same brick as the church and is of complimentary Gothic design. The bell from the old Scott Street church was transferred to the new structure and is thought to still be installed in one of the towers. The current art glass windows along the nave were added as memorials some years after the church was completed. The Conrad Schmitt Studios made those on the north wall. Ascension's growth following World War II led to the construction of the educational wing in 1952. The new structure was built at the end of the original office wing but perpendicular to it so as to create a courtyard at the south end of the church. The educational wing is of simplified Gothic design and has stone enframed windows and a gabled roof but is generally less detailed than the office wing. Local architects Ebling, Plunkett & Keymar, designed the \$250,000 project. Contained in the new wing were the Dr. Gustav Stearns Memorial Chapel, the senior pastor's study, a nursery, new kitchen, classrooms, a game room and a third story janitor's apartment.²⁸

²⁶ Milwaukee City Building Permits; Milwaukee Journal, February 27, 1970; Interview with Kathy Bajczyk on September 24, 1993.

²⁷ Interview with Kathy Bajczyk.

²⁸ Historic Milwaukee Tour Script redeemer Lutheran Church; Milwaukee City Building Permits.

Expanding outreach programs led Ascension Lutheran to embark on a major building campaign in 1966. The new 18,000 square foot addition was built onto the north side of the church where one or two residences had previously stood. Northfield, Minnesota architects Sovik, Mathre & Madsen designed the \$1,200,000 brick veneered addition in contemporary style, and it contains various assembly, meeting rooms and offices. The irregularly shaped addition has a main entrance defined by an open sided brick and concrete canopy-like structure. Through this entrance one now also enters the church proper, since the original center entrance on the Layton Boulevard façade has been closed up. This alteration has not modified the church interior to any great extent, and it still retains its original east to west orientation.²⁹

Although Ascension Lutheran was originally a predominantly Norwegian church, it has conducted all of its services in English since 1904. In 1993 the congregation numbered about 1,800 individuals, which includes members of Hispanic and Hmong ethnicity. In 1985 the congregation took the historic step of inviting Reverend June Nilssen to be senior pastor of Ascension, and she was the first female senior pastor of a Lutheran congregation with several ministers. Ascension Lutheran today is affiliated with the Evangelical Lutheran Church of America, and the Synod offices are now located there.³⁰

ARCHITECTURE

The houses in the Layton Boulevard Historic District represent a veritable catalogue of the styles and building materials that were popular for middleclass residential construction in Milwaukee between 1889 and 1934. Unlike the neighborhoods of large, showy, formal houses built along such thoroughfares as Lake Drive, Newberry Boulevard, Highland Boulevard, or Hi-Mount Boulevard by the city's wealthiest residents, Layton Boulevard is interesting for its diversity of housing types and what that says about the culture of Milwaukee's South Side. Layton Boulevard represents a survival of the ethnic and economic diversity that characterized nineteenth century residential areas on Milwaukee's South Side. In contrast to the West Side or the East Side where the middle class and wealthy were segregating themselves into economically homogeneous, restricted subdivisions, Milwaukee's South Side was built up with a mixture of the homes of the wealthy and not so well-to-do, and this pattern continued into the early twentieth century. This pattern apparently reflects the conservative values of a populace more ethnically diverse than in any other part of the city. Well into the twentieth century, the affluent on Layton Boulevard continued to build large houses in close proximity to the small scale cottages or bungalows of those not so well off, often on the same block. The costlier houses made use of brick, copper, leaded glass, and tile roofs, and some like the Kretschmar house (no. 938-940), the Stack house (No. 1546), or the Wabiszewski house (No. 2146) are virtually mansions, especially when compared to their neighbors. Many of the single family homes surrounding these houses, however, have no pretensions to being mansions. They do not loom large over the streetscape, and their interiors reflect a family-oriented, informal, middleclass lifestyle. Few of the houses on Layton Boulevard, for example, were with built with accommodations for live-in servants. Nevertheless, many of these houses were architect-designed or erected by custom builders.

The thoroughfare's designation as Layton Boulevard, the South Side's first boulevard, was a significant factor in encouraging development early in the twentieth century and accounts for the high concentration of professionals, physicians, merchants, business owners, and skilled tradesmen who settled there due to the prestige of a boulevard address. Following their memberships westward, four congregations built churches on the boulevard.

²⁹ Milwaukee City Building Permits.

³⁰ Historic Milwaukee Inc. tour Script; Mary Beth Murphy, "Lutheran Pastor's Call is Milestone for Women," Milwaukee Sentinel, September 7, 1985, part 3, p. 7.

QUEEN ANNE STYLE

The oldest residential architectural style found on Layton Boulevard is the Queen Anne style. The Queen Anne was probably the most creative, inventive, and exuberant of the nineteenth century architectural styles. It was popular from the 1880s through about 1905 during which time the style evolved from a picturesque confection of shingles, brackets, and spindles into the so-called "Free Classic" phase. This latter exhibited more restraint on overall form and applied ornamentation in favor of bold geometric massing, conically-roofed corner towers and the use of classical details like columns and dentil mouldings.

The examples of Queen Anne on Layton Boulevard are mostly of the "Free Classic" variety and show a simpler treatment of exterior ornament and forms. Virtually all are located on the east side of the boulevard, which began to be settled in the 1880s. There are 5, large, 2- and 2-and-a-half story residences and 11 smaller Queen Anne cottages in the district. The most outstanding example of a large Queen Anne style house is the expansive Louis Kretschmar house at No. 938-940. The house was designed by local architect Gust. H. Leipold & Company for a Walker's Point meatpacker, and the permit for the \$10,000 house was taken out on December 15, 1892. The 2-and-a-half-story structure has a broad front gable, corner tower with conical roof and a veranda that wraps around the front and part of the south elevation. Typical of the "Free Classic" phase is the effective use of shingling accenting the front gable end, the south elevation dormer, and the spandrels between the first and second story windows. Shingling also sheaths the veranda balustrade and porch skirting. This shingling is in the process of being replaced as of September, 2004. Plain Tuscan columns support the porch roof. Most of the numerous over-sized windows are plain one-over-one sash. Rusticated limestone blocks clad the foundation. The original wood clapboards have recently been covered with vinyl siding. Complementing the house at the rear of the lot is a clapboard and shingled 1-and-a-half-story carriage barn with cross gabled roof that has a jerkinhead profile.

Other examples of the Queen Anne are located at Nos. 932, 1136 and 1146 and exhibit some of the same features as the Kretschmar house but are smaller in scale and have undergone alteration. The house at No. 1136 was built in 1895 and designed by the firm of Wiskocil & Schuette for grocer John W. Gilles who had a store at 3719 West National Avenue. The porch has been altered and the building is now sheathed in aluminum siding. The house at No. 1146 was designed by Andrew Elleson and built in 1897 for Ernest Behnke who was a millwright and later a grocer who lived here until about 1916. Although now clad with asbestos shingle, the house retains its multi-gable roof, knee brackets, and porch roof.

Small scale, story-and-a-half, L-plan cottages make up the largest number of Queen Anne style houses in the district. Although many are clad with modern substitute siding today, they retain some decorative features such as wood shingling, sunburst panels in the gables, knee brackets, bay windows, or spindle work porches. Examples include No. 1566, No. 1940 built in 1895 for molder William Janssen, No. 1110 built around 1897 for David Geraghty, as well as Nos. 1928, 1524 and 1034 about which little is known. The best example of this class of Queen Anne cottage is No. 2016 built for John P. Moe, the secretary-treasurer of the Sands Lumber Company, and designed by architect Andrew Elleson.

CLASSICAL REVIVAL

The Classical Revival style was popular in the early decades of the twentieth century and represented a return to the simple, rational profiles and boxlike structures of Classical architecture, particularly Greek architecture, although the Roman orders were also used. Made popular by the Columbian Exposition in Chicago, the style was used mostly for large civic structures and commercial buildings but sometimes was employed in residential construction. In sharp contrast to the Queen Anne style, roofs were generally flat or had a low hip roof hidden behind a parapet wall. The form of the building

was severely rectangular in shape. Wall surfaces were usually flat and clad in a single material, often brick, and the building's chief adornment usually consisted of a classical portico. In Milwaukee the style was moderately popular for residential projects in the city's well-to-do neighborhoods. Layton Boulevard has one extremely fine example of the style, the Dr. Stephen Sylvester Stack house at No. 1546 designed by Ferry and Clas and built in 1902. It is one of Layton Boulevard's few mansion scale houses of the type more typically found on the city's West and East sides. The house bears a resemblance to the Fitzgerald house at 2022 E. Lafayette Place (1901) and the Ira B. Smith house at 2924 East Newberry Boulevard (1897), both also designed by Ferry and Clas who were the most prestigious architects in Milwaukee during this period. The Stack house is a 2-and-one-half-story dwelling with a shallow hip roof, quoins, brick veneered lower two stories and a narrow stucco-clad attic. Its most impressive feature is the two-story, flat roofed portico with its fluted Ionic columns and denticulated cornice. The property is set apart from its neighbors by a rock-faced stone retaining wall atop which is an iron fence. A large, two-story, side-gabled frame carriage barn is located at the rear of the property. The barn originally had three finished rooms on the second story for the coachman. Dr. Stack occupied the house through 1918, during which time he was superintendent of the Sacred Heart Sanitarium, located across the street. The house's subsequent owner converted the building into a multi-family dwelling shortly thereafter. It has remained a rental property since that time, but still retains most of its exterior integrity.

ARTS AND CRAFTS

The revivals and reinterpretations of England's late medieval and early renaissance architecture provided American architects with much inspiration throughout the nineteenth and early twentieth centuries. Many elements of English architecture were manifested in the Victorian Gothic and Queen Anne styles, for example. It also led to the evolution of the Arts and Crafts movement. A philosophy of life and social order as well as a style, the Arts and Crafts was popularized by the dynamic English aesthete and designer William Morris (1837-1896). Morris was a prolific writer, designer, printer, weaver, manufacturer and social theorist who espoused a return to hand craftsmanship. As a reaction to the vulgarity of mass produced machine goods, Morris advocated the use of traditional materials and hand craftsmanship in the manner of the medieval trade guilds where the craftsman would also be the designer of his own work. Morris inspired a number of British architects such as Charles Voysey and H.M. Baillie Scott, who in turn influenced American design. It drew its inspiration primarily from the simple vernacular British yeoman's house of the late Middle Ages and emphasized geometric form and smooth surfaces rather than texture and applied ornament. Houses influenced by the Arts and Crafts movement were very popular in Milwaukee from the late 1890s through World War I, after which time the style fell out of favor.

