

**HISTORIC DESIGNATION STUDY REPORT
November 2016**

I. NAME

Historic: Christian Schiek House

Common Name: Bagin Family House

II. LOCATION 1325 North 23rd Street

Legal Description - Tax Key No. 3641378000
Lot 25 in Block 6 in Lynde's Addition No. 2 in the Southwest ¼
Section 19 in Township 7 North, Range 22 East, in the city of
Milwaukee

III. CLASSIFICATION SITE

IV. OWNER Joseph D. Bagin, Sr.

ALDERMAN Ald. Robert Bauman 4th Aldermanic District

NOMINATOR Joseph D. Bagin, Sr.

V. YEAR BUILT 1890 (Permit Record dated October 10, 1890)

ARCHITECT: None
William Zunker, builder (permit Record dated October 10, 1890)

VI. PHYSICAL DESCRIPTION

THE AREA

The Christian Schiek House is located on the city's near west side just over a mile and a half from the Central Business District. The neighborhood is predominantly residential with houses built in the 1870s, 1880s and 1890s. There are examples of Queen Anne, Gothic Revival, and Italianate style buildings with later houses and duplexes filling in the empty lots through the turn of the twentieth century. These latter houses were designed in the Arts and Crafts style or vernacular front gable form.

The street layout follows the grid pattern established by the earlier development to the east. The 1856 City Charter, as well as the 1874 Charter, required all new streets and alleys to align with all existing and adjacent platting (Roger D. Simon, "The Expansion of an Industrial City: Milwaukee 1880-1910." PhD. Dissertation, History, University of Wisconsin, 1971 p. 23). This

was done to prevent the misalignment of streets that had occurred when Kilbourntown and Juneautown were platted. The charter resulted in a uniform grid pattern that became the only legal way to subdivide city land into residential lots. The west side continued to be divided into subdivisions and by 1885, all the land to 27th Street had been platted except a few minor parcels. (West Side Neighborhood Historic Resources Survey, City of Milwaukee, September, 1984, Immigration and Settlement pp 6-8)

This portion of the west side was originally the domain of large land holdings and multi-acre estates. Some were treated as gentleman's farms, some as investments. In the area bounded by West Wisconsin Avenue, West Vliet Street, North 12th Street and North 27th Street five individuals owned over 75% of the property and included Elisha Eldred, Hans Crocker, William P. Lynde and Cyrus Hawley. These men were among the pioneer residents of the city and they quickly emerged as leaders in the civic, business, professional and entrepreneurial arenas of Milwaukee. Over time as the city grew, they subdivided their land to create residential neighborhoods. (West Side Neighborhood Historic Resources Survey, City of Milwaukee, September, 1984, Immigration and Settlement pp 6-8)

Public transportation went hand in hand with subdivision development. The first horse cars lines were established in Milwaukee in 1859 and primarily served the dense central business district. The West Side Railway Company established its Wells Street horse car line in 1874 that terminated at today's 35th Street. A route was added to Juneau Avenue from North 12th Street to North 27th Street in 1879. The West Side Railway put its first electric trolley into use on April 4, 1890. This fast, efficient and all-weather electric trolley greatly increased property values west of North 27th Street and the area developed rapidly in the 1890s. Such transportation advances helped in the development of the block in which the Schiek House would be built. (West Side Neighborhood Historic Resources Survey, City of Milwaukee, September, 1984, Transportation pp 10-12)

Cold Spring Avenue, as West McKinley Avenue was originally known, was named for the western terminus of the street, Cold Spring Park. The park, in turn, was named for the natural spring located in the northwest corner of the grounds. The grounds were bounded by 27th Street, 35th Street, West Juneau Avenue and West Vliet Street, the equivalent of 16 city blocks. The entrance was located at the east end of the park on 27th Street and was accessible by two plank roads in the early years and the street railway system later. A grove of trees stood on the grounds and the whole area was surrounded by a forest. (West Side Neighborhood Historic Resources Survey, City of Milwaukee, September, 1984, Recreation and Entertainment pp 8-11)

