

Experience



past.present.possibilities

HISTORIC CONCORDIA
HOME TOUR

SATURDAY, JUNE 16

HCNI.ORG

Welcome to our 28th Tour of Homes

This year's Tour of Homes not only showcases our historic homes and vibrant community, we are also spotlighting the arts and culture of the Historic Concordia Neighborhood. "Experience Art: Past, Present & Possibilities" as all our Tour locations today provide a connection with art and culture, either historically, or from the richness of artists who currently make Concordia their home. Enjoy Plein Air artists working throughout the neighborhood to capture their artistic viewpoint of Concordia. Visit the Mobile Design Box for a taste of art from the last Gallery Night. And after you've viewed all that Concordia offers, make sure that you also include a visit today to the Haggerty Museum of Art at Marquette University. The Haggerty is featuring Elsa Ulbricht, a former Concordia artist whose historic home is on tour today.

The primary focus of Historic Concordia Neighbors, Inc. is promoting the neighborhood through historic preservation. Since the early 1990s, Historic Concordia Neighbors has played an integral part in the area's ongoing revival. We are a nonprofit, volunteer-driven group consisting of homeowners, renters, churches and other nonprofit groups with an interest in the long-term health and growth of the neighborhood.

Proceeds from our Home Tour support our mission to promote the Concordia neighborhood through historic preservation, community involvement and neighborhood pride. Tour proceeds are used in diverse ways including:

- Recognizing the many charitable needs within Milwaukee's near west side, we annually award the Historic Concordia Outreach Grant to a local nonprofit agency.
- Assisting in property restoration, we award grants to owner-occupied purchasers of blighted City-owned property.
- Enhancing the community through projects such as street signs and tulip plantings.
- Encouraging and supporting economic development of the surrounding business corridors.

Talk to our homeowners and volunteers today as you tour our homes and other locations. You'll quickly understand why we are passionate about the richness of life, art and culture – **Past, Present & Possibilities** -- in the **Historic Concordia Neighborhood**.



HISTORIC CONCORDIA NEIGHBORS, INC.

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(414) 459-9375
www.HCNI.org

Mission: Historic Concordia Neighbors, Inc. shall endeavor to promote the neighborhood through historic preservation, community involvement and neighborhood pride.

Schedule of Events

At the Wgechda Building on the Wgema (Potawatomi) Campus:

10:30 am Ticket Sales begin
Cake & Pie Social opens
(beverage & home baked
goodies for sales)

5:00 pm Tour ends

Around the Neighborhood:

11:00 am Homes open

11:00 am - 5:00 pm Shuttle van available on
Tour route (stops
reflected on the map)

Until 5:00 pm Plein Air Painting:
Artists painting outdoors
throughout the
neighborhood

11:00 am, 1:00 pm &
3:00 pm Ned Hoffmann, owner of
Hoffmann Art Services,
will give 30-minute
talks/demonstrations
on art restoration, at
house #8 at 3112
West Kilbourn Avenue

Throughout the Day Musical entertainment
at various times in
selected homes, as
indicated on the home's
page in the brochure

5:00 pm Tour ends

Light lunch of hotdogs & chips available

Save the Date
for Next Year's Tour
June 15, 2019



Tour Start # 1
Wgechda Building on the Wgema
(Potawatomi) Campus
Kilbourn Avenue at 33rd Street

Concordia College, founded in 1881, was at one time a preparatory school for Lutheran (Missouri Synod) ministers. In 1881, the College purchased land, between 31st and 33rd Streets and State Street to Highland Blvd., and began building a campus. After Concordia relocated to Mequon in 1983, the Forest County Potawatomi (FCP) took the 11-acre campus into trust and in 1990 leased the buildings to the Indian Community School for 20 years. The FCP took back control of the property in early 2011 and are in the midst of a planned \$90 million redevelopment of the campus that will continue over the next five years. Since several Potawatomi villages were located in the Concordia area prior to the 1830s, as the current campus is being transformed, FCP honored it with a new name – the Wgema Campus.

The Wgechda Building is composed of two adjoining historic buildings from the days of Concordia College – Albrecht Hall and Rickner Library. Albrecht Hall is the oldest surviving building on the campus. Completed in 1901 and designed by architect Eugene R. Liebert, its Beaux Arts architectural style is unique among Milwaukee's historic academic buildings. The other remaining historic buildings on the campus are mostly Collegiate Gothic in design. Albrecht Hall's original exterior cladding remains mostly intact and unchanged since 1901. Most windows have been replaced with non-historic windows. The building's interior layout remains largely intact – two upper floors with wide corridors and large classrooms and a large double-height chapel on the second floor.

