

Wisconsin Word Processing Format (Approved 1/92)

**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Koeffler-Baumgarten Double House

other names/site number

2. Location

street & number	817-819 North Marshall Street	N/A	not for publication
city or town	Milwaukee	N/A	vicinity
state Wisconsin	code WI	county Milwaukee	code 079
			zip code 53202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Koeffler-Baumgarten Double House

Milwaukee

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

building(s)
 district
 structure
 site
 object

Number of Resources within Property
(Do not include previously listed resources in the count)

contributing	noncontributing
1	0 buildings
	sites
	structures
	objects
1	0 total

Name of related multiple property listing:

(Enter "N/A" if property not part of a multiple property listing.)

N/A

Number of contributing resources

previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: MULTIPLE DWELLING

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: GERMAN RENAISSANCE REVIVAL

Materials

(Enter categories from instructions)

foundation LIMESTONE

walls BRICK

LIMESTONE

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1898

Significant Dates

1898

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ferry & Clas (architects)

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Koeffler-Baumgarten Double House
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9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local government
 - University
 - Other
- Name of repository: Milwaukee Public Library

10. Geographical Data

Acreage of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet.)

1 16 426612 4765876
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Michael T. McQuillen, M.S.	date	April 2020
organization	McQuillen Historical Consulting, LLC	telephone	(414) 817-2571
street & number	1900 E. Wood Place	zip code	53211
city or town	Shorewood	state	WI

Koeffler-Baumgarten Double House
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Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Juli Kaufmann	date	April 2020
organization	Dubbel Dutch LLC	telephone	(414) 628-2346
street & number	2649 N. Bremen Street	zip code	53212
city or town	Milwaukee	state	WI

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Koeffler-Baumgarten Double House
Milwaukee, Milwaukee County, Wisconsin

Start description on line below

General Description

Built in 1898, the Koeffler-Baumgarten Double House was designed by the prominent Milwaukee architectural firm, Ferry & Clas. This German Renaissance Revival style residence features such stylistic elements as Flemish-inspired shaped gables crowned with finials, a bell-domed tower, and limestone trim throughout, most notably exemplified by its decoratively carved balustrade along the roofline. Constructed as a double house, the south unit was occupied by the family of Charles A. Koeffler, Jr., while the north unit was the residence of his sister, Hermine (Koeffler) Baumgarten and her family. Their brother Hugo also resided in the south unit with Charles' family. The building was used as a rooming house beginning in the 1920s and, more recently, as office suites. Original interior features and circulation patterns were retained during these subsequent uses and, as a result, the building has a high degree of exterior and interior integrity. While threatened with demolition, the Koeffler-Baumgarten Double House (identified as the "Charles A. Koeffler, Jr. House") was locally designated by the City of Milwaukee on April 15, 1986 for its architectural significance and as a rare surviving example of a double house within its Yankee Hill neighborhood. Possessing excellent integrity of design, materials, workmanship, feeling, association and location, the Koeffler-Baumgarten Double House is the only contributing resource on its lot.

Statement of Description

Setting:

The Koeffler-Baumgarten Double House is located on the west side of North Marshall Street between East Wells Street and East Kilbourn Avenue in the City of Milwaukee. It is modestly setback from North Marshall Street. A landscaped area containing evergreen and deciduous shrubs, as well as a tree by the southeast corner of the lot is found between the house and sidewalk. A large asphalt parking lot abuts the side (south) elevation of the Koeffler-Baumgarten Double House, while a driveway accessing the rear of the lot is located between the subject building and the historic residence to the north. The rear portion of the lot is composed of an asphalt parking area and is not landscaped. Historic fire insurance maps reveal that a two-story, brick-veneered outbuilding and a one-story garage once occupied the rear portion of the lot; however, both buildings are no longer extant. The immediate setting along North Marshall Street is urban consisting of tree-lined grassy terraces located between the sidewalk and street. Also situated on the block are two historic residences, two, six-to-seven-story,

