



*Every house
tells a story*

Historic Concordia
Tour of Homes

Saturday, June 18, 2016
10am-4pm

HCNI.org

Every House Tells a Story

There isn't an individual who walks into any of the homes in the Concordia Neighborhood that doesn't gape at the woodwork detailing, grand staircases and vaulted ceilings and sigh, "oh the stories these walls could tell". The wealthy beer barons who built the grandest houses in Concordia may have passed on, but not without imparting the neighborhood with memories of lavish lifestyles, grand parties and family dramas.

What began as a suburban getaway west of downtown, connected by the vital Watertown Plank Road, now stands as a richly storied urban landscape with elegant Victorian mansions and blooming boulevards. Modern Concordia, no longer home to the Concordia University, has seen many changes through the years. Frat houses have become new small businesses and family homesteads. The location just west of downtown houses neighbors from all spectrums of life. The Historic Concordia Neighborhood Home Tour gives these neighbors the opportunity to tell the stories that these historic old homes long to tell.

As you walk through our neighborhood today, enjoy the beautiful homes and businesses, and talk with our residents, we think you'll understand why "every house tells a story".

Schedule of Events

At the Tripoli Shrine Center
3000 West Wisconsin Avenue:

- | | |
|----------------|---|
| 9:30 am | Ticket Sales begin
Silent Auction opens
Cake & Pie Social opens
(beverages & home
baked goodies for sale) |
| Noon - 3:00 pm | Michael Westcott,
neighborhood artist,
will be sketching |
| 2:00 pm | Silent Auction closes
(auction winners may
pick up items or arrange
for later pick up) |
| 3:00 pm | Tripoli closes (homes
remain open to 4:00 pm) |

Around the Neighborhood:

- | | |
|-----------------------|--|
| 10:00 am | Homes open for Tour |
| 10:00 am -
4:00 pm | Shuttle vans available
on Tour route
(as reflected on map) |
| | Beer Tasting Tent at
3009 W. Highland Blvd.
(#7 on map) |
| 4:00 pm | Tour ends |

Silent Auction Donors

Be sure to stop, browse and bid on the great items in our Silent Auction held at the Tripoli Shrine Center, 3000 West Wisconsin Avenue. Winners will be announced at 2pm today so stop in after you complete the Tour to make sure you haven't been outbid on the items you want.

Our sincere gratitude to the businesses and organizations that have graciously donated items (donations received after this booklet was printed will be acknowledged at the Silent Auction).

Advance Automotive Services
Amaranth Bakery
Art and Soul Gallery
Barbiere's Italian Inn
Collectivo
Hanger Limited
Harley Davidson Foundation
Hector's
Neighborhood House
Sprecher Brewing Co.
Usingers
Café LuLu
Care-a-lotta's @ Bartolotta's
Comedy Sportz
Cousins
Discovery World
Fountain of Youth Medical Laser Spa
German Fest
Historic Milwaukee
Indian Summer
Irish Fest
Landmark Lanes
Lela
Maxie's Southern Comfort
Mexican Fiesta
Milwaukee Admirals
Milwaukee Chamber Theater
Milwaukee County Zoo
Milwaukee Symphony Orchestra
Milwaukee World Festival, Inc.
Outpost
Persian Rug Gallery
Puhl's True Value Hardware
Sunset Playhouse
Swanky Seconds
The Milwaukee Rep Theater
Urban Ecology Center
Wisconsin Athletic Club



Tour Start # 1 Tripoli Shrine Center

3000 West Wisconsin Ave

The Tripoli Shrine, an architectural replica of India's Taj Mahal, is home to all Shriner activities in Milwaukee and Wisconsin. The Shriners, founded in 1872, are an organization of Master Masons. This is an international fraternity of over a half million members that belong to 195 Shrine Centers worldwide. Shriners, although known for colorful parades, circuses and clowns, have a very serious side. Since 1922, the Shriners have supported and operated a network of 22 specialized hospitals providing orthopedic and burn care to children, regardless of ability to pay.