Racing was a favorite sport at this location with mention of racing on the site going back as early as 1848. The Wisconsin Regional Agricultural and Mechanical Association used the park for a race track in 1866 as did the Milwaukee Driving Park Association for a few years after 1877. Local driving clubs of the well-to-do held invitational trotting races there in the 1860s and 1870s. The location was also the site of the second annual State Fair. It also housed Civil War soldiers as Camp Washburn until vacated in 1864. Traveling circuses, the William Cody Wild West Show and the Milwaukee Light Horse Squadron performed martial arts there. A hotel, called the Cold Spring House, was located adjacent to the park and provided accommodations for visitors and racers. It was notorious for its gambling, cockfights, courtesans and dances. After the State Fair declined to purchase the property for a permanent location, the land was ultimately subdivided into building lots in 1891. This is today's Cold Spring Park/McKinley Boulevard Historic District. (West Side Neighborhood Historic Resources Survey, City of Milwaukee, September, 1984, Recreation and Entertainment pp 8-11)

The portion of Cold Spring Avenue west of North 27th Street was renamed McKinley Boulevard on May 5, 1902 just months after President William McKinley died on September 14, 1901. The remainder of Cold Spring Avenue, including the portion adjacent to this nomination, was

renamed McKinley Avenue on December 20, 1926. (Milwaukee Legislative Reference Bureau Street Files)

Much of the information above comes from the Historic Designation Study Report for the Tiefenthaler House, located nearby, which received local designation.

Description

The Schiel House is a two-and-one-half story front gabled house. Characteristic of the time period in which it was constructed, 1890, the front elevation features a large two-story bay with knee brackets at the north end of the façade and a one story porch at the south end. The front gable has a large arched opening in the front of which is a short balustrade.

Originally clapboard sided, the house was sheathed with asphalt siding in 1947 and then with vinyl siding c. 1980. The porch has been altered from its original appearance.

The house still retains its leaded glass windows in the transoms.

HISTORY

William Pitt Lynde was the original owner of this property. He and his partner Asahel Finch opened a law firm in 1842 that continues today as Foley & Lardner

The property occupied by 1325 North 23rd Street is located in Block 6 of Lynde's Subdivision #2, and occupies Lot 25. It was once part of a 60 acre estate owned by pioneer attorney William P. H. Lynde. The estate was bounded by North 20th Street, North 27th Street, Chestnut Street (today's Juneau Avenue) and Vliet Street. Lynde, who also served as Milwaukee Mayor (1860-1862), state assemblyman (1866), state senator (1868), and US Congressman (1874-1878) lived in a large mansion located between today's Juneau Avenue, McKinley Avenue, North 22nd and North 23rd Streets.

Lynde had purchased the property in 1854 from pioneer attorney Francis Randall. Over time the estate was gradually subdivided with 35 acres remaining around the family mansion that was called Lynden. The grounds were described as a picturesque combination of farm, dense forest, and landscaped areas that included a pond.

The property around the mansion dwindled to 6 acres in 1880 and then, after Lynde died in December, 1885, to 3 acres in 1886, bounded by McKinley Avenue, 22nd Street, 23rd Street, and Chestnut Street (Juneau Avenue). (Milwaukee Tax Rolls 1880-1887)

The mansion eventually became the home of Milwaukee's Catholic Archbishop until the archbishop moved into the former Pabst mansion. It was subsequently used as a medical facility (Misericordia Hospital) and multiple additions were built on the property. The mansion, and then the hospital were ultimately demolished. The site is now a park.

Lynde's Subdivision # 2 was platted in 1877. It consisted of 10 blocks. Block 6, in which the Schiel House would be built, was bounded by North 23rd Street, North 24th Street, West Vliet Street and West Cold Spring Avenue (today's West McKinley Avenue). The lots were relatively narrow, 30 feet by 125 feet. Block 6 had 28 lots.