Arts and Crafts style houses have an appealing cottage-like quality even when large in size. They are sturdy in appearance, most often 2-and-a-half-stories in height, irregularly massed and feature multiple, steep gables. In Milwaukee most examples are constructed in a combination of brick, wood shingles, and stucco. It is common to find many houses with brick lower stories and stucco or shingled upper stories. The wood shingles are square cut and not shaped in decorative patterns like the shingling on Queen Anne houses. Red or brown brick were the preferred colors for brick. The second story sometimes projects slightly over the first and is supported by simple corbels. Windows are cottage-like, of varying sizes, and are multi-paned. Upper story windows were often sheltered by small hoods or pent roofs. Chimneys are prominent, but have plain tops instead of the dramatic corbeling typical of Queen Anne houses.

On Layton Boulevard, the Arts and Crafts style is represented by a number of examples, most of which are known to be architect-designed. The earliest Arts and Crafts style residence on Layton Boulevard of the F. W. Baumann house at N0. 2122. It is a brick and stucco clad house with a grouping of four cottage-like windows in the front gable. The house was designed by architect P.M. Christiansen and built in 1907 for Baumann, a Plaster contractor. A large stucco-clad, four-bay barn that complements the house is located at the rear of the property. An imposing brick house with Arts

and Crafts elements is the John J. Schmidt house at No. 2123, built around 1919, which has a distinctive half-timbered stucco-clad box bay window and gable ends. Prominent society architect Alexander Eschweiler designed the handsome brick and stucco-clad Arts and Crafts house at No. 1202 for Arthur Manegold in 1913.

THE PROGRESIVE STYLES

The so-called Progressive styles are by far the most numerous domestic styles on the boulevard and include the American Foursquare, Craftsman, and Prairie styles as well as the bungalow. These styles were popular from about 1903 into the 1920s during which time the historic district experienced its major period of development. These were considered to be the clean, modern, functional architectural styles of their era and consciously departed from the historically based Period Revival styles.

AMERICAN FOURSQUARE

One of the most common early twentieth century housing types found throughout the country is the American Foursquare. This style appealed to the changing tastes of the post-Victorian era when simplicity in form and economy in building were desired features. These plain boxy houses were considered to be the functional “modern” dwellings of their period and were very popular with middleclass homeowners in much the same way that the ranch house and split level were in the 1950s and 1960s. The American foursquare enjoyed its greatest popularity from about 1905 through the early 1920s.

The American Foursquare can be easily identified by its boxy, 2-story, rectangular shape crowned by a hipped roof with broad, overhanging eaves. A large dormer is frequently incorporated into the front roof slope. This basic shape offered the most house for the money. One-story porches are generally found extending completely across the façade, supported by plain columns or square posts. Rather than fancy turned balusters or ornamental spindles, handrails were usually comprised of square pickets or of flat slats, which were sometimes pierced with simple geometric shapes. Windows are often grouped and are rectangular in shape with simple framing and one-over-one sash or eight-over-eight-sash. The walls of the Foursquare are generally plain with the upper and lower stores often clad in different materials. Clapboard or brick with wood shingles or either brick with stucco or stucco with wood shingles were common combinations. Depending on the client's taste, the Foursquare could be the essence of simplicity or could be dressed up with detailing in the Colonial Revival, Craftsman, or Prairie styles.

There are a number of examples of the American Foursquare on Layton Boulevard built between 1903 and 1912. All are straightforward examples of the style with hip roofs and one or more dormers. The style appealed to the more prosperous residents of the boulevard, those who ran manufacturing, service or professional businesses.

A fine example of the Foursquare style is the William G. Schuerman house at No. 2115, built in 1908 at a cost of \$5,300 and designed by Charles Lesser. It features dramatic dormers, brackets, and rafter ends. The Valentine and Catherine Nortman residence at No. 2159-2161 was built in 1912 at a cost of \$9,000 and designed by Oliver Webb. Mr. Nortman owned a foundry. His house features delicate diamond-paned leaded windows in the front dormer, a stucco-clad box bay on the north elevation, brick porch piers and a balustrade trimmed with stone. The Frank Kroening house at No. 2066 was built in 1909 and is a brick and stucco-clad structure. Kroening was the assistant superintendent of the Milwaukee Public Schools and briefly served as vice-president of Kroening Construction Company, a family-run contracting company. The house is distinguished by a large front

dormer with a Palladian window and brick porch piers supporting a porch that wraps around the front and south elevations.

Other Foursquare examples include the Herman Schuerman residence at no. 2137 (1920, Oliver Webb), now clad in permastone; the brick Joseph Warzinik house at No. 2208 (1910); and the Dr. John J. Zaun house at No. 2001 (1911, H.C. Hensel) now covered with aluminum siding. The most unusual Foursquare, in terms of materials, is the Henry W. Pipkorn house at No. 1007, built in 1905 at a cost of \$2,500. It is constructed of terra cotta tiles and the porch appears to have been somewhat altered. Pipkorn was the secretary-treasurer of the W.H. Pipkorn Company, a building materials firm, and lived here until his death on January 25, 1911.

CRAFTSMAN

The Craftsman style was promoted by a number of architectural theorists, especially Gustav Stickley, through the press and magazines as the ideal domestic architectural expression for the working and middle classes. It is characterized by simple massing, plainly used materials as wood, wood shingles, stucco and brick, or combinations of these, heavy sturdy woodwork, and wood overhanging eaves with exposed rafter ends.

Although most closely associated with the bungalow house, the Craftsman mode was also popular for more substantial 2-story houses. A typical frame Craftsman house is the boxy Herman Lindemann house at No. 2143 built in 1910 with knee brackets at the eaves and a massive full front porch. The jerkinhead gable is another popular Craftsman feature and can be seen in the Bernard J. and Margaret Schneider house at No. 1330 (1926) built for the secretary-treasurer of Schaffs Publishing Company and the Joseph and Margaret Puetzer house at No. 1336 (1926) built for a retired undertaker. One of the handsomest Craftsman style houses on the boulevard is the No. 2031 built in 1912 to the designs of Henry W. Voelz for butcher Charles Nimmer.

Perhaps most representative of the Craftsman style on Layton Boulevard are a number of duplexes featuring jerkinhead gables or hip roofs, bracketed eaves, stucco or shingle cladding combined with clapboard or brick: No. 1556-1558 built for plumber Elmer Senft (1923), No. 1803-1805 built for realtor Louis Fons (1916, Leon M. Gurda), No. 2074-2076 built for salesman John Mehl (1913, R.E. Oberst), and No. 1819-1821 built for Louis Weishan, a foreman with the City of Milwaukee's Department of Public Works (1914).

PRAIRIE STYLE

The Prairie Style in Milwaukee ranged from actual designs by Frank Lloyd Wright to more creative variations on the style by local architects. The Prairie style was the most upscale of the Progressive styles and reflected a very sophisticated aesthetic code. Taut, planar wall surfaces, often stucco-clad, horizontal cornices and orientation, flat or very shallow hip roofs, and bands of windows characterize the style. Although a surprisingly popular style in Milwaukee, only a handful of houses on Layton boulevard were designed in this style. In fact, not many prairie houses can be found on the city's South Side in general, perhaps due to the more traditional and conservative nature of the South Side populace and the fact it was viewed as something of a radical aesthetic in its time. The one Wright-designed house on the boulevard is located at No. 1835 and was part of a grouping of six buildings erected as part of Frank Lloyd Wright's American System Built Homes project, which had as its goal affordable, well-designed houses for the middle class. Built in 1915-1916 by Milwaukee-based developer Arthur L. Richards, who had the sole franchise to erect the houses, the models even included four duplexes, sure to appeal to the thrifty residents of the South Side. The houses, built during an economic downturn, apparently were also too modern for the public's taste, however, and it took several years to sell them, so the project was discontinued. The house at No. 1835 is an

example of the Cottage A plan. It was altered in 1956 when the original flat roof was replaced with a tile hip roof and the pre-cast coral stone siding replaced the original stucco. No. 1835, along with the other houses built on Burnham Street, are now part of the American System Built Homes Historic District (NRHP September 12, 1985, Milwaukee Historic District March 20, 1990).

The American System Built Homes project apparently did influence such local architects as Mark F. Pfaller, who had various family members living along the boulevard. Pfaller designed the stucco-clad, Wrightian-looking Prairie style house at No. 1510 in 1919 for his brother, who lived briefly in the house as its first occupant. The neighboring house at No. 1516 for John Jung was built in 1922 when Pfaller was in partnership with Nicholas Backes and shows the influence of Chicago area Prairie style architect George Maher. The change in taste away from the Progressive styles can be illustrated in the person of Christ Glaus. His first home on Layton Boulevard was a Prairie style residence at No. 2021, built in 1911 and designed by R. Messmer & Brother. A unique Prairie style fence completed the landscaping. Nine years later the Prairie style had waned and Glaus built a second residence, a brick bungalow with some slight period revival character, at No. 1311. It was also designed by R. Messmer & Brother.

BUNGALOWS

CRAFTSMAN BUNGALOWS

Bungalows constitute the most numerous building type found on Layton Boulevard, and this type of house is represented by some 74 examples, 9 of which were built before World War I and 43 of which were built between 1920 and 1922. The bungalow's appeal was fairly widespread and cut across economic strata and was immediately and enthusiastically embraced by the working and middle classes in Milwaukee. The bungalow was a new housing type that became popular after 1900. It is generally thought of as an informal, one-story house with wide front porch but actually has many manifestations. The bungalow is a form not a style and is characterized by its floor plan. Living room and dining room space flow into one large living area, often separated by short bookcase walls or square piers. Bedrooms and baths are located on the first story to the side of the living areas and the kitchen is located to the rear. Built-in cabinetry reduced the need for excess furniture. The exterior of the bungalow took on many forms and followed the fashions popular for the era.