The architectural firm of Clas, Shepard and Clas designed the building by drawing on North African Muslim prototypes thought to best exemplify the Shrine ritual. Built over a period of 2 1/2 years, the entire project, including land, building and furnishings, cost \$616,999.61. The mosque officially opened in May 1928.

Two distinctive French limestone camels grace the south entrance, welcoming travelers and guests up its monumental stone staircase. The dome is one of the most impressive features of the mosque. The beautiful painting is exactly as it was originally done and is an exquisite example of Saracenic art.

The Tripoli Shrine Center, placed on the National Register of Historic Places in 1986, is one of Milwaukee's most unique landmarks. The Tripoli is available for public events of any size.

TripoliShrineCenter.com



2

Schuster Mansion Bed & Breakfast
Innkeepers: Rick & Laura Sue Mosier
3209 West Wells Street

This exquisite mansion was built in 1891 for a wealthy tobacco industrialist, George J. Schuster, and his first wife and four children. Nicknamed "The Red Castle", it was built of red Ohio sandstone and red brick, and trimmed with red terra cotta ornamentation. Crane and Barkhausen, a locally renowned architectural firm, designed the home in the German Renaissance Revival style. The home is one of Milwaukee's few examples of the chateau influence popularized by Richard Morris Hunt, the architect who built homes for wealthy east coast families including the Vanderbilts.

After George Schuster's death in 1922, Mollie, his second wife, and her two children, sold the house in 1924, and it was converted into luxury apartments known as the Redstone Apartments.

Rick and Laura Sue opened the elegant, comfortable antique-filled bed & breakfast in 2008. Since the home was last on tour in 2012, they've continued the tradition of preserving and caring for the Schuster Mansion.

Relax, in History and Charm, in multi-room suites with private baths, or rooms with shared or private baths. Enjoy a Victorian High Tea. Rent the first floor for a truly exceptional venue for weddings, showers and other special events. Plan your memorable visit at www.schustermansion.com



3

Texas Bufkin

3413 West Wells Street

According to *The Captain Frederick Pabst Mansion: An Illustrated History* by John C. Eastberg, Captain Pabst, of the Pabst Brewing Company, built this house for his eldest daughter, Elizabeth Pabst Von Ernst, and her husband, Otto Von Ernst. Unfortunately Elizabeth did not live in the house for long before her death in 1891 at age 22, about six months after the birth of her first child. It's believed that the next owner was the Freshel (spelling?) family.

The home was designed by Alfred Charles Clas. This may have been one of Clas' last solo commissions. In 1890 Clas formed what would prove to be a prolific partnership with George Bowman Ferry. The first commission of the new Ferry & Clas partnership was Captain Pabst's home at what is now Wisconsin Avenue at 20th Street.

This red brick Queen Anne is almost 6,000 square feet. The mansion is one of the few remaining homes in the neighborhood that still has its porte-cochere or carriage porch. Also be sure to note the interesting terra cotta trim on the home's exterior.

Texas Bufkin purchased the home in 1997 and began the long process of bringing what had become a 22-room boarding house back to a single family residence. Extensive interior and exterior work has been completed including a major kitchen renovation. In addition, the crumbling cloth panels in the veneered oak dining room ceiling have been replaced. Murals were found on the dining room and parlor ceilings under layers of grime. The decorative murals are attributable to Otto Von Ernst (Captain Pabst's son-in-law) who was an academic artist and major figure in the Milwaukee art world.



4

Marc & Jessica Benzakein

931 North 33rd Street

The architect for this 1897 Colonial Revival style duplex was John Roth, Jr. As seen in this house, Roth's trademark residential designs generally had strong ornamental exteriors and grand entrances. The house still retains much of the original natural woodwork, hardwood floors and four decorative (non-functioning) fireplaces. Meyer Bros. was the builder, and the original owner may have been C. H. Strong.