Nearby is the Tiefenthaler House, now locally designated, addressed at 2425 West McKinley Avenue. There were no restrictions on the type of house or size of house that could be built.

Those wanting to erect a larger house bought more than one lot. What we see today is a mix of large, high-style, architect-designed dwellings, sizeable middle class houses and more modest cottages. While the early houses tended to be single family, the later buildings were often duplexes.

The following lists show the occupants of the house under consideration in this nomination as well as the deeds transferring the property from owner to owner.

Previous Owners/Occupants¹:

1890	Christian Schieck
1895	Alfred Schmidill
1895	Charles Bertschy & Lena Mabel Bertschy
1895	Charles E Mueller
1902	John Hunholz & Wife
1902	C.W. Hamilton
1905	Adolph G. & Josephine (Kissinger) Schwefel
1947	Vacant
1948	Michael & Mary Kay Bronshlegel
1951	Joseph & Sylvia Buellesbach
1956	Richard G. & Anne Poppert
1963	James W. & Gladys Sharp
1968	RESOLUTION 1086 - City of Milwaukee- Redevelopment Authority, Midtown Conservation Area Project
1968	St. Vincent de Paul
1968	Victor & Carol Bagin
1996	Carol Bagin
2010 - present	Joseph D. Bagin, Sr.

¹ Based on Permit Records of Occupancy, City of Milwaukee Deeds, Mortgage Tracking

Permit and Alteration Records

1890	Application for Permit to Build, 23rd Street at Vliet and Cold Spring (417)
January 1947	Application for Permit, Alterations Old building being repaired - 5/8" Insulated Brick Siding
June 1963	Application for Permit to Construct an Accessory Building Old garage razed, garage moved from 3823 S. 3rd Street
April 1969	Building permit to install a gas forced air furnace issued Located in the Midtown Conservation Project R-24, subject premises not scheduled to be acquired
June 1976	Application for Permit to erect chain link fence 48" high
June 1980	Application for Permit, Alterations -remove front porch and replace, size and setback to remain the same -rear porch, repair steps -install new roof on deck -reside back of house

Deed Records

1890	Lynde → Schieck, \$1650 Eliza Crocker → Christian schieck, \$1650
1895	Christian Schieck & Wife → Alfred Schmidtill, \$1 and other goods Charles Berschy & Lena Mabel Berschy → Charles Mueller, \$1 and other goods
1901	John Hunholz & Wife → C. W. Hamilton, \$1 and other goods
1905	C. W. Hamilton → A. G. Schwefel, \$1 and other goods
1951	Michael Bornshlegel & Mary Bornshlegel → Joseph & Sylvia Buellesbach, \$9.90 Stamps Mortgage - \$7,500, Joseph & Sylvia Buellsbach - Highland Park Building & Loan Assoc.
1956	Joseph & Sylvia Buellesback → Richard & Anne Poppert
1963	Richard & Anne Poppert → James & Gladys Sharp, \$1 and other goods
1968	RESOLUTION 1086 - CITY OF MILWAUKEE REDEVELOPMENT AUTHORITY MIDTOWN CONSERVATION AREA PROJECT -Blighted Slum Clearance, Urban Renewal -Urban Planning Consultants for the project located in Chicago
1968	James & Gladys Sharp → St. Vincent de Paul, \$1 and other goods St. Vincent de Paul → Victor & Carol Bagin \$1 and other
1969	Mortgage, \$9,600 - Mortgage Associates, Inc. - Purchase Money Mortgage
1979	Amendment No. 2 MCP - Redevelopment Plan
1996	Affidavit - Termination of Decedent's Property Interest - Carol Bagin - Join tenant, Release of Mortgage
1997	Covenant - Carol Bagin - WECA (West End Commercial Association) Neighborhood Improvement Program Mortgage, \$2,500 - City of Milwaukee - Block Grant Administration

2010	Transfer on Death - Deed - Carol → Joseph Bagin, Sr. Exempt from Real Estate Transfer, \$30 deed record
2015	Redevelopment Plans Expire Transfer on Death Beneficiary - Fee Exempt, \$77.25 to Deed Record

Over the life of the house there have been approximately 13 owners. Some appear to have been participating in the transfer of the property but not been actual residents on the premises. The following summarizes what we know about some of the occupants.