The Rickner Library, which connects Albrecht Hall to the east through a two-story connector building, originally served as Concordia's main library. Similar to Albrecht Hall, its classical-inspired masonry facades are mostly intact. Inside, its double-height library space and top-floor classrooms also remain generally intact.

We are using the former Albrecht Hall today for ticket sales and the Cake & Pie Social. After an extensive renovation was completed by Quorum Architects in 2017, the Wgechda building now houses the FCP Tribal Courts and other office space.

Experience Art – Past & Present: Tribal art and artifacts



#2
Karen Smith &
Donald Haack
943 North 33rd Street

Fred Graf, one of the most successful and popular architects in Milwaukee, designed this Queen Anne in 1896. Formerly with the widely known Milwaukee Architect James Douglas, Graf began his own practice in 1891. In addition to designing single family homes, Graf's legacy in Milwaukee includes flats, double stores, office buildings, churches and several other homes in the Concordia Neighborhood. Graf built this home for Jake Widmeyer, a local blacksmith and owner of a buggy spring shop, who lived here until his death in the 1940s.

The interior of the house underwent major remodeling in the 1920s. Results can be seen in the large living room, which boasts a uniquely tiled fireplace made by Claycraft Potteries of Los Angeles. This inspired the current owners to furnish this room in the Arts and Crafts style. Note the vintage lighting in the room as well as the Mission style lamps made by the owner.

Many features make this home special. Hard oak and butternut woodwork can be found throughout the first floor, vintage lighting fixtures grace the foyer and dining room, and a beautiful example of lincrusta ascends the wall of the open staircase to the second floor. Karen Smith and Don Haack, current and retired members of the Milwaukee Symphony Orchestra, have painstakingly researched and collected artifacts original to the home from the Widmeyer family.

Experience Art – Present: Karen Smith, in addition to being a violinist, has a B.A. in Art from UWM. She will be displaying some of her work throughout the house.



#3

Robin Muller
2743 West State Street

This Queen Anne was built in 1890 for Milwaukee School Board member, John W. Hiller, and his family. The 1888-89 School Board Report lists Hiller's business address as the County Courthouse, but it doesn't state his occupation. Hiller represented the 15th District on the School Board, which school was located at 20th and Cold Spring Avenue.

The architect was Chas. C. Kirchhoff, Jr. He studied architecture in Boston and New York, and then returned to Milwaukee where he worked with architect Henry Messmer and helped build several churches. In 1894, after working for a few years on his own, Kirchhoff formed a partnership with Thomas Rose, and they enjoyed a highly successful practice building many prominent buildings. One of their most impressive designs was the Second Ward Savings Bank, which today houses the Milwaukee County Historical Society .

The home was saved in 2001 from almost total ruin by West End Development Corporation and renovated to once again become a family home.

Experience Art - Possibilities: MATC & MIAD art students – Alena Hix, Sarah Gerbasi, Lily Solheim, Nia Rutledge & Dan Day.

The band in the backyard is Sunkin Suns comprised of Milton Rodriguez, Samuel Catral & Jvontae Atkins.



#4 Mobile Design Box 753 North 27th Street

The Mobile Design Box is a partnership between the School of Architecture and Urban Planning (SARUP), local developers, neighborhood advocates, cultural institutions, artists, and community stakeholders to showcase a vacant storefront space and turn it into a community asset. This space provides for the exhibition of work from local artists as well as community-based design work from the School. The space provides for a diverse array of programming including artists' workshops, design speaker events, community meetings, and spoken word events.

SARUP is excited to be a part of this collaborative effort to showcase assets that are already part of the community. It may sound odd, but our goal is to get kicked out of the space. We hope that all of our various programming demonstrates the viability of this space, resulting in a business moving into the space. This would reinforce the Mobile part of our Mobile Design Box, and we would then relocate to another vacant storefront space, spurring additional development opportunities.

Works that were displayed as part of the Gallery Night in April are on view today. The Plein Air artists working throughout the Historic Concordia Neighborhood today will have their work displayed in the Mobile Design Box until the next Gallery Night - July 20 & 21.