Since purchasing the home in 2013, Marc and Jessica have converted the duplex into a single family home. A recent attic conversion completed this year gives the family over 6,500 sq. feet of living space with 11 bedrooms and 4 bathrooms. They wanted as much space as possible because their family of four has grown to a family of eight with four foster children.

In addition to the attic conversion, Marc and Jessica replaced all the old knob and tube wiring, reroofed, added central air, updated the furnaces, and replaced all the windows. They've redone the kitchen, replaced the upstairs kitchen with a laundry room, and replaced the old one-car garage with a two-car garage that features a flat roof for entertaining. Come and see what they've accomplished since they were on tour in 2015. Throughout the renovations, their goal has been, as much as possible, to sensitively blend the changes and additions as if all were part of the original house.



5

*Lion House : Forest County
Potawatomi Foundation*

3209 West Highland Blvd

This house, known as the “Lion House” because of the pair of lions flanking the front steps, bears a strong resemblance to a library or other commercial building. But it was built in 1897 as a home for George J. Koch shortly after his marriage to Amelia Millenbach of Detroit. Koch was a prominent banker and one of the founders of the West Side Bank.

The architect, Edward V. Koch (no relation to George), designed the home in the Beaux Arts style with an unusual ‘English’ basement (the limestone foundation has a much higher profile than typical homes of the Victorian era). The home is made of Cream City brick, trimmed with cut stone, and has a hip roof. The decorative trim on the house is metal, a detail that again is more consistent with Victorian commercial buildings.

After almost 50 years as a private home, the building went through several reincarnations beginning with a conversion in 1944 to multi-family apartments. It was later purchased by Concordia College and used for offices until the early 1980s. Subsequent owners included the Westside Conservation Corporation, which extensively renovated the building after a fire in 1984. After completing recent renovations, the Forest County Potawatomi Foundation uses the building for office space.