Christian Scheik (1890-1895)—listed in 1891 as a molder. He moved in 1895 to 22nd Street.

C. W. Hamilton (1901-1905)

C. W. Hamilton was, in 1892, the Secretary and Treasurer for the Milwaukee Harvester Company, which was established for the manufacture of harvesters, binders, mowers and attachments to such implements. Company grew to sell in 18 states, with extensive sales as far away as Germany.

By 1907, he was well established as the President and Treasurer of the infamous Milwaukee Lace and Paper Company, known for their high class products.

Adolph G. Schwefel (1905-1946)

Adolph G. Schwefel was born on April 5, 1871 in the Town of Lebanon, Dodge County, Wisconsin. He grew up in a log house on a farm/homestead owned by his grandfather, Ernst Schwefel. Adolph spent his early education in the public and private schools at Lebanon. He took up private instructions and preparatory work for admission to Capital University in Columbus, Ohio in the fall of 1890². He graduated in 1894 with an A. B. Degree and promptly entered the University of Wisconsin-Madison Law department. He received his LL.D Degree in September of 1896. That same year Adolph came to Milwaukee as a Democratic delegate to the State convention. Adolph remained in Milwaukee as a practicing attorney in the city. He was the longest tenant in the Brumder Building.³

Adolph married Josephine Kissinger of Milwaukee on June 27, 1901. They had three sons - William, Norman⁴, and Arthur - and two daughters, Arline and ?.⁵

² Memoirs of Milwaukee County, From the Earliest Historical Times Down to the Present, including a Genealogical and Biographical Record of Representative Families in Milwaukee County, by Jerome A. Watrous, p. 964

³ Men of Milwaukee: A Biographical and Photographic Record of Business and Professional Men of Milwaukee, by Associated Compilers, Milwaukee, WI, Volume 1 1929-1930, p. 239

⁴ Ibid.

⁵ 1940 Census Records U.S. Federal Population

In January 1905, Adolph formed the law firm of Schwefel & Knoell. He became the Democratic candidate for district attorney for Milwaukee County in 1906. Schwefel was a member of the Lutheran church and various clubs of political, religious, and social natures.⁶ He was also one of the originators and organizers of the American Luther Association.⁷

Community History

City of Milwaukee- Redevelopment Authority, Midtown Conservation Area Project -Blighted, Slum Clearance, Urban Renewal

Midtown is a neighborhood that underwent urban renewal in Milwaukee in the years after WWII. It housed a large part of Milwaukee's African American and minority communities. The city of Milwaukee, citing poor housing conditions and poor land use, selected it for slum clearance and redevelopment. Midtown was a nearly 100% white German ethnic neighborhood in the immediate postwar years. Milwaukee, with pressure from the residents of Midtown, designated Midtown a conservation project. The Midtown Conservation Project originally intended to preserve the Midtown Neighborhood generally as it was. The goal was removal of deteriorating homes and land uses in order to create greater neighborhood pride and stop white flight to the suburbs.

The Midtown Conservation Project was based on protecting the residential characteristics rather than the physical conditions of the area. It was part of Milwaukee's Community Renewal Program, representing the first major conservation project in the city. Yet, before the Community Renewal Program was written and published, the city of Milwaukee had already designated the Midtown neighborhood as a conservation project due to the influence of Midtown's alderman, the newly formed Midtown Neighborhood Association, and local Midtown businessmen.