For information about the Tower Theater, the remains of which are in the adjacent building at 757 North 27th Street, check out the Urban Spelunking article from Feb 18, 2016 at OnMilwaukee.com.



#5
Beth & Ed Sahagian-Allsop
842 North 29th Street

Built in 1898, this house was registered in the neighborhood historic survey in 1984 as the house of M.P. Bowen and Rose R. Bowen, his wife. Prominent Milwaukee architects, Crane & Barkhausen, designed this gracious Queen Anne. There are several other notable homes in the neighborhood by Crane & Barkhausen including the Schuster Mansion, also on the tour this year. J. Leen Houts and Chas Krouse are listed as the builders.

The property was once owned by Erastus B. Wolcott, the civil war surgeon general of Wisconsin, and his wife, Jane Wolcott, the first female physician in Milwaukee County. A newly restored 1920 historic bronze monument to Erastus stands proudly in Lake Park.

Featured as the 2018 HCNI Tour Home for the Milwaukee Journal Sentinel, the Sahagian-Allsopp's have made this their home since 1998. Beth is a sculptor working in various media and Ed photographs nature and the local urban landscape. Beth is a partner in Vanguard Sculpture Services where they oversee the production of fine art bronze casting and the restoration of public monuments and museum objects.

Experience Art - Present: Works of Beth Sahagian-Allsopp and Ed Sahagian-Allsopp, resident artists, are featured plus painting and photography on loan from three Wisconsin artists: Nova Czarnecki, Daniel Stauff and Todd Groskopf. There will also be a costumed live drawing session in the front parlor for tour goers to observe.

Dangerous Folk will provide musical entertainment in the yard between approximately 12:30 - 2:00pm.