Craftsman style bungalows feature bold, simple massing with exposed rafter tails and gabled roofs with distinctive dormers. Some were clapboard-sided but many utilized both stucco and brick. These appeared before World War I and include the Alexander E. Martin house at No. 1147, built in 1910 for \$5,000. It was designed by South Side architect P. M. Christiansen. The striking house is sited on a corner lot and has a brick base above which is stucco-cladding. The large, bracketed front gable frames multi paned sash on the upper and lower stories, and the entrance is recessed behind a small porch at the south end of the façade. The original stucco/brick balustrade around the front terrace was removed in recent years and replaced by a stock wood railing. A remarkable L-plan garage is located at the rear of the property and, like the house, has a brick and stucco-clad exterior. The garage was also designed by Christiansen to complement the forward-looking design of the house.

Other Craftsman inspired bungalows include No. 113 (1911-1912) No.1825 (1915, Leon M. Gurda) built for Mitchell Street clothing store owner Casimir Celichowski, No. 2045 (1912, T.P. Kennedy) for Dr. Dramburg, a dentist, and No. 1650 (1917) built for William G. Johnson. The stucco-clad bungalow at No. 1737 features a projecting sun room with a half-timbered front gable and also a pergola at the front entrance. This house exemplifies the emergence of the sun room as a new and soon to become ubiquitous feature of 1920s bungalows. It was designed by architect Henry Voelz and was first occupied by Arnold F. Grede, the vice-president and secretary of the George Grede & Brother Company, carriage manufacturers on South 2nd Street. This bungalow is one of a grouping of five bungalows built in 1917 by realtor Albert A. Arras, each of which was architect-designed.

PERIOD REVIVAL STYLES

Contemporary with the Progressive styles and continuing into the 1920s and 1930s were such period revival styles as the Colonial Revival, Tudor Revival and Mediterranean Revival.

COLONIAL REVIVAL

The Colonial Revival style is the most popular of the period revivals on Layton Boulevard and is represented by around a dozen examples of which five are known to be architect-designed. The Colonial Revival is a general term applied to the various late nineteenth and early twentieth century revivals of styles derived from America's Colonial past including Georgian, Federal and vernacular eighteenth century designs. The style was very popular in Milwaukee from the 1890s through the 1930s and vestiges of the style can even be seen in post World War II housing. Houses in the Colonial Revival style on Layton Boulevard are generally built of brick with symmetrically arranged facades that have a central entrance emphasized by fan lights, small classical porticos or over-door pediments. Groupings of multi-paned windows frequently are accented with keystones or arches, and quoins sometimes articulate the corners. Roofs have simple profiles and are usually of the hip or side-gable variety and sometimes feature dormers. Examples include No. 2167 (c.1909) built for masonry contractor and vice-president of the Standard Brick Company, Henry A. Kroening, No. 1319-1321 (1921, Charles Valentine) for retired liquor wholesaler Reinhold E. Kroll, No. 1039 (1919, R.E. Oberst) for the treasurer of Meissenheimer Printing Company, Rudolph Meissenheimer, No. 1325 (1924) built for John M. Schneider who had a real estate, loans, and insurance office at 817 W. Mitchell Street.

A subcategory of the Colonial Revival is the Dutch Colonial Revival. The name is something of a misnomer since the style's most distinctive feature, the gambrel roof, did not originate with the Dutch. English settlers in New England and the Mid-Atlantic colonies are thought to have introduced the gambrel or double pitched roof in the early eighteenth century. The style began appearing in the 1890s and was popular through the 1920s. Three examples of the style can be found on the boulevard. The earliest is the front-gabled residence of Frank Beyenka, built in 1910 at No. 2147 and designed by P.A.Z. Marziller. Two later examples built in 1924 that feature side gables, a brick lower story, and a continuous dormer at the second story are the C.W. Filert house at No. 1834 (A.K.A. 2636 W. Mitchell Street) and the Arthur H. Schneider house at No. 1742, designed by Lindl, Lesser & Schutte.

TUDOR REVIVAL

The Tudor Revival style derives its inspiration from the large, sprawling, and picturesque manor houses of Tudor England. It is characterized by its asymmetrical, picturesque quality and frequently combines half-timbering, stucco, brick, steeply pitched gables, truss-like piers at the porches, oriels, bays and leaded glass windows. In contrast to other boulevard neighborhoods in Milwaukee, the Tudor Revival was not common on Layton Boulevard. One example, built by Dr. Louis Bernhard at No. 1918 was constructed in 1927 and features a gabled entry bay with an arched opening accented by irregularly shaped pieces of stone with other pieces of stone used as quoins. Half-timbering can be found at the front of the house in the second story gable and box bay. A more cottage-like house was built for Frank J. Zuehr at No. 1910 in 1928, designed by Mark F. Pfaller. Zuehr was a jeweler and optometrist at 1732 S. Muskego Avenue. The Michael Schneider house at No. 2153-2155 features the large bay, steeply pitched roof and Tudor arch entry common for the style. It was built with a matching three bay, brick garage. Although very eclectic in design, the Sylvester Wabiszewski house at No.2146 conveys an overall English character. It was originally built in 1903 but remodeled into its present appearance in 1926 by Herbst & Kuenzli. The difficulty in adapting the original

Foursquare style house into a grander structure accounts for some of the building's awkward proportions, but the Tudor arched entry and English interior confirm the architects' attempts to utilize English design. Some bungalows features half-timbering and were thought of as "English bungalows" in their day. These include the Edward J. Meier house at No. 1305, built in 1921 and the Christ Glaus house at no. 1311, built in 1920 and designed by architect R.A. Messmer.

MEDITERRANEAN REVIVAL

The Mediterranean Revival is a general term for a style that utilizes forms and design motifs from countries bordering the Mediterranean Sea and includes Italian, Mission, North African, southern France and Spanish Colonial architecture which can frequently reflect Byzantine, Moorish, or Renaissance details. The Mediterranean Revival enjoyed considerable popularity in the 1920s in both residential and commercial buildings. On Layton Boulevard, often just a few details are incorporated into a building to lend the Mediterranean character. These include the tiled pent roof of the garage behind St. Joseph's convent at No. 1413-1501 (1929), the arches and scrolled brackets at the Kozourek bungalow at No. 1243-1243A (1921), the tile roof of the Mootz bungalow at No. 1227 (1921, R.E. Oberst), and the tile roof, arches and French doors of the Peter Huber house at No. 1528 (1926). The commercial building erected by the Rock Investment Company at the southeast corner of West Greenfield Avenue and South Layton Boulevard in 1924 is perhaps the only true, full blown example of the Mediterranean Revival on Layton Boulevard.

THE DUPLEX

After the bungalow, the duplex makes up the second largest building type on Layton Boulevard with 63 examples. The term duplex, as it is used in Milwaukee, describes a 2-family dwelling in which the flats are stacked one on top of another rather than side by side as in a double house. Although precise documentation is lacking, it appears that duplex construction began in the 1880s and became the city's most popular housing type in the 1890s. Most of the very early duplexes appear to have been simple, rectangular buildings with the gable end facing the street and a single entrance off to one side opening to a small hall leading to a first floor flat and a stairway to an upper flat. This type of duplex is nearly extinct today. It was very soon after the duplex building type appeared in Milwaukee that the more functional arrangement of providing each unit with its own outside front door became the norm. The duplex was an economical solution to home ownership; it provided the homeowner with rental income to help pay the mortgage, and it fit well onto the narrow urban lots. It also provided tenant families with many of the amenities of a single-family house that were unavailable in an apartment building, including more rooms, a private entrance, attic and basement storage, a yard and being part of a family neighborhood. The Milwaukee duplex underwent a continuous evolution but generally featured a front gable, sometimes cross gables and entrances both grouped at one end of the façade and separated. Large front porches were common until the 1920s when porches for all types of houses were viewed as passé. Hipped roofs became more popular in the teens and twenties. Like the bungalow, the duplex was dressed up with architectural details that reflected the popular styles of the day. A good example of a Queen Anne style duplex is located at No. 1022-1024. It features double front gables set in a hip roof, entrances on opposite sides of the façade, and transoms filled with leaded glass in a sunburst pattern. The duplex was built in 1892 by Charles Steinmueller, who had subdivided this portion of the block. Colonial Revival detail is seen in the Palladian window that graces the front gable of the Sigurd Halverson duplex at No. 1540-1542 (1900). Another gable with a Palladian window can be seen at No. 945-947, built in 1908 and designed by Charles Tharinger for Andrew Oswald who had a shoe store at 173 South 2nd Street. One of the more striking and unusual examples of a corner duplex was built at No. 1341-1343 and was designed by Nicholas Dornback for Dr. John N. Rock. The brick exterior is highlighted with stucco in the gable ends while Ionic capitals grace the porch piers. Dr. Rock had his medical office on the premises. In recent years much of the porch has been removed. A shingled upper story and shaped rafter tails

lend a Craftsman character to the Hulda Meter duplex at No. 1552-1554, designed by Charles Keller and built in 1919. Another Craftsman example is the Louis Weishan duplex at No, 1819-1821 built in 1914 with a stucco-clad upper story and exposed rafter tails.

After World War I, duplex design encompassed a variety of styles including the Mediterranean Revival, Tudor Revival and Prairie styles. Particularly popular were the hipped-roof types with a deep front porch at the entrance and an open deck at the second story level and either a large 2-story front bay window or box bay window, as can be seen at No. 1643-1645, designed by Stanley Kadow for Anton M. and Charles L. Fischer in 1921 and No. 1111-1113, built for realtor Herman C. Mueller (1922). Quoins and ornamental arches above the entry and above some of the windows on the north elevation lend a Mediterranean character to No. 2103-2105, built in 1927 for machinist Paul Frelichowski.