The original plan to conserve roughly 84% of the existing structures changed in the proposed plan submitted to HUD in May 1965. The new plan called for the demolition of roughly 46% of structures throughout the Midtown neighborhood. The Redevelopment Authority of the City of Milwaukee argued that upon closer inspection many of the buildings were in poor repair, and unfeasible to rehabilitate.⁸

⁶ Memoirs of Milwaukee County, From the Earliest Historical Times Down to the Present, including a Genealogical and Biographical Record of Representative Families in Milwaukee County, by Jerome A. Watrous, p. 964

⁷ Men of Milwaukee: A Biographical and Photographic Record of Business and Professional Men of Milwaukee, by Associated Compilers, Milwaukee, WI, Volume 1 1929-1930, p. 239

⁸ The Unworkable Program: Urban Renewal in Kilbourntown-3 and Midtown, Milwaukee By Matthew J. Honer

Milwaukee Saint Vincent De Paul Assistance Programs.

Addressing poverty in the Milwaukee Wisconsin area is the main objective of St. Vincent de Paul Society. The charity organization, its volunteers, and partner churches provide its members with opportunities to participate in multiple services, all of which are focused on the low income. Any assistance offered is directed to the poor, with a unique focus on one- to- one personal services. Members will provide home visitation, financial aid, information, referrals to Milwaukee programs, problem-solving skills, and ongoing support.⁹ Mr. Bagin recalls that this organization assisted his family in obtaining this house after their earlier house was destroyed in an arson fire.

I. SIGNIFICANCE

The owner of the property, Joseph Bagin, Sr. finds that the house is significant to him because it retains many of its architectural features such as stained glass windows, interior woodwork and construction beams in the basement. It has also had a long period of ownership by his family and is one of the survivors in the neighborhood that has seen a significant loss of housing through demolition.

While pride in ownership is very commendable, the reasons cited by Mr. Bagin have to be evaluated within the framework of the criteria of the Historic Preservation ordinance.

Staff does not find the house to rise to the level of significance worthy of local historic designation.

VIII. THE ARCHITECT

Not applicable.

SOURCES

Associated Compilers. Men of Milwaukee: A Biographical and Photographic Record of Business and Professional Men of Milwaukee. Milwaukee: Aetna press Inc., 1929-1930.

Gregory, John B. History of Milwaukee, Wisconsin. 4 volumes. Milwaukee: S. J. Clarke Publishing Company, 1931.

Honer, Matthew L. The Unworkable Program: Urban Renewal in Kilbourntown-3 and Midtown, Milwaukee.

Milwaukee City Permit records. 1325 North 23rd Street.

Milwaukee City Directories.

Milwaukee Journal

Milwaukee Sentinel.

Register of Deeds.

⁹ http://www.needhelp-payingbills.com/html/milwaukee_saint_vincent_de_pau.html

Sanborn Insurance Maps of Milwaukee, Wisconsin. New York: Sanborn-Perris Map Co., 1894, 1910. Digital version Wisconsin Historical Society. www.wisconsinhistory.org .

Simon, Roger D. "The Expansion of an Industrial City: Milwaukee 1880-1910." PhD. Dissertation, History, University of Wisconsin, 1971.

U. S. Census.

Watrous, Jerome A. Memoirs of Milwaukee County, From the Earliest Historical Times Down to the Present, including a Genealogical and Biographical Record of Representative Families in Milwaukee County, Madison: Western Historical Association, 1909.

West Side Neighborhood Historic Resources Survey, City of Milwaukee, September, 1984,

IX. STAFF RECOMMENDATION

Historic Preservation staff has determined that the Schiek/Bagin House does not appear to meet any of the criteria of the Historic Preservation Ordinance and therefore, does not appear eligible for historic designation.

The house is of a type that was typical for a comfortable middle class family.

It does not exemplify the historical or cultural heritage of the city of Milwaukee, state of Wisconsin or the United States.

It is not the site of a historic event.

It is not identified with persons who made significant contributions to the culture or development of the city of Milwaukee.