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early-twentieth-century, brick-veneered apartment buildings found at the north end of the block, and a modern, four-story, brick-veneered parking structure directly opposite the subject house. A public alleyway abuts the Koeffler-Baumgarten Double House lot on the west. The surrounding densely built environment is interspersed with parking lots where buildings have been razed.¹

Within the broader context of the City of Milwaukee, the Koeffler-Baumgarten Double House is situated between Lake Michigan and the Milwaukee River immediately north of Milwaukee's central business district. Specifically, it is located in the Yankee Hill neighborhood, which developed as a prominent residential neighborhood populated by the city's pioneer civic and business leaders during the nineteenth century. Development pressures from an expanding downtown during the twentieth century resulted in many single-family homes being replaced by multi-story apartment buildings and, as a result, the subject residence reflects the historic character of its neighborhood. The Koeffler-Baumgarten Double House is one block west of Juneau Park, which is situated on a bluff overlooking Lake Michigan. Notable surrounding landmarks include the modern Northwestern Mutual company office tower buildings located one block to the south, while Saint John's Roman Catholic Cathedral (NRHP #74000108) and Cathedral Square Park are found two blocks to the west.

Exterior:

Built in 1898, the Koeffler-Baumgarten Double House is a brick, three-story, German Renaissance Revival-style residence. Resting on a stone foundation, the front portion of the building consists of pressed brick, while the rear portion is composed of common brick. Elements of the German Renaissance Revival style exhibited on the house include Flemish-inspired shaped gables crowned with finials, a bell-domed tower, and limestone trim throughout, most notably exemplified by its decoratively carved balustrade along the roofline. The overall composition of the residence suggests the appearance of a large single-family home; only its two entrances sheltered by the shared front porch and the demising wall separating the units, which projects through the asphalt-shingle roof visible on the rear of the building, are outward expressions of its double house form.²

¹ Sanborn Map Company, *Sanborn Fire Insurance Map, Milwaukee, Wis.* (New York: Sanborn Map Company, 1894 w/ updates to 1909 and 1910 w/ updates to 1961).

² Building permits (July 18, 1898), 817-819 North Marshall Street, on file at the Department of City Development, City of Milwaukee, 809 N. Broadway (First Floor), Milwaukee, WI.

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Koeffler-Baumgarten Double House
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The primary (east) façade is asymmetrically arranged with the Flemish-inspired shaped gables framing the elevation. A one-story bay is found on the north gable, while a two-story bay projects from the south gable. A polygonal, bell-domed tower is situated next to the north gable and two, barrel-roofed dormers are located between the tower and south gable. The decoratively carved balustrade along the roofline is similarly located between the tower and south gable. Limestone trim is abundantly used in the form of carved finials crowning the gables, molded coping on the gables and bays, egg-and-dart molding below the balustrade, and decorative accents on the tower. Limestone is also utilized in the form of molded window sills and lintels. The one-story, flat-roof porch shelters both entrances of the double house, which consist of original wood-paneled doors with large panes of glass and transoms. The entrance to the south unit also features sidelights. The base of the porch is composed of pressed brick with molded limestone caps and limestone drainage spouts. Existing square, wooden columns are replacements of the original banded Ionic porch columns (see historic photograph of the Koeffler-Baumgarten Double House included with this nomination). Limestone steps featuring a modern pipe-railing access the porch. Fenestration throughout the double house consists of original, wooden sash windows with one-over-one, double-hung sash examples predominating. Basement-level window openings are modestly arched featuring three courses of rowlock brick lintels.

The north elevation consists of a projecting wing toward the front of the house, while the rest of elevation is setback and not visible from North Marshall Street. The end wall of the wing features a single window opening containing a limestone sill and lintel on its first level. Four window openings are located on the uppermost level; the easternmost example of which is infilled with brick. The two middle windows are set within a round-arched opening below a blind arch composed of brick laid in a diagonal-basket-weave pattern. The arch features stone accents. The top of the end wall of the wing is finished with approximately six courses of light-colored brick. Similarly, the chimney behind the end wall features light-colored brick atop decoratively carved limestone panels. A two-story bay is situated toward the middle of the north elevation between the wing and the slightly projecting, gabled rear section of the house. To the east of the two-story bay, a bay window is located on the first level of the rear of the wing. North elevation window openings feature limestone sills. Examples in the middle of the façade also have wide limestone lintels, while those on the rear of the wing and within the gabled rear section feature rowlock brick lintels. Above the two-story bay, two shed roof dormers containing paired windows are found on the roof. An additional chimney with modest limestone molding is situated toward the west end of the elevation.