ETHNIC ARCHITECTURE/STORYBOOK STYLE

Ethnic architecture, as its name implies, utilizes particular design elements associated with an ethnic group to enliven otherwise typical architectural forms. On Layton Boulevard there are several examples whose whimsical treatment of the ethnic features and small scale lend them the character of Storybook houses. One example is the Dr. Urban Schlueter house at No. 1615 (1923, Walter Truettner) whose bold tile roof, picturesque stucco-clad dormers and bays and half timbering give the building the look of a German cottage. Likewise, the arcaded first story, second storey oriel window and half timbered bay with lion head brackets at No. 1800 (1926, Gurda & Gurda) give a Germanic character to the house.

ECCLESIASTICAL BUILDINGS

The Romanesque and Gothic Revivals are two styles whose popularity for ecclesiastical and institutional buildings continued unabated through much of the nineteenth and twentieth centuries. Considered appropriate for church buildings, these styles underwent considerable evolution as architects found new features to emphasize. Variations on the two styles can be seen in the various churches and religious complexes along Layton Boulevard.

THE ROMANESQUE REVIVAL

The Romanesque Revival or round-arched style had its roots in the pre-Gothic architecture of Italy, Germany and France and first appeared in this country in the 1840s. The style utilizes round-arched windows and wall surfaces which are planar in character and embellished with arcading at the corbelled eaves, at the raking cornices of the gables and below the stringcourses. When twin towers were used they were frequently of unequal height, square and crowned with pyramidal roofs. The style was most commonly used in church buildings and public buildings. The first and last phases of the style were based on the architecture of northern Italy. A later variation, popular from the 1880s to about 1900 is referred to as the Victorian Romanesque or Richardsonian Romanesque after the influential designs of architect Henry H. Richardson. These later buildings tend to have a weighty and massive character due to the use of rock faced masonry and more volumetric forms. Towers can be square, round or polygonal and feature pyramidal and conical roofs. The source for this later adaptation tended to be drawn from southern France and parts of Germany. On Layton Boulevard, the St. Joseph's Convent complex at No. 1502 and St. Lawrence Church/Grace Hmong Alliance Church at No. 1434 were designed in the Romanesque style. Both feature center entrances and twin towered facades and utilize round arches and arcuated corbelling that are characteristic of the style but each has distinctive elements

ST. JOSEPH'S CONVENT

The present St. Joseph Convent site was purchased by the School Sister of St. Francis in 1886. Following the loss of their first convent through fire, the nuns immediately rebuilt the structure but this time utilizing the plans of local architect Herman P. Schnetzky. The original entry bay with tower and long north wing feature upper story windows with arched openings and arcaded corbelling at the cornice. Prominent dormers punctuate the roofline and feature pairs of arched windows. Large, 2-story arches enframe pairs of windows on the gabled end pavilion of the north wing. The uppermost stage of the tower is its most distinctive Romanesque feature with an arcaded open belfry, corbelled cornice and pyramidal roof. Arched entrances with gabled roofs were located in the tower portion of the convent as well as near the end bay of the original north wing and were raised above grade and approached by flights of steps. A short south wing was added in 1913 and the north wing was extended to Greenfield Avenue in 1923. This latter was built with two large skylights at the north slope of the roof along Greenfield Avenue. Both were designed to match the original although the color of the brick is slightly different. Prominent chimneys with arcaded panels contribute to the Romanesque character of the building. The convent building has remained in original condition except for a few alterations. The main entrance has been lowered to ground level, requiring the removal of the original portico and is now sheltered by a modern metal canopy. The original north wing entrance has been removed and relocated further north on the façade. Small dormers have been added at the ridgeline of the roof.

The convent's chief glory is the large chapel located at No. 1515, built at the south end of the complex between 1914 and 1917. The 500-seat chapel was designed by the firm of Brust and Phillip and Richard Phillip is said to have made a special trip to Italy to study the Italian Romanesque, particularly in the areas of Lombardy and Tuscany.³¹ The new chapel replaced an earlier one that was located to the rear of the original towered entry bay. The tan brick building has a dressed stone base and a center entrance with an elaborately carved arch and tympanum. The entrance is not as large as in parish churches like St. Lawrence, for example, since the primary access for the School Sisters of St. Francis was through the convent and not Layton Boulevard. The windows have round-headed tops, and the façade features arcaded corbelling at the eaves line, carved plaques, tile work, and twin towers of equal height. The first stages of the tower are rectangular in shape, while the uppermost stories are polygonal. The top two levels of the towers feature open arcades. A polygonal dome is located at the crossing. The chapel's rich interior has no equal in Milwaukee and contains 15 different kinds of marble from countries around the world and 115 art glass windows from Innsbruck, Austria.

ST. LAWRENCE/GRACE HMONG ALLIANCE CHURCH

St. Lawrence Parish was organized by German Catholics in 1888, and within a few years, the congregation had erected a church, rectory, and school building all fronting onto South 26th Street. The present church building at No. 1434 on the boulevard was subsequently constructed in 1905 at a time when Layton Boulevard was being improved into the prominent thoroughfare we know today. The new church was designed in the Romanesque style by the noted Milwaukee-based firm of E. Brielmaier & Sons. The rust colored brick building rests on a limestone base and has twin towers of unequal height surmounted by an attenuated pyramidal roof on the north and a steeper spire on the south. The taller south tower features a clock in its uppermost stage. The main entrance is located at the center of the façade set in an arch framed by a gabled bay. Above the entrance is located a round or rose window, typically a more Gothic element, but a feature often used in late nineteenth and early twentieth century Romanesque Revival churches. A statue of St. Lawrence was located above the center entry door but has now been removed. The round-headed windows have tracery, and arcaded corbelling accents the eaves and gables and forms stringcourses.

³¹ Richard E. Perrin, *Milwaukee Landmarks*, Milwaukee Public Museum Publications in History No. 9 (Revised and enlarged edition; Milwaukee Public Museum, 1979), pp. 41-42; Information supplied by St. Joseph's Convent.

GOTHIC REVIVAL

The Gothic Revival was based on medieval forms that feature pointed arches, traceried windows, tall vertical proportions, and asymmetrical massing. The Gothic Revival has been with us in some form or another since the late eighteenth century and has undergone continual evolution in its form and detail. Early examples were delicate in scale, often of wood-frame construction, monochromatic, and based on English models. The High Victorian Gothic of the 1870s, 1880s and 1890s was more massive in scale with polychrome exteriors and features drawn from various European, especially Venetian, sources. Later Gothic Revival buildings returned to simpler, earlier forms but utilized stone and brick and took inspiration from French and English models. Three churches on Layton Boulevard display adaptations of the Gothic Revival: Redeemer Lutheran/Cristo Rey Iglesia Luterana, Ascension Lutheran, and Faith Lutheran.

REDEEMER LUTHERAN

Redeemer Lutheran is located at the southeast corner of Layton Boulevard and Rogers Street, and actually fronts on Rogers Street, but is addressed at 2000 South Layton Boulevard. Designed for a small congregation in 1906 by a noted Milwaukee church architect Frederick Velguth, the modest building is constructed of rusticated block and features lancet windows with stone arches, stone capped buttresses on the main façade and pointed arched windows above the entry and in the gable end. Lancet-shaped louvered openings also appear in the squat belfry of the tower. With the exception of glass block now installed in the basement windows, the building retains its original appearance. The shingled gable end gives Redeemer a more Victorian character than the other two Lutheran churches.

ASCENSION LUTHERAN

Ascension Lutheran Church was built for a large and growing congregation that had been established in 1852. The congregation moved west from the Walker's Point neighborhood to their new church on Layton Boulevard in 1923. Local architect Anton Dohmen designed the new building. The \$230,000 red brick structure is distinguished by its center stone-clad entrance framed by a pointed arch and flanked by two square, flat roofed towers of unequal height. Stone trim accents the towers and buttresses. A large Tudor arched window with tracery is located above the entry, while elliptically arched windows with tracery are found on the side elevations. A parish house wing set perpendicular to the south elevation was built as part of the original construction and is of complementary design. An educational wing was built in 1952 perpendicular to the original wing and is more Collegiate Gothic in spirit with groupings of rectangular windows enframed with dressed stone. The church's original entrance fronting the boulevard has now been closed, and the entry is now located in a modern styled north edition.

FAITH LUTHERAN CHURCH

Faith Lutheran Church was organized as an English language congregation in 1907 and originally met in a frame church that once stood around the corner at South 26th Street and West Mineral Streets. The congregation built the present church in 1922. The \$40,000 brick structure at 1000 South Layton Boulevard was designed by local architects Leiser & Holst who based their work on English country parish models. The simple façade consists of a large stone Tudor arch enframing the main entrance above which is a large, stone-enframed stained glass window with tracery. At the north end of the façade is a short, 2-story, square tower with buttresses and crenellation that has a stone-enframed entry opening onto Mineral Street. The side elevations feature rectangular windows at the side aisles and arched windows with tracery in the clerestory. This form of the Gothic Revival, does away with the tall, multi-stage towers and triple entrance porticoes found in the nineteenth and early twentieth centuries. In its place is a squatter, lower building whose façade is centered around a

large pointed arch window with tracery and this form would become the more standard interpretation of the Gothic Revival from the 1920s through World War II.

ARCHITECTS

Research of the original building permits indicates that many of the houses and all of the church buildings on Layton Boulevard were architect-designed or designed by custom home builders. The following is a checklist of architects and/or builders who designed buildings on Layton Boulevard. For a complete overview of their careers and other projects please refer to the National Register Nomination, South Layton Boulevard Historic District (NRHP April 24, 1996).