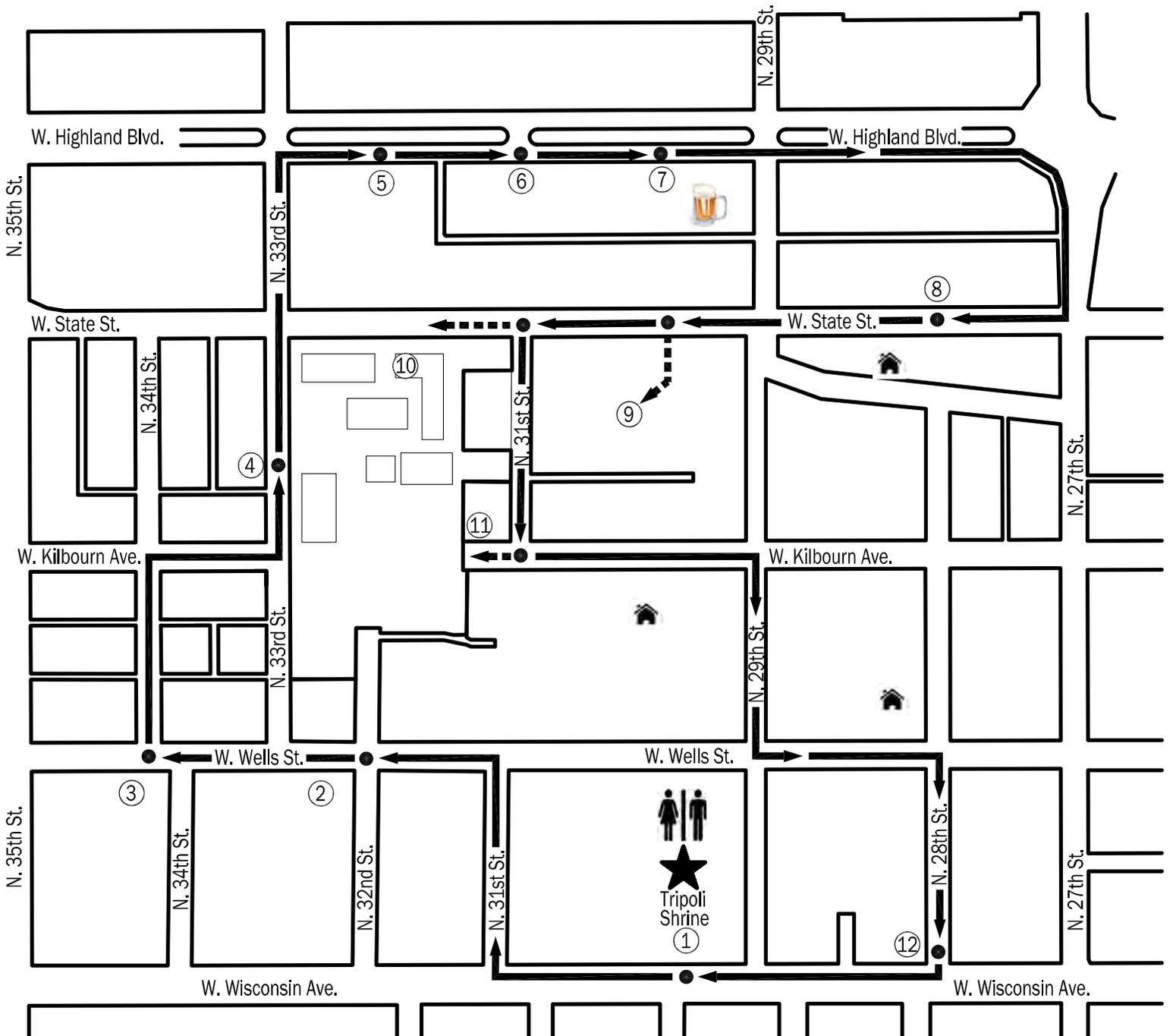
Historic Concordia Tour Map

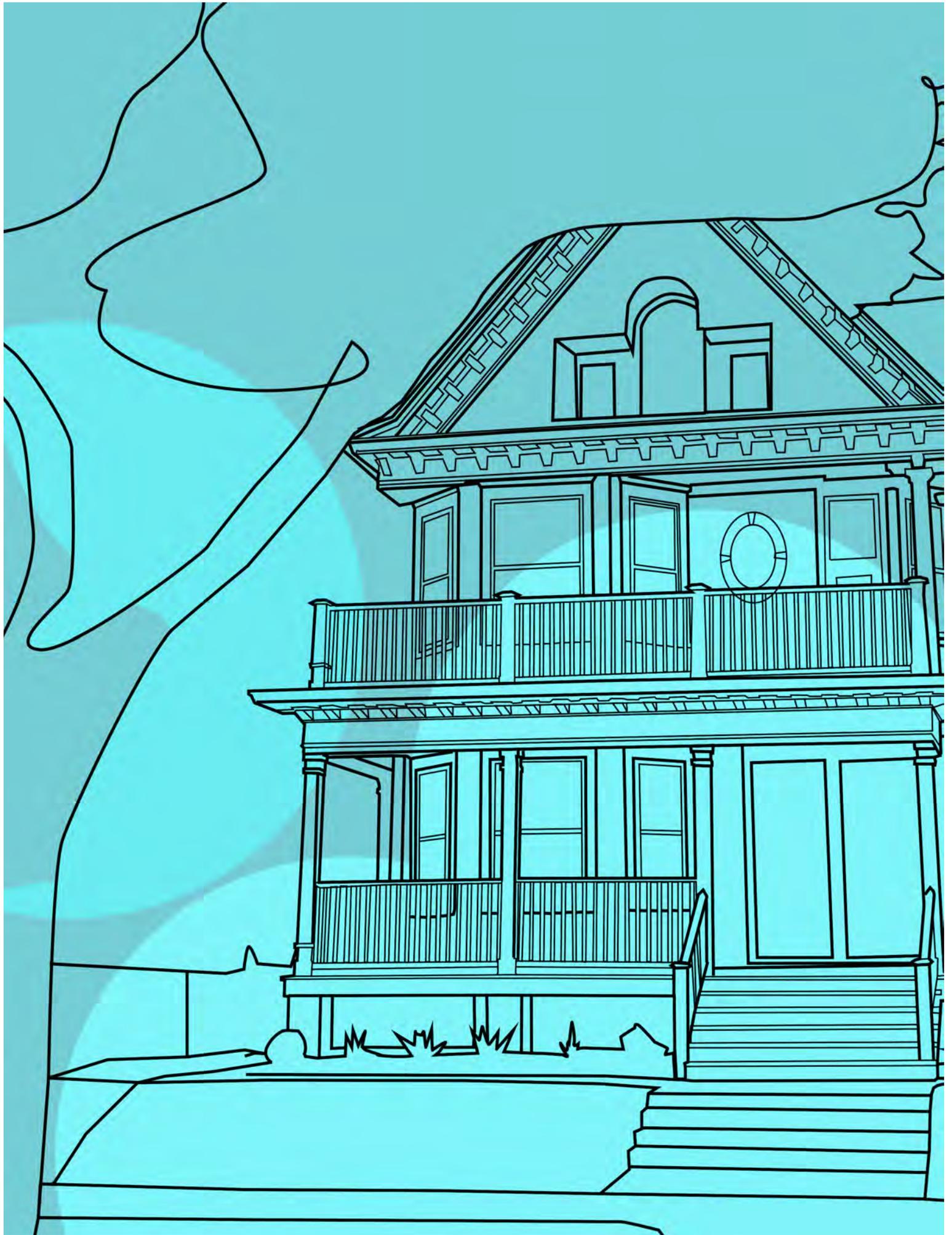


Legend

- ★ tour start
- tour stop
- ← shuttle route
- ← walking route
- ♂ ♀ restrooms
- 🍺 beer tasting
- 🏠 property for sale

- | | | | |
|--|--|-------------------------|--|
| ① Tour Start
Tripoli Shrine
3000 W. Wisconsin Ave. | ④ 931 N. 33rd St | ⑦ 3009 W. Highland Blvd | ⑩ Woodlands School, Inc.
3121 W. State St. |
| ② Schuster Mansion
Bed & Breakfast
3209 W. Wells St. | ⑤ The Lion House
Forest County Potawatomi
Foundation
3209 W. Highland Blvd. | ⑧ 2742 W. State St. | ⑪ 3112 W. Kilbourn Ave |
| ③ 3413 W. Wells St. | ⑥ 3101 W. Highland Blvd | ⑨ 3011 W. State St. | ⑫ St. Paul's Lutheran Church
2812 W. Wisconsin Ave. |







6

Dave Grosse

3101 West Highland Blvd

Our tourgoers tell us how much they enjoy seeing homes that are in the process of restoration so we're pleased to include this work in progress.

The home was built in 1917 for Louis J. Stroble who is believed to have been the Secretary of the Wisconsin Grocery Company at that time. Stroble led a varied business life over the next few years with connections to several different companies. It's believed that Stroble family members also resided in the home that previously existed on the now empty lot to the east.

This American Craftsman style bungalow reflects features of the Arts and Crafts architectural movement including low-pitch roof lines on a gabled or hipped roof; deeply overhanging eaves; exposed rafters or decorative brackets under the eaves; and a front porch beneath an extension of the main roof.

Not much history is known about the house between 1925 and 1983 other than the fact that during some portion of those years it was used as student housing for learning disabled adults as evidenced by numbers on the bedroom doors.

The current owner purchased the house at a Sheriff's sale in December 2015 and began renovations in early 2016. He also purchased the empty lot and will annex it to the house's lot. The house needed extensive roof repair and a new boiler. He has plans for extensive interior renovations. Two hopeful exterior changes will be the addition of a sun room off the back of the house (approximately 20' x 25') and a deck off the west side of the house which would also be a drive through similar to the large mansion directly across the street.