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Koeffler-Baumgarten Double House
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On the south elevation, a two-story bay situated toward the front of the house exhibits the level of architectural detail seen on the primary façade bays; specifically, featuring molded limestone coping, sills and lintels, as well as a decorative limestone panel. Otherwise, this façade possesses similar architectural elements as the north elevation including the stone-accented, round-arched opening containing a blind arch composed of diagonal-basket-weave brickwork and a chimney featuring decoratively carved limestone panels. Light-colored brick also is evident atop the chimney and end wall. The rear portion of this elevation similarly has two, shed roof dormers, an additional chimney, and window openings featuring limestone sills and rowlock brick lintels.

The symmetrically arranged rear (west) façade features entrances to each unit of the double house in the middle of the elevation. Both entrances contain identical four-pane, wood-paneled doors. Above each entrance are identical, slightly projecting, two-story, wood-sided, square bays. Two window openings situated above inset panels are found on each level of the bays. On either side of the bays are paired windows on the first level and single window openings on the upper level. Window openings feature rowlock brick lintels and limestone sills.

The only historic image of the Koeffler-Baumgarten Double House found during the course of research is included with this nomination. This undated historic photograph reveals that the primary elevation porch originally featured banded Ionic columns and a balustrade on its flat roof. While these original columns have been replaced and the porch roof balustrade removed, the Koeffler-Baumgarten Double House otherwise possesses a very high degree of exterior integrity and neither building permit records, nor historic fire insurance map images, reveal further exterior alterations.

Interior:

The two units of the Koeffler-Baumgarten Double House share a common wall. Access between the units on the interior is only available through an opening in this common wall on the third floor. The interior layout is unique to each unit, although they similarly share fine-detailed interior features in the form of grand staircases, tiled fireplaces with decorative wooden mantels, built-in cabinetry, wood-paneled doors with wooden trim, and tiled entrance foyers. See figures 2-3 for floor plans featuring interior photograph numbers with direction of view indicated.

The double house's historic interior circulation pattern is intact. Each unit has an impressive wood-paneled stair with turned balusters, decorative newel posts, and built-in benches. The example in the north unit additionally exhibits Ionic columns supporting a denticulated and bracketed beam. In the

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back of the house are paired stairs featuring wooden railings with turned balusters and paneled newel posts on their upper floor. Additional stairs include a painted wooden stairway on the third floor of the north unit that accesses the roof. Also located in the north unit, a circular stair installed in 1991 provides access between the second and third floors.

South Unit:

The first floor of the south unit features an entrance corridor next to the stairs that provides access to the front three rooms. These rooms feature original wood-paneled pocket and hinged doors, as well as original door and window trim. Walls and ceilings are primarily plaster and flooring consists of oak floorboards, which is covered with modern carpet in the corridor. The second room off the corridor contains a glazed tile fireplace with a decorative wooden mantel. It also features applied plaster ornament circling the room above the picture rail. The passageway to the westernmost room contains built-in pantry cabinetry suggesting this back room served as the kitchen. It features maple flooring and its door and window trim have been painted.

On the second and third floors, wood-paneled doors, window sash, and door and window trim are painted. Flooring consists of oak floorboards on the second floor, some of which are covered with modern carpeting. Wider floorboards, which appear to be Douglas fir, have been laid throughout the third floor and are predominantly painted. Multiple rooms on the upper floors contain sinks that likely date to the period when the residence served as a rooming house. Notable features on the upper levels are the glazed tile fireplace with decorative wooden mantel on the second floor and the original wood-paneled throughout the front room on the third floor.