ARCHITECTS AND BUILDERS DESIGNED

ADDRESSES OF STRUCTURES

- | | | |
|-----|---|---|
| 1. | Andree, F.W. | (Nos. 1019-1021) |
| 2. | Backes (Nicholas) &
Pfaller (Mark F.) | (No. 15160) |
| 3. | Boerger, Frank | (No. 1922) |
| 4. | Brielmaier, Erhard & Sons | (No. 1934 St. Lawrence Church) |
| 5. | Brust (Peter) & Philipp (Richard) | (No. 1515 St. Joseph Convent Chapel) |
| 6. | Brust & Brust | (No. 2600-2604 W. Orchard, St.
Lawrence Rectory) |
| 7. | Buscher, William J. | (No. 2007-2009) |
| 8. | Christiansen, Peter M. | (Nos. 1147, rear 1147, 2013-2015, 2122) |
| 9. | Christman, Albert J. | (No. 1631-1633) |
| 10. | Dohmen, Anton | (No. 1236 Ascension Lutheran Church) |
| 11. | Dornbach, Nicholas | (Nos. 927-929, 1341-1343, rear 1341-
1343, 1714-1716, 926-928) |
| 12. | Ebling, Plunkett & Keymar | (No. 1300 Ascension Lutheran Church
addn) |
| 13. | Elleson, Andrew | (Nos. 1146-1146A, 2016) |
| 14. | Eschweiler, Alexander C. | (No. 1202) |
| 15. | Ferry (George B.) & Clas (Alfred C.) | (No. 1546, rear 1546) |
| 16. | Gurda (Leon M.) & Gurda (Francis) | (Nos. 1717, 1800) |
| 17. | Gurda, Leon M. | (Nos. 1803-1805, 1825, 2059) |
| 18. | Henry C. Hensel | (Nos. 2001, 1418 St. Lawrence School) |
| 19. | Herbst, William G. | (Nos. 1127-1129, 2256-2258) |
| 20. | Herbst (William G.) & Kuenzli (Edwin C.) | (Nos. 1701-1703, remodeling of 2146) |
| 21. | Graf, Fred | (No. 1112-1114) |
| 22. | Hintz, Norman A. | (Nos. 1000, Faith Lutheran Church addn) |
| 23. | Kadow, Stanley F. | (Nos. 1643-1645, 1904, 2174 & garage) |
| 24. | Keller, Charles | (Nos. 1560-1562, 1552-1554) |
| 25. | Keller, William C. | (No. 1107) |
| 26. | Kozick, Edward J. | (no. 1213-1215) |
| 27. | Kulas, Henry J. | (No. 2146) |
| 28. | Klenzendorf, George E. | (No. 1955) |
| 29. | Kennedy, T. P. | (No. 2045) |
| 30. | Kienapple, A. H. | (No. 2129-2131) |
| 31. | Leipold, Gustav A. | (Nos. 938-940) |
| 32. | Leiser (Julius) & Holst (Charles J. F.) | (No. 1000 Faith Lutheran Church) |
| 33. | Lesser, Charles L. | (Nos. 2115, 2143) |
| 34. | Lesser (Charles L.) & Schutte (Albert J.) | (No. 1977) |
| 35. | Lindl (Joseph), Lesser & Schutte | (No. 1742) |
| 36. | Lorenz, H. A. | (No. 2647 W. Lapham St., Boulevard
Apts.) |
| 37. | Magerl, A. J. | (No. 1917-1919) |
| 38. | Marziller, P. A. Z. | (No. 2147) |

- | | | |
|-----|--|---|
| 39. | Messmer, Robert A. & Brother | (Nos. 1311, 2021) |
| 40. | Oberst, Richard E. | (Nos. 1039, 1139, 1227, 1237, 1243-1243A, 1816, 2109, 2074-2076 & garage) |
| 41. | Pfaller, Mark F. | (Nos. 1510, 1910, 2153-2155) |
| 42. | Plunkett Keymar Reginato | (No. 1545 Sacred Heart Rehab. Hospital) |
| 43. | Rugg & Knopp | (1423 S. 26 th Street, St. Lawrence Convent) |
| 44. | Schnetzky, Herman P. | (No. 1501, St. Joseph's Convent) |
| 45. | Seims, Albert | (No. 1003) |
| 46. | Sovik, Mathre & Madsen | (No. 1212-1236 Ascension Lutheran Church addn) |
| 47. | Tharinger, Charles H. | (No. 945-947) |
| 48. | Topzant, John | (Nos. 117-1119, 1221. 2128) |
| 49. | Truettner, Walter G. | (Nos. 1603, 1615) |
| 50. | Uehling, O. C. | (No. 1022-1024) |
| 51. | Valentine, Charles | (Nos. 939, 1203, 1319-1321) |
| 52. | Velguth, Frederick | (No. 2000 Redeemer Lutheran Church) |
| 53. | Voelz, Henry | (Nos. 1333-1335, 1733, 1737, 1755-1757, 1815-1817, 2031) |
| 54. | Voelz (Henry) & Siebert (Valentine A.) | (No. 1710-1712) |
| 55. | Vollmer, Arthur | (Nos. 1723, 1727) |
| 56. | Webb, Oliver | (Nos. 1776-1669, 1745, 2137, 2159-2161) |
| 57. | Williams, Robert E. | (No. 2026-2032) |
| 58. | Williamson, Russell Barr | (No. 1967) |
| 59. | Wiskocil (Augustin) & Schutz (Theodore F.) | (No. 1136) |
| 60. | Witte, G. F. M. | (No. 2056-2056A) |
| 61. | Wolff, August G. | (Nos. 1959, 1963) |
| 62. | Wright, Frank Lloyd | (No. 1835) |

Parcel / Ownership Listing

Report run on: September 1, 2004 3:23 PM

Page 1

Taxkey	Property Address	Owner Name	Owner Address	Owner City/State	Zipcode
4340358100	1202 S LAYTON	BL ASCENSION ENDOWMENT FUND	1202 S LAYTON BL	MILWAUKEE, WI	532040000
4340362113	1236 S LAYTON	BL EV LUTH CH OF THE ASCENSION	1236 S LAYTON BLVD	MILWAUKEE WIS	532150000
4340550000	1308 S LAYTON	BL KENNETH THOMPSON & SYLVIA HW	1308 S LAYTON BL	MILWAUKEE WI	532150000
4340551000	1314 S LAYTON	BL LEONARD JOZEFACKI & JEANNE	1314 S LAYTON BLVD	MILWAUKEE WI	532150000
4340552000	1320 S LAYTON	BL EDITH BLANCAS	1320 S LAYTON BL	MILWAUKEE, WI	532040000
4340553000	1326 S LAYTON	BL JUDITH H DUBENN	1326 S LAYTON BL	MILWAUKEE, WI	532150000
4340554000	1330 S LAYTON	BL JUSTINO ROJO	1330 S LAYTON BL	MILWAUKEE, WI	532040000
4340555000	1336 S LAYTON	BL MARIO SANCHEZ	1131 W WINDLAKE AV	MILWAUKEE WI	532150000
4340556000	2632 W GREENFIELD	AV HALA A HAMAD	2632 W GREENFIELD AV	MILWAUKEE, WI	532043651
4341311000	1102 S LAYTON	BL RAUL ESPANA	1102 S LAYTON BL	MILWAUKEE, WI	532040000
4341312000	1034 S LAYTON	BL JESUS LOPEZ	1034 S LAYTON BL	MILWAUKEE WI	532151633
4341313000	1028 S LAYTON	BL ANGEL BORGES JR	1028 S LAYTON BL	MILWAUKEE WI	532151633
4341314000	1022 S LAYTON	BL TODD B ANDERSON	515 KETTLE MORAIN DR SOUTH	SLINGER, WI	530860000
4341315000	1018 S LAYTON	BL ROGER J KRAWIECKI	1020 S LAYTON BLVD	MILWAUKEE WI	532150000
4341318100	1000 S LAYTON	BL FAITH ENGLISHVANGELICAL	1000 S LAYTON BLVD	MILWAUKEE WI	532150000
4341415000	1146 S LAYTON	BL MC KEYEE JONES	1146 S LAYTON BL	MILWAUKEE, WI	532150000
4341416000	1136 S LAYTON	BL ROBERT A BEAHLEN	341 ESTBERG	WAUKESHA, WI	531860000
4341417000	1130 S LAYTON	BL PAUL F TENPENNY	1130 S LAYTON BD	MILWAUKEE WI	532150000
4341418000	1126 S LAYTON	BL JOANN SCHOENLEBER	10363 W PALMERSHEIM	HALES CORNERS WI	531300000
4341419000	1126 S LAYTON	BL ELEANOR C PAPROTA	1126A S LAYTON BLVD	MILWAUKEE, WI	532150000
4341420000	1122 S LAYTON	BL CAROLYN RSHAK	1122 S LAYTON BL	MILWAUKEE, WI	532150000
4341421000	1118 S LAYTON	BL CITIBANK NA AS TRUSTEE	10790 RANCHO BERNARDO DR	SAN DIEGO, CA	921270000
4341422000	1112 S LAYTON	BL NORRIS L VEUM & ANNA M, HW	1114 S LAYTON BLVD	MILWAUKEE, WI	532150000
4341423000	1110 S LAYTON	BL RENE CASTILLO	1110 S LAYTON BL	MILWAUKEE, WI	532040000
4341424000	1104 S LAYTON	BL GEORGE C MATZKE	1104 S LAYTON BL	MILWAUKEE WI	532151633
4341734000	920 S LAYTON	BL CHARLES J SCHROEPFER	2629 W NATIONAL AV	MILWAUKEE, WI	532040000
4341735000	926 S LAYTON	BL EPISCOPAL DIOCESE OF	804 E JUNEAU AVE	MILWAUKEE WI	532020000
4341736000	932 S LAYTON	BL DEAN V TRAN	POB 342422	MILWAUKEE WI	532340000
4341737000	938 S LAYTON	BL WENDY C BELLER	912 E LYON ST	MILWAUKEE WI	532020000
4350627000	1147 S LAYTON	BL DOUGLAS BARNEY	1147 S LAYTON BL	MILWAUKEE, WI	532150000
4350628000	1139 S LAYTON	BL FARNSWORTH, VERL R	1139 S LAYTON BLVD	MILWAUKEE, WIS	532150000
4350629000	1133 S LAYTON	BL STEVEN R DEVORSE	1133 S LAYTON BL	MILWAUKEE, WI	532150000
4350630000	1127 S LAYTON	BL AGUSTIN J GARIBAY	1127 S LAYTON BL	MILWAUKEE WI	532150000
4350631000	1123 S LAYTON	BL DONALD K HICKS	1123 S LAYTON BL	MILWAUKEE, WI	532150000
4350632000	1117 S LAYTON	BL STEPHEN H DE CHEINE	1119 S LAYTON BLVD	MILWAUKEE, WI	532150000
4350633000	1111 S LAYTON	BL MARY ANN KETCHPAW	1113 S. LAYTON BLVD.	MILWAUKEE, WI.	532150000
4350634000	1107 S LAYTON	BL ERNESTO ZAVALA	1107 S LAYTON BL	MILWAUKEE, WI	532150000