Historic Concordia Tour Map



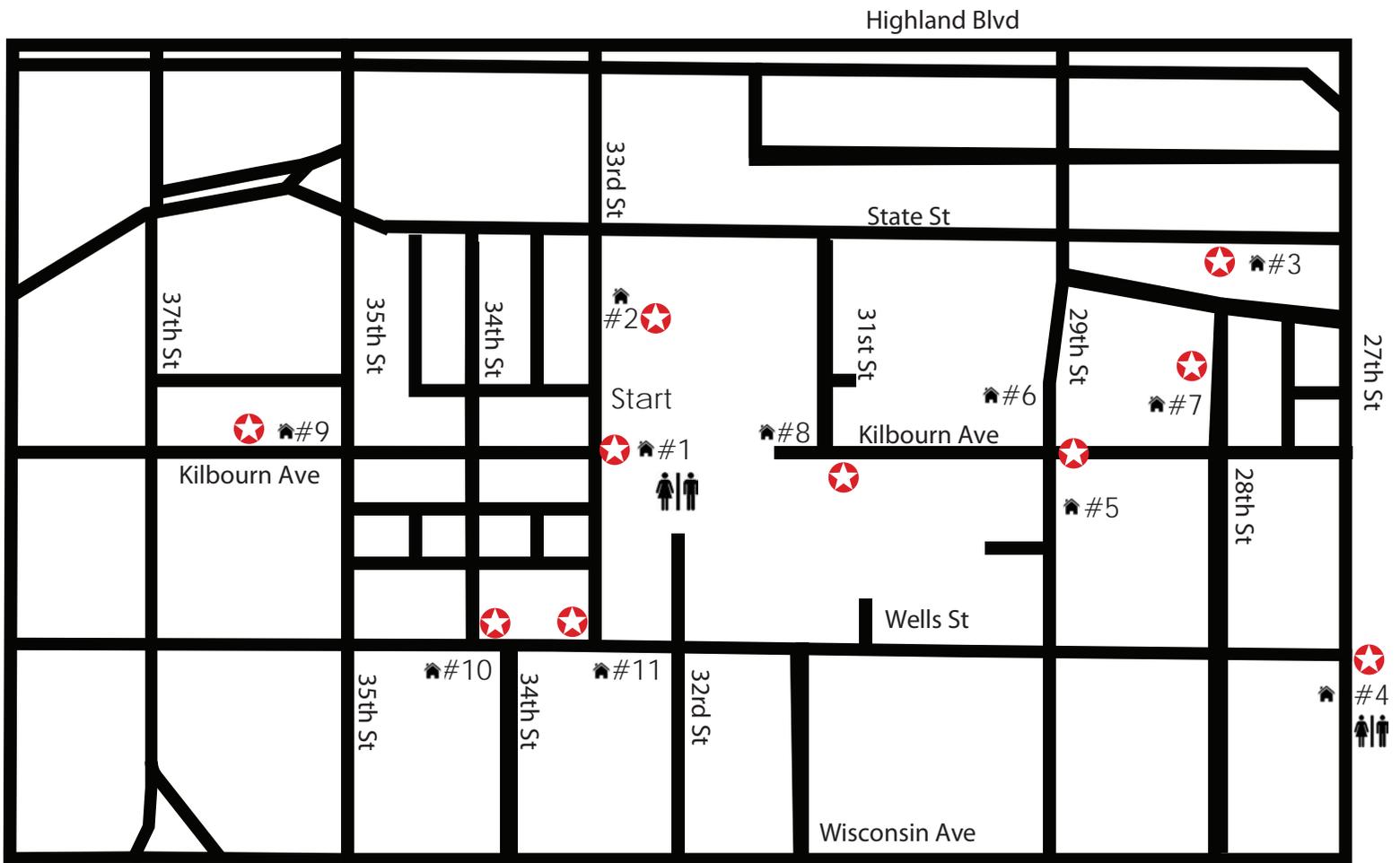
Legend

- Shuttle Stop
- House Location

- Restrooms

1. Tour Start : Kilbourn at 33rd
2. 943 North 33rd Street
3. 2743 West State Street
4. 753 North 27th Street
5. 842 North 29th Street
6. 925 North 29th Street

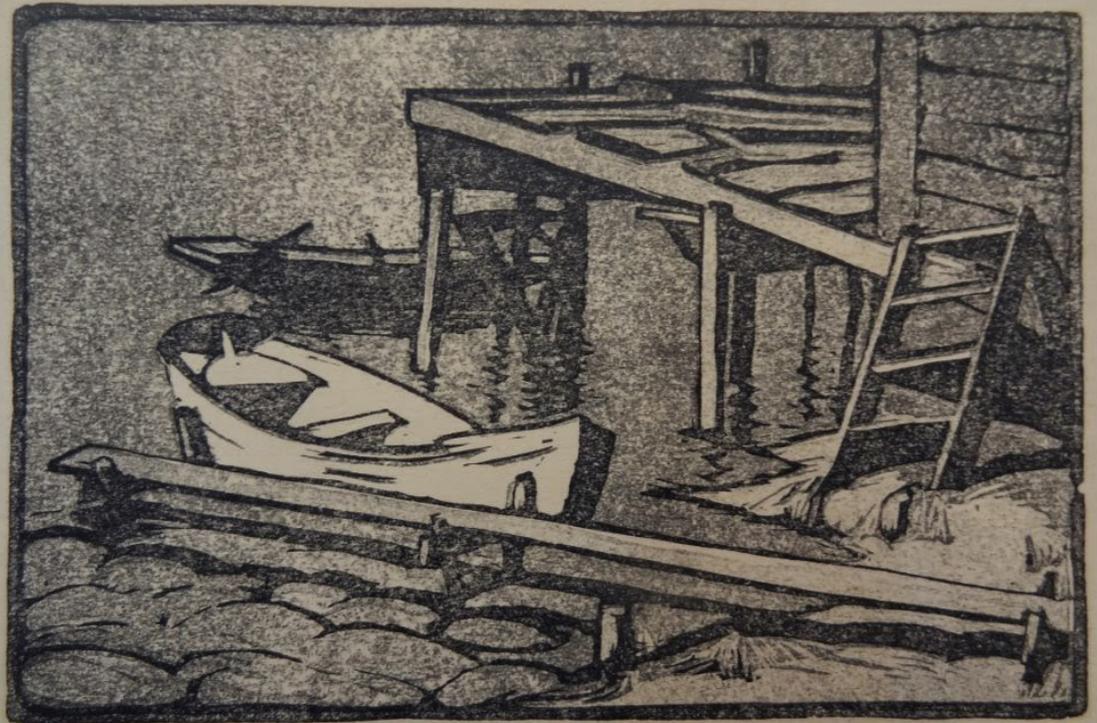
7. 915 North 28th Street
8. 3112 West Kilbourn Avenue
9. 3522 West Kilbourn Avenue
10. 3413 West Wells Street
11. 3209 West Wells Street
12. Haggerty Museum of Art: NOT ON SHUTTLE ROUTE at Marquette University





Back Steps of Old Fish House, Sausalito, Calif.