North Unit:

The north unit is larger than the south unit. Water pipes froze and failed within the north unit resulting in damage to, and removal of, plaster from some walls and ceilings on the first and second levels. Fortunately, this water damage did not affect the character-defining features within the north unit such as its staircase, fireplaces, built-in cabinetry, and door and window trim. The first floor consists of five rooms and, similar to the south unit, features fireplaces with decorative wooden mantels, wood-paneled pocket and hinged doors, and original door and window trim. Additional elements include built-in cabinets in the front room and, within the dining room, wood-paneled and a built-in buffet. Also similar to the south unit, flooring primarily consists of oak floorboards except in the westernmost room (kitchen) and within the corridor beneath the stairs, which feature maple floorboards.

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On the second and third floors, wood-paneled doors, window sash, and door and window trim are painted. The corridor at the top of the stairs on the second level features maple floorboards; otherwise, all flooring consists of Douglas fir floorboards that have been painted to varying degrees (i.e. either the entire floor is painted or paint has been confined to the perimeter of the room). A notable feature on the second floor is the glazed tile fireplace with decorative wooden mantel in the front room. Modern alterations are confined to the second level and consist of the circular stair accessing the third floor, which was installed in 1991. An aluminum-frame-and-glass partition at the top of the grand stairs similarly dates to this period when the building contained office suites.

Original architectural plans for the Koeffler-Baumgarten Double House were not found during the course of research. Based on the historic wall finishes (i.e. plaster-on-wood-lath and wooden trim), it appears that the interior layout of the double house is largely intact. The City of Milwaukee building permit file for the property reveals only modest alterations made to the interior over time. The circular stair on the second floor of north unit was installed in 1991. As well, the aluminum-frame-and-glass partition dates to this same period when the building contained office suites.³

Integrity

The Koeffler-Baumgarten Double House retains its original massing and German Renaissance Revival stylistic elements including Flemish-inspired shaped gables crowned with finials and carved limestone ornamentation. Based on the historic photograph of the residence included with this nomination, the exterior integrity appears to be exceptionally good. This photograph reveals that alterations are limited to the porch; specifically, its original banded Ionic columns have been replaced and porch roof balustrade removed. Otherwise, the residence retains its historic exterior appearance, fenestration, and materials. The interior also possesses a high degree of integrity with each unit continuing to feature its historic arrangement of rooms and circulation pattern. The Koeffler-Baumgarten Double House also continues to possess original interior elements in the form of grand staircases, tiled fireplaces with decorative wooden mantels, and fine-detailed original woodwork even within its north unit where frozen water pipes resulted in damage to, and subsequent removal of, plaster from some walls and ceilings. Building permits reveal that the circular stair was added in 1991 and the aluminum-frame-and-glass partition likely was installed concurrently. Otherwise, the City of Milwaukee building permit file for the property does not reveal any significant alterations to the interior or exterior. As a result, the

³ Building permits correspondence (October 31, 1991), 817-819 N. Marshall Street.

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Koeffler-Baumgarten Double House continues to possess a high degree of integrity that allows it to convey its architectural significance as an excellent example of the German Renaissance Revival style. Finally, the building will be rehabilitated under the federal historic preservation tax credit program; a *Part 1 Historic Preservation Certification Application* (NPS Project #40,857) was approved by the National Park Service on September 17, 2019 and a *Part 2 Historic Preservation Certification Application* was conditionally approved on January 8, 2020.

Archaeological Potential

Historic fire insurance maps reveal that a two-story, brick-veneered outbuilding and a one-story garage once occupied the rear portion of the lot (both buildings are no longer extant). As well, some prehistoric and late historic remains may be present on the site, as Native American tribes and, later, European-Americans have inhabited the area for hundreds of years; however, archaeological potential was not assessed as part of this National Register nomination.