Parcel / Ownership Listing

Report run on: September 1, 2004 3:23 PM

Page 2

Taxkey	Property Address	Owner Name	Owner Address	Owner City/State	Zipcode
4350635000	1039 S LAYTON	BL DAGOBERTO IBARRA	2923 W NATIONAL AV	MILWAUKEE WI	532150000
4350636000	1031 S LAYTON	BL DAGOBERTO IBARRA	2925 W NATIONAL AV	MILWAUKEE, WI	532150000
4350637000	1025 S LAYTON	BL GERONIMO RIVAS & JOSEPHINE	1027 S LAYTON BLVD	MILWAUKEE WISCONSIN	532150000
4350638000	1019 S LAYTON	BL WALDO O URIARTE	1019 S LAYTON BL	MILWAUKEE, WI	532150000
4350639000	1013 S LAYTON	BL CARMEN M LIMON	1013 S LAYTON BL	MILWAUKEE, WI	532150000
4350640000	1007 S LAYTON	BL ANTOINETTE JEAN LAVARDA	1007 S LAYTON BL	MILWAUKEE, WI	532150000
4350641000	1003 S LAYTON	BL JONATHAN F JACOBS	1003 S LAYTON BL	MILWAUKEE, WI	532150000
4350642000	945 S LAYTON	BL RUSSELL & ALEXANDRA MILLER	947 S LAYTON BLVD	MILWAUKEE WI	532150000
4350643000	939 S LAYTON	BL RONALD J CLOHESSY JR	939 S LAYTON BL	MILWAUKEE, WI	532150000
4350644000	933 S LAYTON	BL ANGELO RUIZ	933 S LAYTON BL	MILWAUKEE, WI	532150000
4350645000	927 S LAYTON	BL JUAN C ZARAGOZA &	927 S LAYTON BLVD	MILWAUKEE WI	532150000
4350646000	921 S LAYTON	BL PATRICIA J WALIA REVOC	921 S LAYTON BL	MILWAUKEE, WI	532150000
4350902000	1203 S LAYTON	BL NUNZIANTE F FRIAS	1203 S LAYTON BL	MILWAUKEE WI	532151652
4350903000	1209 S LAYTON	BL BOUA TONG XIONG	1209 S LAYTON BL	MILWAUKEE WI	532151652
4350904000	1213 S LAYTON	BL JUAN JOSE ZORRILLA	1213 S LAYTON BL	MILWAUKEE, WI	532150000
4350905000	1221 S LAYTON	BL EIDA M BERRIOS	1221 S LAYTON BL	MILWAUKEE, WI	532150000
4350906000	1227 S LAYTON	BL RICHARD J SUJECKI	1227 S LAYTON BL	MILWAUKEE, WI	532150000
4350907000	1231 S LAYTON	BL MARGARET UNOLD	1231 S LAYTON BL	MILWAUKEE, WI	532150000
4350908000	1237 S LAYTON	BL JAMES C WAGNER	1237 S LAYTON BL	MILWAUKEE WI	532151652
4350909000	1243 S LAYTON	BL JOSHUA L WITTE	1243 S LAYTON BL	MILWAUKEE, WI	532150000
4350910000	1305 S LAYTON	BL MURELLE MUELLER	1305 S LAYTON BLVD	MILWAUKEE WI	532150000
4350911000	1311 S LAYTON	BL DAVID V LEHMAN	1311 S LAYTON BL	MILWAUKEE WI	532151652
4350912000	1319 S LAYTON	BL ZAHN, WILLIAM F	1321 S LAYTON BLVD	MILWAUKEE WISCONSIN	532150000
4350913000	1325 S LAYTON	BL PEGGY A HENGEN	1325 S LAYTON BL	MILWAUKEE WI	532151652
4350914000	1333 S LAYTON	BL NEW CREATION REHABILITATION	1333 S LAYTON BL	MILWAUKEE, WI	532150000
4350915000	1341 S LAYTON	BL ELOISA BALDERAS	1341 S LAYTON BL	MILWAUKEE, WI	532150000
4580101000	1627 S LAYTON	BL KATHLEEN E WYROBECK	1627 S LAYTON BL	MILWAUKEE, WI	532150000
4580102000	1631 S LAYTON	BL PABLO MEDINA	1633 S LAYTON BL	MILWAUKEE WI	532151948
4580103000	1637 S LAYTON	BL GEORGINE N SANCHEZ	9713 W 7 MILE RD	FRANKSVILLE, WI	531260000
4580104000	1643 S LAYTON	BL MICHAEL MONTANA &	1645 S LAYTON BD	MILWAUKEE WI	532150000
4580105000	1647 S LAYTON	BL CITY OF MILW	809 N BROADWAY	MILWAUKEE, WI	532020000
4580106000	1653 S LAYTON	BL ANTONIO VARGAS	1653 S LAYTON BL	MILWAUKEE, WI	532150000
4580107000	1657 S LAYTON	BL 2ND BALLERING LLC	P O BOX 04313	MILWAUKEE WI	532044313
4580108000	1663 S LAYTON	BL LORENA VALADEZ	2108 S 71ST ST	WEST ALLIS, WI	532190000
4580109000	1667 S LAYTON	BL JULIE A BLOSMORE	1667 S LAYTON BL	MILWAUKEE, WI	532150000
4580501000	1749 S LAYTON	BL POUL-KI KIM	1751 S LAYTON BL	MILWAUKEE, WI	532150000
4580502000	1755 S LAYTON	BL MIGUEL C ARTEAGA	1755 S LAYTON BL	MILWAUKEE, WI	532150000

Parcel / Ownership Listing

Report run on: September 1, 2004 3:23 PM

Page 3

Taxkey	Property Address	Owner Name	Owner Address	Owner City/State	Zipcode
4580503000	1803 S LAYTON	BL THOMAS J ZUBER & CAROL	1805 S LAYTON BLVD	MILWAUKEE, WI	532150000
4580504000	1811 S LAYTON	BL NORMA C CHAVEZ	1811 S LAYTON BL	MILWAUKEE, WI	532150000
4580505000	1815 S LAYTON	BL RICARDO V BLANCO SR	1815 S LAYTON BL	MILWAUKEE WI	532152217
4580506000	1819 S LAYTON	BL KARLO KOLETA	1821 S LAYTON BL	MILWAUKEE WI	532152217
4580507000	1825 S LAYTON	BL KAO HER	1825 S LAYTON BL	MILWAUKEE WI	532152217
4580509000	1835 S LAYTON	BL GERALD BUDNIK & JANICE HW	1835 S LAYTON BLVD	MILWAUKEE, WI	532150000
4580601110	1501 S LAYTON	BL GENERALATE-SCHOOL SISTERS	1501 S LAYTON BLVD	MILWAUKEE WI	532150000
4581402000	1619 S LAYTON	BL CAROL M DUPUIS	1619 S LAYTON BL	MILWAUKEE WI	532151948
4581407000	1745 S LAYTON	BL JOHN CHRISTOPOULOS	3280 HIGHWAY LL	PORT WASHINGTON WI	530740000
4581408000	1737 S LAYTON	BL IVAN SANCHEZ	1737 S LAYTON BL	MILWAUKEE WI	532152215
4581409000	1733 S LAYTON	BL LINDA R WOLFE	1733 S LAYTON BL	MILWAUKEE, WI	532150000
4581410000	1727 S LAYTON	BL MICHAEL A BURGOS & LOURDES	1727 S LAYTON BLVD	MILWAUKEE, WI	532150000
4581411000	1723 S LAYTON	BL F JULIAN MONCADA	1723 S LAYTON BL	MILWAUKEE, WI	532150000
4581412000	1717 S LAYTON	BL JEFFREY P SCHULDT	1717 S LAYTON BL	MILWAUKEE, WI	532150000
4581413000	1711 S LAYTON	BL ALONZO PEREZ	1711 S LAYTON BL	MILWAUKEE, WI	532150000
4581414000	1703 S LAYTON	BL LORRAINE OWCZARZAK	1703 S LAYTON BLVD	MILWAUKEE, WI	532150000
4581681000	1546 S 29TH	ST CLARE TOWERS INC	1545 S LAYTON BLVD #524	MILWAUKEE, WI	532150000
4589881110	1545 S LAYTON	BL SCHOOL SISTERS OF ST FRANCIS	1515 S LAYTON BLVD	MILWAUKEE WI	532150000
4589998000	1615 S LAYTON	BL KENNETH C O'NEILL JR	1615 S LAYTON BL	MILWAUKEE WI	532151948
4589999000	1603 S LAYTON	BL JOSE FERRUSQUIA	1603 S LAYTON BL	MILWAUKEE, WI	532150000
4590309000	1742 S LAYTON	BL TAM THI NGUYEN	1742 S LAYTON BL	MILWAUKEE WI	532152216
4590310000	1738 S LAYTON	BL MARILYN DIAZ	1738 S LAYTON BL	MILWAUKEE, WI	532040000
4590311000	1732 S LAYTON	BL RAYMOND R ROSEMAYER & H W	712 LITTLE ROCK ST EAST	LEHIGH ACRES, FLA	339360000
4590312000	1728 S LAYTON	BL MARY LOU BAUMANN	1728 S LAYTON BL	MILWAUKEE, WI	532040000
4590313000	1722 S LAYTON	BL DARRYL J PITCHER	5630 W NATIONAL AV	WEST ALLIS, WI	532140000
4590314000	1718 S LAYTON	BL MARY LESJAK	1718 -A S LAYTON BL	MILWAUKEE, WI	532040000
4590341000	1834 S LAYTON	BL SEAN M MONROE	1834 S LAYTON BL	MILWAUKEE, WI	532040000
4590342000	1826 S LAYTON	BL TINH T LA	1826 S LAYTON BL	MILWAUKEE WI	532152218
4590343000	1824 S LAYTON	BL ROY & SUSIE DE LAROSA	1824 S LAYTON BLVD	MILWAUKEE WI	532150000
4590344000	1816 S LAYTON	BL JOSE A FLORES	1816 S LAYTON BL	MILWAUKEE WI	532152218
4590345000	1812 S LAYTON	BL PHU DO	1812 S LAYTON BL	MILWAUKEE, WI	532150000
4590346000	1806 S LAYTON	BL DELFINO LECHUGA	1806 S LAYTON BL	MILWAUKEE, WI	532040000
4590347000	1800 S LAYTON	BL THOMAS G SURDYK &	1800 S LAYTON BD	MILWAUKEE WI	532150000
4591201110	2604 W ORCHARD	ST HMONG ALLIANCE CHURCH	2604 W ORCHARD ST	MILWAUKEE, WI	532150000
4591202000	2635 W GREENFIELD	AV ROBBIE L ROBINSON	2635 W GREENFIELD AV, APT 2	MILWAUKEE, WI	532040000
4591410000	1502 S LAYTON	BL JAMES ALTSTADT	4800 S 84TH ST	MILWAUKEE WI	532280000
4591411000	1510 S LAYTON	BL ROGER J SPOTTEK	2030 W BOLIVAR AV	MILWAUKEE WI	532210000