Elsa G. Ulbricht



The work of Elsa
Ulbricht &
The Milwaukee
Handicraft Project



#6

Kristi & Michael Westcott 925 North 29th Street

The Meissner House was built in 1887 and designed by Eugene Liebert, who received his architectural training in Germany and became a significant influence in Milwaukee. Liebert designed many residences, churches, and commercial structures including the Germania Building (1896), the Buffalo Building (1900), and the magnificent Harnischfeger Mansion (1905) on the northeast corner of Wisconsin Avenue at 35th Street. Liebert incorporated Baroque elements into the Meissner House, which includes clusters of elegant columns with scalloped pediments on the porch, a front dormer and a bay window.

Moritz Meissner was a German immigrant who operated a wholesale-retail boot and shoe business. He and his family of four children lived on North 29th Street (then called Queen Anne Place) until 1903. In the years following, the house was a boarding house, a bordello, a piano repair shop, and finally reclaimed as a single family residence.

As you tour the home, note the abundance of curly birch woodwork, which includes four sets of pocket doors, stained glass at the staircase landing, four fireplaces, period chandeliers and gasoliers, and detailed ornamental plaster on the first floor.

The current owners have continued to restore and maintain original and period features in the home, such as restoring the kitchen back to its original shape and size, using period lighting and custom cabinets reminiscent of the old cabinetry found elsewhere in the house. The elements of design and style – antique tin ceiling, stain used on the woodwork and cabinets, and careful consideration of blending the old with the new – have made this restoration almost undetectable. For all we know, it may have looked just like this in 1887.

Experience Art – Present: Michael Westcott, resident artist in his third floor studio.



#7

Maxwell & Shelisa Parker 915 North 28th Street

In the same year that they won a highly competitive bidding war for the right to design the Milwaukee Public Library, George Ferry and Alfred Clas designed and built this home in 1894 for Oswald Ulbricht. The home features beautiful and original stained glass windows, spectacular fretwork, and an ornate fireplace.

The history of the family that first occupied the house is as fascinating as the house itself. Ulbricht owned a lumberyard and worked as a general contractor. His company's best known accomplishment was the Water Tower, which still stands at the end of North Avenue overlooking Lake Michigan. Ulbricht lived in the home with his wife and five children until his death in 1936.

Ulbricht's daughter, Elsa Ulbricht, is one of Milwaukee's best known names in history. An artist and professor of art at the Milwaukee State Teacher's College (now UW-Milwaukee), she lived in the home until her death in 1980.

Elsa gained national attention for her work with the WPA during the Depression. She developed a program that gave jobs in the arts to out-of-work women. Many of these products are highly collectable today. She was also the director for the Ox-Bow Summer Art Program in Saugatuck, MI, where she honed her abilities as a painter. Her paintings and other artwork are still in great demand today.

The Haggerty Museum of Art at Marquette University, which is a stop today on the Tour, is featuring *A Perfect Thrill: Elsa Ulbricht & The Milwaukee Handicraft Project* now through August 5th.

To learn more about Elsa, find Peter Merrill's essay at: <http://www.tfaoi.com/aa/3aa/3aa88.htm>

Experience Art – Past: Selected pieces of Elsa Ulbricht's art will be displayed.



#8

Anne Devitt & Ned Hoffmann 3112 West Killbourn 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, which was a reaction to the ornate Victorian and Revival styles popular throughout the last half of the 19th century, 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.

Experience Art – Present: Ned Hoffmann, resident and owner of Hoffmann Art Services, restoration & installation services. Ned will give half-hour talks/demonstrations on art restoration at 11 am, 1 pm & 3 pm.



#9
Amy Waldman &
Gene Haack
3522 West Kilbourn Avenue

This Queen Anne was the lifetime home of composer and music teacher, Edna Frida Pietsch. Her father, Ferdinand, and grandfather, Fritz, built the home in 1886. Ferdinand, an ironworker, married Ida in 1891 and the couple raised their daughters, Hilda and Edna, in the house.

Edna shared her May 7th birthday with Brahms and Tchaikovsky, a fact which she is reported to have often told people with immense pride. She was in good company with her birthdate because she went on to become an accomplished composer herself. Her work was performed by the Chicago, Milwaukee, and Waukesha Symphonies. Edna was honored by the State of Wisconsin as the “Dean of Wisconsin Composers” in 1981. Her compositions are housed at the Mills Music Library at the University of Wisconsin – Madison, and also the Milwaukee Public Library.