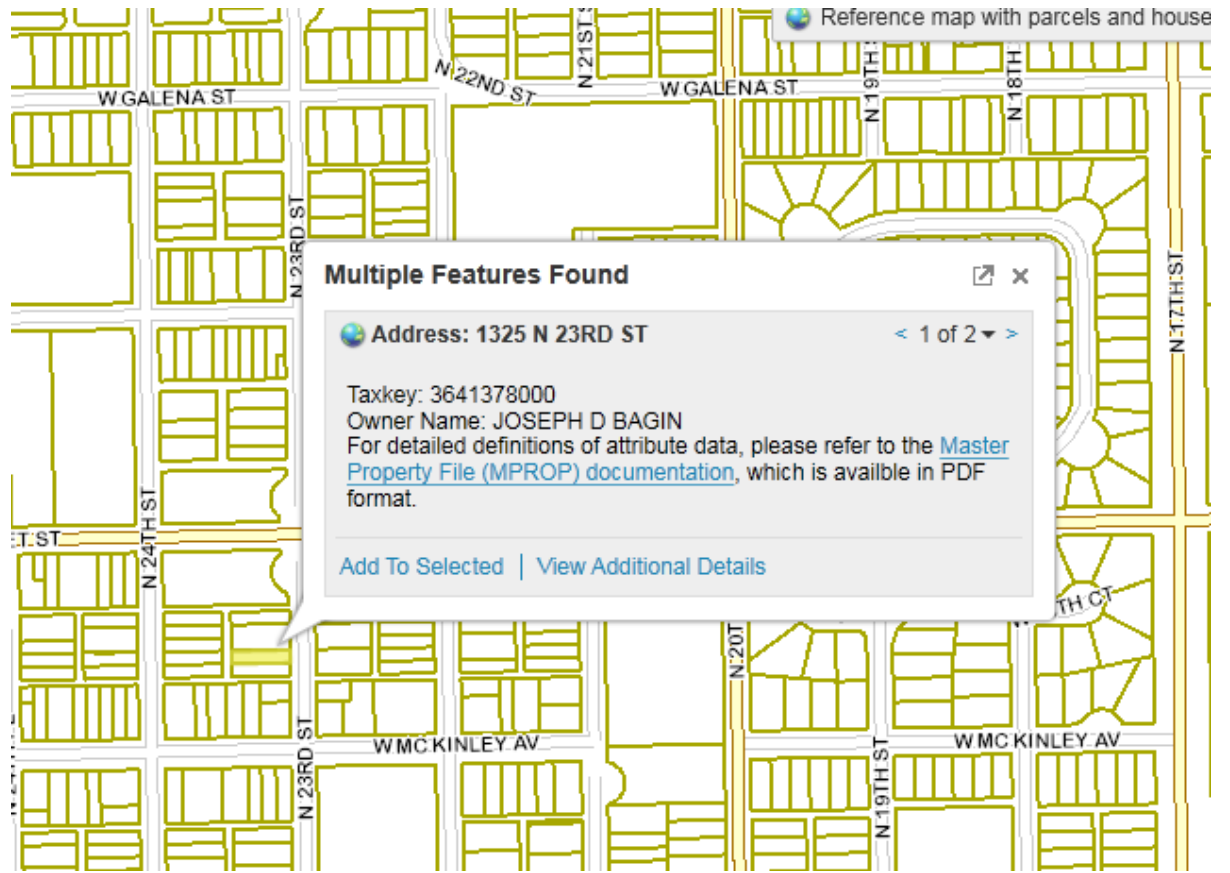
It is not an outstanding example of an architectural type or specimen. The house has been modified, first by the application of asphalt siding in 1947 then by vinyl siding. Porch details are not original and the last alterations were made in 1980. While the gable end features an interesting recessed porch with low balustrade, there have been modifications to its appearance.

No prominent architect has been found associated with the design of the house.

The house does not feature any special engineering or technical development.

The house is not associated with pre-European settlement.

The house is not a visual landmark.





House as it looked in 1984



House as it looked in 2009.