Parcel / Ownership Listing

Report run on: September 1, 2004 3:23 PM

Page 4

Taxkey	Property Address	Owner Name	Owner Address	Owner City/State	Zipcode
4591412000	1516 S LAYTON	BL KATHARINA PACIRSKI	1516 S LAYTON BL	MILWAUKEE, WI	532040000
4591413000	1524 S LAYTON	BL ANTON R GORENC, GERALD A	11610 W COLDSRING RD	MILWAUKEE WI	532280000
4591414000	1528 S LAYTON	BL ROBERT J STOCKI	1528 S LAYTON BL	MILWAUKEE WI	532151925
4591415000	1534 S LAYTON	BL ALFONSO CHAVEZ	1534 S LAYTON BL	MILWAUKEE, WI	532150000
4591416000	1536 S LAYTON	BL RAYMOND P KONZ	1536 S LAYTON BL	MILWAUKEE, WI	532040000
4591417000	1540 S LAYTON	BL SOUTH COMMUNITY ORGANIZATION	1635 S 8TH ST	MILWAUKEE, WI	532040000
4591418000	1546 S LAYTON	BL ROSEMONT LLC	W293 N3819 ROUNDHILL CR	PEWAUKEE WI	530720000
4591419000	1552 S LAYTON	BL GARY J BISHOP & PATSY HW	5165 S MALLARD CIRCLE	MILWAUKEE WI	532210000
4591420000	1556 S LAYTON	BL MARK F KOBELINSKI	2200 S LAYTON BL	MILWAUKEE WI	532150000
4591421000	1560 S LAYTON	BL JUVENAL SALGADO	1560 S LAYTON BL	MILWAUKEE WI	532151925
4591422000	1566 S LAYTON	BL JOSEFINA GARCIA	1566 S LAYTON BL	MILWAUKEE, WI	532150000
4591423000	1570 S LAYTON	BL MIGUEL RENATO SOTELO	1570 S LAYTON BL	MILWAUKEE, WI	532040000
4591424000	1576 S LAYTON	BL PATRICIA BRILLOWSKI, JULIE	1576 S LAYTON BL	MILWAUKEE, WI	532040000
4591450111	2627 W LAPHAM	ST ACHILLES ENTERPRISES LLC	P.O. BOX 341820	MILWAUKEE WI	532190000
4591502000	1622 S LAYTON	BL CAROLINE M CIESLIK	1624 S LAYTON BLVD	MILWAUKEE WI	532150000
4591503000	1626 S LAYTON	BL FREYA NEUMANN	1626 S LAYTON BL	MILWAUKEE, WI	532150000
4591504000	1630 S LAYTON	BL M LE HANH	1630 S LAYTON BL	MILWAUKEE WI	532151949
4591505000	1636 S LAYTON	BL MICHAEL J RYAN	1636 S LAYTON BL	MILWAUKEE, WI	532040000
4591506000	1642 S LAYTON	BL HECTOR LEMA	1642 S LAYTON BL	MILWAUKEE, WI	532040000
4591507000	1646 S LAYTON	BL CARLOS OJEDA	1646 S LAYTON BL	MILWAUKEE, WI	532040000
4591508000	1650 S LAYTON	BL DUC VAN DUONG	1650 S LAYTON BL	MILWAUKEE, WI	532150000
4591509000	1654 S LAYTON	BL ROSALYN KLOCEK	1654 S LAYTON BL	MILWAUKEE WI	532151949
4591510000	1658 S LAYTON	BL MICHAEL J WERNER	1658 S LAYTON BL	MILWAUKEE WI	532151949
4591511000	1662 S LAYTON	BL HANNA N HINNAWI	1662 S LAYTON BL	MILWAUKEE WI	532151949
4591512000	1666 S LAYTON	BL YOUSEF HINNAWI	8680 S 81ST ST	FRANKLIN WI	531320000
4591581000	1702 S LAYTON	BL JOSE L ACEVEDO	1702 S LAYTON BL	MILWAUKEE WI	532152216
4591582000	1706 S LAYTON	BL NUBIA M PLASCENCIA	1706 S LAYTON BL	MILWAUKEE, WI	532040000
4591583000	1710 S LAYTON	BL GIAU T MAI	1712 S LAYTON BL	MILWAUKEE WI	532152216
4591584000	1714 S LAYTON	BL CATALINA CORREA	1714 S LAYTON BL	MILWAUKEE WI	532152216
4700209000	1904 S LAYTON	BL ABDEL H SHAMALI	1904 S LAYTON BL	MILWAUKEE, WI	532150000
4700210000	1910 S LAYTON	BL ALFONSO LAZO	1910 S LAYTON BL	MILWAUKEE WI	532152220
4700211000	1918 S LAYTON	BL EUGENE L WALKER	1918 S LAYTON BL	MILWAUKEE WI	532152220
4700212000	1940 S LAYTON	BL ARNALDO HERNANDEZ	1922 S LAYTON BL	MILWAUKEE, WI	532040000
4700213100	1934 S LAYTON	BL ROBERTO R LEDESMA	1934 S LAYTON BL	MILWAUKEE, WI	532040000
4700214100	1928 S LAYTON	BL SHARON M DIETRICH	N27 W26457A CHRISTIAN CT	PEWAUKEE, WI	530720000
4700215100	1922 S LAYTON	BL ARNALDO HERNANDEZ & JO ANN	1922 S LAYTON BLVD	MILWAUKEE WI	532150000
4700606000	1954 S LAYTON	BL JESUS M ALICEA	1954 S LAYTON BL	MILWAUKEE WI	532152239

Parcel / Ownership Listing

Report run on: September 1, 2004 3:23 PM

Page 5

Taxkey	Property Address	Owner Name	Owner Address	Owner City/State	Zipcode
4700607000	1958 S LAYTON	BL SALLY A BEECHTREE	1958 S LAYTON BL	MILWAUKEE, WI	532040000
4700608000	1964 S LAYTON	BL PAUL G GOETZ	1964 S LAYTON BL	MILWAUKEE WI	532152239
4700609000	1970 S LAYTON	BL DARRELL D KWITEK	1970 S LAYTON BL	MILWAUKEE WI	532152239
4700610000	1974 S LAYTON	BL JOSE T TORRES SANCHEZ	1974 S LAYTON BL	MILWAUKEE, WI	532040000
4700618100	2000 S LAYTON	BL GREATER MILW SYNOD	1212 S LAYTON BL	MILWAUKEE, WI	532150000
4701406000	2174 S LAYTON	BL CHESTER T SLAWINSKI &	2174 S. LAYTON BLVD	MILWAUKEE, WIS	532150000
4701407000	2168 S LAYTON	BL THONGDY MEKSYPHET	2168 S LAYTON BL	MILWAUKEE WI	532152457
4702102000	2627 W BECHER	ST BORIS LUTSKER	6175 N BAY RIDGE AVE	WHITEFISH BAY WI	532170000
4702103000	2108 S LAYTON	BL JOHN J BARLOW	2108 S LAYTON BL	MILWAUKEE WI	532152457
4702104000	2114 S LAYTON	BL MYHA T HUYNH	2114 S LAYTON BL	MILWAUKEE, WI	532150000
4702105000	2122 S LAYTON	BL MICHAEL D FELLENBAUM	2122 S LAYTON BL	MILWAUKEE, WI	532150000
4702106000	2128 S LAYTON	BL HEATHER A SWANSON	2128 S LAYTON BL	MILWAUKEE, WI	532150000
4702107000	2132 S LAYTON	BL JOSE R RODRIGUEZ	2132 S LAYTON BL	MILWAUKEE, WI	532150000
4702108000	2138 S LAYTON	BL SUSAN J CHAMULAK	12016 W CLEVELAND AVE	WEST ALLIS, WI	532270000
4702109000	2146 S LAYTON	BL LAYTON GUEST HOUSE LLC	2146 S LAYTON BL	MILWAUKEE, WI	532150000
4702110000	2158 S LAYTON	BL KENNETH M BASTERASH	2160 S LAYTON BL	MILWAUKEE WI	532152457
4702375000	2074 S LAYTON	BL JUNE V KUKOBAT	2074 S LAYTON BLVD	MILWAUKEE, WI	532150000
4702376000	2066 S LAYTON	BL FRANCISCO V SANCHEZ	2066 S LAYTON BL	MILWAUKEE, WI	532040000
4702377000	2056 S LAYTON	BL ANGEL BAHENA RODRIGUEZ	2056 S LAYTON BL	MILWAUKEE, WI	532040000
4702378000	2054 S LAYTON	BL EDWARD C SCHILLING & JANICE	2054 S LAYTON BLVD	MILWAUKEE, WI	532150000
4702379000	2052 S LAYTON	BL KRIEGL, GILBERT T & ELAINE	2052 S LAYTON BLVD	MILWAUKEE WIS	532150000
4702380000	2048 S LAYTON	BL MARK S RONDINELLI	2048A S LAYTON	MILWAUKEE, WI	532150000
4702381000	2044 S LAYTON	BL JOHN H & AUDREY J SZPARA	2044 S LAYTON BLVD	MILWAUKEE WI	532150000
4702382000	2038 S LAYTON	BL SANDRA J FREIBURGER	1657 HUNTER RD	WAUKESHA, WI	531890000
4702383000	2034 S LAYTON	BL ROSITA RODRIGUEZ	2034 S LAYTON BL	MILWAUKEE, WI	532040000
4702386110	2026 S LAYTON	BL KERRY C JONES	1695 N CASS ST	MILWAUKEE WI	532020000
4702386120	2024 S LAYTON	BL NICHOLAS C HYKE & DONNA HW	2024 S LAYTON BLVD	MILWAUKEE WI	532150000
4702388100	2016 S LAYTON	BL RICHARDO ZAVALA	2016 S LAYTON BL	MILWAUKEE, WI	532040000
4702601000	2200 S LAYTON	BL MARK F KOBELINSKI	2200 S LAYTON BL	MILWAUKEE WI	532152461
4702602000	2208 S LAYTON	BL RICARDO AVILA	2208 S LAYTON BL	MILWAUKEE, WI	532150000
4702603000	2210 S LAYTON	BL TENG XIONG	2210 S LAYTON BL	MILWAUKEE, WI	532150000
4702604000	2220 S LAYTON	BL THE KELIPIO FAMILY AGRMT	2220 S LAYTON BL	MILWAUKEE WI	532152461
4702605000	2222 S LAYTON	BL CRAIG G SMITH & MARION HW	2222 S LAYTON BLVD	MILWAUKEE, WI	532150000
4702606000	2228 S LAYTON	BL RONALD G MALEU & JOAN M HW	2228 S LAYTON BLVD	MILWAUKEE, WI	532150000
4702607000	2236 S LAYTON	BL JUANITA RIVERA	2236 S LAYTON BL	MILWAUKEE, WI	532150000
4702608000	2240 S LAYTON	BL SERVANDO G VALADEZ	2240 S LAYTON BL	MILWAUKEE WI	532152461
4702609000	2244 S LAYTON	BL JOSE D RIVERA	2244 S LAYTON BL	MILWAUKEE, WI	532150000