Along with a maid from Hungary that the family hired, Edna lived in this home until her death in July 1982. She loved to entertain and was “quite exacting in her attempts to teach proper table manners to her somewhat reluctant nieces and nephews” (source: Maureen Beck at <http://berceuse.tripod.com/index2.html>).

Experience Art – Past: Edna Frida Pietsch, Composer & Music Teacher



#10 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 family.

The home was designed by Alfred Charles Clas. This may have been one of Clas' last solo commissions. In 1890 he 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.

Experience Art – Present: Jazz, swing, and blues - Mary Davis, Alvin Turner, James Davis and Texas Bufkin joined by other local artists.



#11

Innkeepers: Laura Sue & Rick Mosier Schuster Mansion Bed & Breakfast 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. Crane and Barkhausen, a locally renowned architectural firm, designed the home in the German Renaissance Revival style, using red Ohio sandstone and red brick, and red terra cotta ornamentation trim.

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 apartments known as the "Red Castle Luxury Apartments."

Rick and Laura Sue opened the elegant, comfortable antique-filled bed & breakfast in 2008. Since the home was last on tour, 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 or Low 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

Experience Art – Present: Textile arts in home décor, fashion & design.



#12

Haggerty Museum of Art at
Marquette University
1234 Tory Hill Street
(North 13th & Clybourn Streets)

Note: The Haggerty is not included on the Tour's shuttle van route. Parking in Marquette's Lot J can be accessed from North 11th St. between Wisconsin and Clybourn.

The Haggerty Museum of Art, which opened in 1984, presents approximately nine or ten exhibitions each year, featuring work in diverse media from around the world and from the museum's permanent collection.

The Haggerty is a teaching museum that seeks to enhance the undergraduate educational experience by engaging students in various disciplines to think about the world and their subject matter through the lenses of the visual arts. The Museum also works collaboratively with elementary and middle school teachers, and local artists. Educational opportunities for the campus and community include classes, free tours, lectures, workshops and performances.

Through August 5, the museum is presenting *A Perfect Thrill: Elsa Ulbricht & The Milwaukee Handicraft Project*. The exhibition features a small selection of works by artist, educator and innovator Elsa Ulbricht. Objects are also exhibited from the nationally acclaimed Milwaukee Handicraft Project, which Ulbricht devised and oversaw during the Great Depression.

If your visit today peaks your interest further, plan on attending the gallery talk at the Haggerty on Thursday, July 19 from 11 am – Noon, with Jacqueline M. Schweitzer, Honorary Curator of American History for the Milwaukee Public Museum.

The Haggerty planned this wonderful exhibit to coincide with the Elsa Ulbricht house (915 N. 28th St.) being featured today in the Historic Concordia Tour of Homes.

Exhibition curated by Lynne Shumow, Curator for Academic Engagement, Haggerty Museum of Art
(www.mu.edu/haggerty).

Acknowledgements

Historic Concordia Neighbors, Inc. extends sincere gratitude to our 2018 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.
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.
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.

Tour de Force 360VR, an Historic Concordia business, is a producer of award winning 360° virtual tours and interactive panoramic images of the highest quality, full screen and high resolution for hotels, resorts, tourism, architects, interior designers, campus visits, facility tours, advertising and more.



www.tourdeforce360.com/



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<https://shepherdexpress.com/>

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



Neighborhood House of Milwaukee is a community center in the settlement house tradition. Highly regarded and award-winning programs serve infants and toddlers, school-age and teen youth, adults and families, refugees and immigrants.
www.neighborhoodhousemke.org

Thank you to our additional sponsors: **Near West Side Partners, Inc.** and **Siebert Lutheran Foundation.**

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 invest their energy and commitment in this Tour and all year long.

Tour Planning Committee

Chair	Sally Maddick
Volunteer & Home-owner Coordination	Sally Wiberg & Cathy Friel-Dombeck
Marketing & Media Coverage	Amy Waldman, Scott Witte & Sally Maddick
Post-tour Party	Amy Lamb
Mailing, Brochure & Signs	Scott Witte
Cover Art, Postcard & Brochure Design	Melissa Muller
Photography	Scott Witte
Cake & Pie Social	Carolina Stark
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