#7

Paul Wissers & Jennifer Blazekovic

3009 West Highland Blvd

Highland Boulevard was one of the most exclusive streets in the city from about 1895 through 1915 as wealthy Germans and Yankees moved west from downtown to the area around Concordia College. In fact the area was so dominated by Germans that Highland Boulevard was nicknamed Sauerkraut Boulevard.

Among the prominent families on Highland was an enclave created by three members of the Manegold family, who owned the Milwaukee-Waukesha Brewing Company, a flour and grain elevator business. They also owned quarries and other enterprises. William and Milhelda (may have been Mathilda) Manegold built this elegant Queen Anne Victorian, designed by Jacob Jacobi, in 1897. The three-story 7,000 square foot residence has 17 rooms including a third floor ballroom.

By the early 1920s the neighborhood was transitioning and the empty mansions were converted to rooming houses, nursing homes, fraternity houses, or razed to make room for apartment buildings. Despite later use as a nursing home and living quarters for Fathers of the Sacred Heart, the Manegold mansion survived with many of its original appointments intact.

The current owners, Paul and Jennifer, have been working to lovingly restore the home's exterior and gracious interior with plans to open as the Manegold Mansion Bed & Breakfast.



8

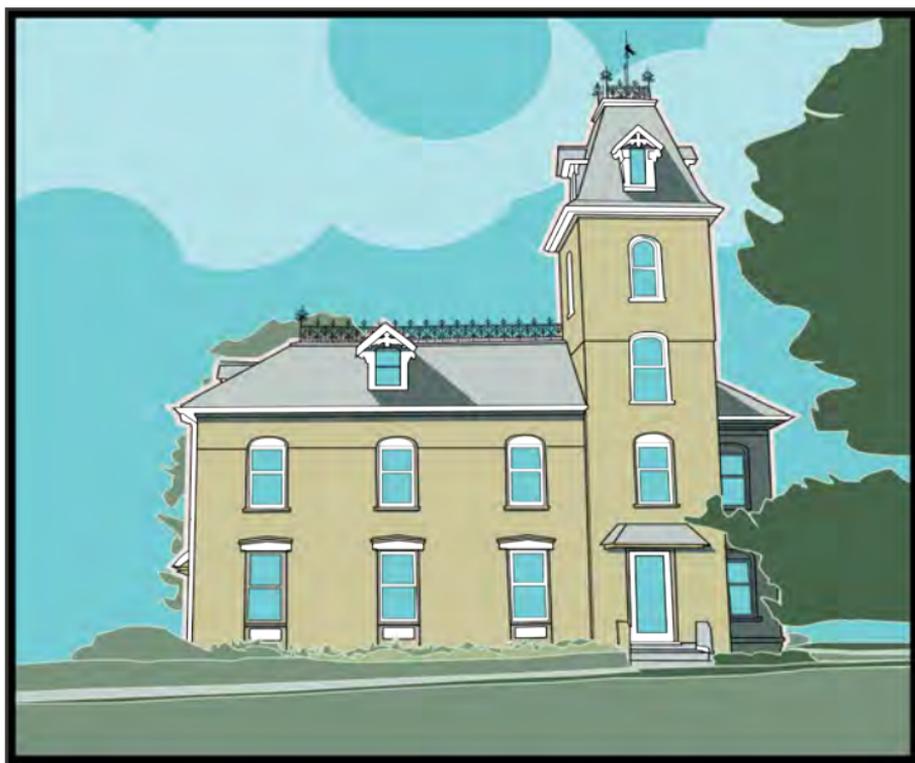
Kyle Kompas & Nicole Vurusic

2742 West State Street

This Queen Anne style home was built in 1892 for Charles Gezelschap by the architectural firm of Ferge & Keiper. Gezelschap owned a lighting fixture store in a building on Third Street.

This gorgeous Victorian, which is over 4,000 square feet, has beautiful architectural details including several original fireplaces and a grand staircase. It's believed the carriage entry on the northeast corner of the house was enclosed in 1910.