Parcel / Ownership Listing

Report run on: September 1, 2004 3:23 PM

Page 6

Taxkey	Property Address	Owner Name	Owner Address	Owner City/State	Zipcode
4702610000	2252 S LAYTON	BL JOSE G MARTINEZ SR	2252 S LAYTON BL	MILWAUKEE, WI	532150000
4702611000	2256 S LAYTON	BL MARK F KOBELINSKI	2200 S LAYTON BL	MILWAUKEE, WI	532152461
4702612000	2264 S LAYTON	BL RONALD C KRAWCZYK &	2264 S LAYTON BLVD	MILWAUKEE WI	532150000
4710001000	1901 S LAYTON	BL PATRICIA ANN DAVISON	1903 S LAYTON BLVD	MILWAUKEE WI	532150000
4710002000	1911 S LAYTON	BL GLENN P STEINBRECHER	1911 S LAYTON BL	MILWAUKEE, WI	532150000
4710003000	1917 S LAYTON	BL GUSTAVO ENRIQUEZ	1919 S LAYTON BLVD	MILWAUKEE, WI	532150000
4710004000	1923 S LAYTON	BL 1923 LAYTON LLC	3943 S 106TH ST	MILWAUKEE WI	532280000
4710005000	1931 S LAYTON	BL ARTHUR J MANSKE	P.O. BOX 340245	MILWAUKEE WI	532340245
4710006000	1937 S LAYTON	BL JUNE IHLENFELDT	1937 S LAYTON BL	MILWAUKEE, WI	532150000
4710007000	1941 S LAYTON	BL CLARENCE J BOOMGARD & MARY	10930 W PALLOTTINE	GREENFIELD, WI	532280000
4710601000	2203 S LAYTON	BL EGEL, GEORGE A & OLGA	2203 S LAYTON BLVD	MILWAUKEE, WI	532150000
4710602000	2207 S LAYTON	BL LYLE A BOY & PATRICIA H	24111 W LOOMIS RD	MUSKEGO WI	531500000
4710603000	2213 S LAYTON	BL THOMAS BROSKE	2215 S LAYTON BLVD	MILWAUKEE, WI	532150000
4710604000	2217 S LAYTON	BL OMER J AUDI	3220 S 72ND ST	MILWAUKEE, WI	532190000
4710605000	2223 S LAYTON	BL CLIFFORD SCHWEITZER	2225 S LAYTON BLVD	MILWAUKEE, WI	532150000
4710606000	2227 S LAYTON	BL SABAS CARRANZA	2227 S LAYTON BL	MILWAUKEE, WI	532150000
4710607000	2231 S LAYTON	BL DAVID L KRAUS	N8015 COUNTY HWY A	HEXTON WI	546350000
4710878000	2103 S LAYTON	BL THE OPEN GATE INC	1131 N 12TH ST	MILWAUKEE WI	532330000
4710879000	2109 S LAYTON	BL ELAINE J NAVA FKA	2109 S LAYTON BLVD	MILWAUKEE WI	532150000
4710880000	2115 S LAYTON	BL BITTNER TRUST D5-1-96	2115 S LAYTON BL	MILWAUKEE WI	532152456
4710881000	2123 S LAYTON	BL JARED J BENNETT	2123 S LAYTON BL	MILWAUKEE, WI	532150000
4710882000	2129 S LAYTON	BL PAUL M BERCEAU	2129 S LAYTON BL	MILWAUKEE, WI	532150000
4710883000	2137 S LAYTON	BL MARY MIENKI	2137 S LAYTON BL	MILWAUKEE WI	532152456
4710884000	2143 S LAYTON	BL MARK LOVEJOY & PATRICIA HW	2143 S LAYTON BLVD	MILWAUKEE, WI	532150000
4710885000	2147 S LAYTON	BL MELISSA A PEMENTEL	2147 S LAYTON BL	MILWAUKEE, WI	532150000
4710886000	2155 S LAYTON	BL MARK R THOMPSTO & CAROL HW	2155 S LAYTON BLVD	MILWAUKEE WI	532150000
4710887000	2159 S LAYTON	BL CYNTHIA L PIOTROWSKI	2159 S LAYTON BL	MILWAUKEE, WI	532150000
4710888000	2167 S LAYTON	BL JOSE J SANCHEZ	2167 S LAYTON BL	MILWAUKEE, WI	532150000
4710889000	2175 S LAYTON	BL WALKERS POINT YOUTH & FAMILY	2030 W NATIONAL AV	MILWAUKEE, WI	532040000
4710908000	2001 S LAYTON	BL LISA SEVERSON	2001 S LAYTON BL	MILWAUKEE, WI	532150000
4710909000	2007 S LAYTON	BL DAVID L BREIDER	2059 S LAYTON BL	MILWAUKEE WI	532152256
4710910000	2013 S LAYTON	BL BOULWARE, THOMAS & CAROLYN L	2015 S LAYTON BLVD	MILWAUKEE WISCONSIN	532150000
4710911000	2021 S LAYTON	BL CAROL A TRAN	2021 S LAYTON BL	MILWAUKEE, WI	532150000
4710912000	2031 S LAYTON	BL ISIDRO CASTILLO	2031 S LAYTON BL	MILWAUKEE, WI	532150000
4710913000	2039 S LAYTON	BL HARRISON C TAYLOR	2039 S LAYTON BL	MILWAUKEE, WI	532150000
4710914000	2045 S LAYTON	BL DAVID W HERRMANN	2045 S LAYTON BLVD	MILWAUKEE, WI	532150000
4710915000	2051 S LAYTON	BL THE ZEVNIK TRUST D8-16-95	411 S HAWLEY RD	MILWAUKEE WI	532140000

Parcel / Ownership Listing

Report run on: September 1, 2004 3:23 PM

Page 7

Taxkey	Property Address	Owner Name	Owner Address	Owner City/State	Zipcode
4710916000	2059 S LAYTON	BL DAVID L BREIDER	2059 S LAYTON BL	MILWAUKEE, WI	532150000
4710917000	2067 S LAYTON	BL DAVID D KERR	POB 555	EAST TROY, WI	531200555
4710918000	2071 S LAYTON	BL LAURA A BARCZAK	2071 S LAYTON BL	MILWAUKEE WI	532152256
4710919000	2075 S LAYTON	BL DAVID FIGUEROA	2075 S LAYTON BL	MILWAUKEE, WI	532150000
4711075000	1947 S LAYTON	BL ESTHER L MORGAN	1947 SOUTH LAYTON BLVD	MILWAUKEE WI	532150000
4711076000	1955 S LAYTON	BL LOWELL ZWINTSCHER	1955 S LAYTON BL	MILWAUKEE, WI	532150000
4711077000	1959 S LAYTON	BL NORMA L ANAYA	1959 S LAYTON BL	MILWAUKEE, WI	532150000
4711078000	1963 S LAYTON	BL MARIO J ZARATE	1963 S LAYTON BL	MILWAUKEE, WI	532150000
4711079000	1967 S LAYTON	BL ROSELIA M AYALA	1967 S LAYTON BL	MILWAUKEE, WI	532150000
4711080000	1977 S LAYTON	BL THOMAS R KUENY &	2620 E OHIO AVE	MILWAUKEE WI	532070000
4711201000	2235 S LAYTON	BL ANGELA M DULAY-FLORES	2235 S LAYTON BL	MILWAUKEE, WI	532150000
4711202100	2239 S LAYTON	BL ANDRES VELEZ	2239 S LAYTON BL	MILWAUKEE, WI	532150000
4711203100	2243 S LAYTON	BL DONALD L ANDREWS & LORRAINE	2243 S LAYTON BLVD	MILWAUKEE, WI	532150000
4711204100	2247 S LAYTON	BL LUCIO TORRES	2247 S LAYTON BL	MILWAUKEE, WI	532150000
4711205100	2251 S LAYTON	BL LUIS VERGARA	2251 S LAYTON BL	MILWAUKEE, WI	532150000
4711206100	2257 S LAYTON	BL FIDEL AQUILA	2257 S LAYTON BL	MILWAUKEE, WI	532150000