The current owners, Kyle and Nicole, purchased the home in 2015 from the City of Milwaukee with a vision to restore its old world charm. You will have an opportunity to see what they've accomplished to date as their work in process brings this house back from a derelict state to a living home with a new story.



#9

Tom Matthews

3011 West State Street

Within the neighborhood, we call this the Tower House, and an image of this distinctive home has been the logo for Historic Concordia Neighbors for years.

Built of cream city brick on an acre of land, the history of this house is somewhat unclear. It was the residence of Dr. Robert Fairies, the first dentist to open a practice in Milwaukee, from 1850-1854. Some historians believe that the original structure may have been a farmhouse which Dr. Fairies remodeled into this structure. During that remodeling, he may have added the flat roof to use as an observation deck to pursue his interest in astronomy (he constructed the first telescope in the state). It's believed the house was sold to Sidney Rood, a bookstore and bindery owner, sometime around 1854. Rood sold in 1863 to Philetus Yale, a tailor and clothier. Yale may have been responsible for the changes to the house which resulted in its current distinctive exterior including the expanded tower, Mansard-like roof, dormers, and the west wing.

The home has undergone several reincarnations in its lifetime. From a family home until 1947, to offices for the Milwaukee Bible Institute (1947 to 1960), then offices of Concordia College (1960 to 1987), and then law offices. It became a single family dwelling again in the 1990s. The Historic Concordia Neighborhood is grateful for the preservation of this neighborhood landmark.



10

Woodlands School, Inc.

3121 West State Street

The State Street Campus of Woodlands School, Inc. is in the former Pritzlaff Building of the original Concordia College, originally founded in 1881. Now part of the Forest County Potawatomi campus, the building was recently renovated and renamed, in the Potawatomi language, the Nengos Building. Woodlands School, Inc. opened the State Street Campus in 2013 and is currently enrolling K4 through 4th graders at this campus (5th grade begins with the 2016-17 school year).

Woodlands School, Inc., which has been continuously ranked as a school that “exceeds expectations” by the Wisconsin Department of Public Instruction, has a multi-cultural environment that prepares students for lifelong learning in a rapidly changing society. The core values of respect, caring, trustworthiness, citizenship, responsibility and creativity are woven into everything they do. This is exemplified by the fact that in 2014 they were one of only three charter schools nationwide to be named a National School of Character. Woodlands offers the best of what an urban education can be.

We are pleased that Woodlands School, Inc. has chosen Historic Concordia for their second campus. Their addition to our neighborhood enhances Concordia’s family-focused environment, and we are pleased that they are opening their doors today for tours and activities for children.



11

Anne Devitt & Ned Hoffmann

3112 West Kilbourn Avenue

This 1891 American Foursquare was built by Charles Krause and designed by the famous architectural team of Schnetsky and Liebert. They built numerous churches and residences in Milwaukee, many reflecting Jugendstil and New Renaissance styles, both German movements. Their designs for the Fred Krause Mansion (1531 N. Prospect Ave.) and Henry Harnischfeger Mansion (3424 W. Wisconsin Ave.) are examples of that influence.

This home is a prime example of the Foursquare which is an American house style popular from the mid-1890s to the late 1930s. The Foursquare design was a reaction to the ornate Victorian and Revival styles popular throughout the last half of the 19th century. The Foursquare typically incorporates elements of Prairie School and Craftsman styles.

This home is historically known as the Missouri Synod House. It served as the home for the President of Concordia College, which was located next door, until their move to Mequon in 1983. This continuous use for over 100 years saved the home from much of the indignities and remuddlings suffered by other homes in the neighborhood.

The current owners, Anne and Ned, purchased the home in 2002 and through their care, have assured this gracious home is enduring well into its second century.



#12

St. Paul's Lutheran Church

2812 West Wisconsin Avenue

The original George Ferry designed wood frame church was constructed in 1889 for the Pilgrim Congregation Church after it split with the Grand Avenue Congregation Church (2133 West Wisconsin Avenue). In 1916, after rejoining Grand Avenue Congregation, Pilgrim Congregational sold the church to St. Paul's Evangelical Lutheran.

St. Paul's Lutheran was organized in 1841 and is the oldest Lutheran congregation in Milwaukee. They held their first service in this location in October 1917. Due to the small size of the original wood frame church, in 1932 the congregation hired architect, Hugo Logemann, to redesign and enlarge the church. It was clad in lannon stone as part of the 1932 redesign; the roof is clad in slate. The church is described as Neo-Gothic Revival which is a style that has less elaborate decoration from the earlier Gothic Revival. The congregation also added Conrad Schmidt stained glass windows during the redesign.

A parish house and parsonage were added to the north side of the building between 1951 and 1952, also designed by Logemann. The addition largely matches the earlier design of the church.

The church is still actively in use today by the St. Paul's Lutheran congregation. As part of their commitment to staying and working in the city, St. Paul's is part of the Central City Churches (CCC) Outreach program. The CCC is an ecumenical organization of eight congregations working in Milwaukee's western downtown. Their mission is to provide a welcoming place for neighbors seeking direct service, referral, and advocacy of basic needs.

Acknowledgements

Historic Concordia Neighbors, Inc. extends sincere gratitude to our 2016 Tour sponsors.

The Forest County Potawatomi Community Foundation, which personifies the rich history and beliefs of the Potawatomi tribe, exists to fight poverty, promote economic opportunities, strengthen communities and provide an example of responsible citizenship.

Forest County
Potawatomi
Foundation



www.fcpotawatomifoundation.com

Quorum Architects, an Historic Concordia business, is a small group of diverse professionals who apply their talents in planning, design, documentation and management to help clients build on their vision to create or renovate an ideal facility. The idea of a quorum, or the right people for the project, is a working mantra which delivers impacting architectural and building design service.



Quorum Architects, Inc.

www.QuorumArchitects.com

Cover art designed by Melissa Muller, Image Designer at Quorum Architects. Melissa also executed the design of the postcard, brochure layout and photographs.

The Potawatomi Business Development Corporation (PBDC) is the economic unit for the Forest County Potawatomi. PBDC improves the quality of life for the Tribe by making strategic investments, acquisitions and prudent asset management decisions.

www.potawatomibdc.com

MillerCoors, located in the heart of the near west side on Highland Blvd. at 39th, is dedicated to their strong heritage of brewing the highest quality beer with a strong team of great people.

www.millercoors.com



Marquette University, a Catholic and Jesuit university in Milwaukee, offers more than 80 majors in its nationally and internationally recognized colleges and schools.



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www.marquette.edu

Our Tour, the longest running home tour in Milwaukee, would not happen each year without hundreds of volunteer hours from many Concordia neighbors. Our thanks to all who invested their energy and commitment in this Tour and all year long.

Tour Planning Committee

Chair	Robin Muller
Homeowner Coordination	Sally Wiberg
Volunteer Coordination	Sally & John Wiberg
Post-tour Party	Sally Maddick
Brochure & Mailings	Brian Scotty
Graphic Design	Melissa Muller
Silent Auction	Robin Muller
Cake & Pie Social	Kristi Westcott
Transportation & Beer Tasting Tent	Barb Scotty
Media Coverage	Tammi Bansemer
Website & Paypal	Scott Witte
Tour Start Management	Bob Bauman
Food Trucks	Tammi Bansemer
Kids Activities/ Scavenger Hunt	Alena, Krysta & Rayanna Hix
Writer	Eileen Hanley & Melissa Muller
Just in Time	Michael Stark



Neighborhood Houses for Sale
by the City of Milwaukee

3005 West Kilbourn
2807 West State
817 North 28th

Contact the Department of
City Development at:

809 North Broadway
Milwaukee, WI 53202
(414) 286-5800