End of Description of Physical Appearance

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Koeffler-Baumgarten Double House
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 Insert Statement of Significance

Statement of Significance

The Koeffler-Baumgarten Double House is locally significant under Criterion C: Architecture as an excellent and highly intact example of the German Renaissance Revival style. Characteristics of the style exhibited on the house include Flemish-inspired shaped gables crowned with finials, a bell-domed tower, and limestone trim throughout, most notably exemplified by its decoratively carved balustrade along the roofline. Designed by the prominent architectural firm Ferry & Clas and built in 1898, the Koeffler-Baumgarten Double House reflects the Germanic character of Milwaukee at a time when the city was cited as “the most German city in the most German state in the Union.”⁴ This ethnic influence is evident in Milwaukee’s built environment, which possesses the greatest concentration of German Renaissance Revival-style buildings in Wisconsin, although their number has steadily declined since the height of their popularity in the late-nineteenth and early-twentieth centuries. It also specifically reflects the Germanic cultural affinity of its sibling owners, Charles Koeffler, Jr. and Hermine (Koeffler) Baumgarten, who were Milwaukee-born children of German immigrant parents. Whether it is Charles’ education at the German-English Academy of Milwaukee and later memberships in the Milwaukee Turnverein and the Germania, or the trips taken by Hermine and her husband to Germany, this evidence suggests both Charles and Hermine maintained ties to their ethnic roots. The Koeffler-Baumgarten Double House is also notable as an example of a double house; a relatively uncommon residential type in the city. It possesses the characteristic elements of the form including its three-story height, common wall, and separate entrances sheltered by a shared porch. On April 15, 1986, the Koeffler-Baumgarten Double House (identified as the “Charles A. Koeffler, Jr. House”) was locally designated by the City of Milwaukee for its architectural significance and as a rare surviving example of a double house within its Yankee Hill neighborhood. More recently, this residence was evaluated as potentially eligible by the Wisconsin Historical Society (WHS) on June 5, 2019 through the submission of a National Register Questionnaire form. In their assessment, WHS noted that the Koeffler-Baumgarten Double House was an excellent example of the German Renaissance Revival style, which was uniquely popular in Milwaukee and that examples of the style are becoming increasingly rare.

⁴ John Gurda, *The Making of Milwaukee* (Milwaukee: Milwaukee County Historical Society, 1999), 61.

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Period of Significance

The period of significance is 1898, which reflects the building's date of construction.

General Historical Background

The City of Milwaukee was built upon the marshes that existed at the confluence of the Milwaukee, Menomonee, and Kinnickinnic rivers before they flow into Lake Michigan. The land was originally populated by Native American tribes such as the Potawatomi, Menominee and Ojibwe. Following the Blackhawk War of 1832, the land was forcibly taken from the Native Americans and later claimed by Solomon Juneau, Byron Kilbourn and George Walker, three men largely considered to be the founders of Milwaukee. The city was geographically divided into east, west and south sections by the rivers. Solomon Juneau claimed the east side (Juneautown), Byron Kilbourn the west (Kilbourntown), and George Walker the south (Walker's Point); all of which incorporated as the City of Milwaukee in 1846. This former trading post became the largest city and commercial center in Wisconsin. As a port and railroad hub, Milwaukee's population increased from 16,521 in 1848 to 45,246 by 1860. At that same time, German immigrants and their American-born children were an ethnic majority in Milwaukee. The city's Germanic character would further solidify throughout the nineteenth century and, by the 1890s, Milwaukee was one of the most German cities outside of Germany.⁵

The Koeffler-Baumgarten Double House is located immediately north of downtown in the Yankee Hill neighborhood. Home to many of Milwaukee's pioneer civic, financial, and business leaders, Yankee Hill has been characterized as, "the choice residential district in the city during the nineteenth century." In 1898, Charles Koeffler, Jr. and his sister, Hermine Baumgarten constructed the subject double house on a large lot formerly occupied by their father's house, which was razed. At the time of his death on March 27, 1897, the elder Charles Koeffler was referred to as, "an old resident of this city" having emigrated from the Rhine Province of Germany and settling in Milwaukee in 1849 with his wife Sophie (Herrmann) (indeed, one biographical record identifies Charles as an associate of Milwaukee founder, Solomon Juneau). Soon after the turn of the twentieth century, many residences within Yankee Hill succumbed to the development pressures of a growing downtown and associated desire

⁵ Landscape Research, *Built in Milwaukee: An Architectural View of the City* (Milwaukee: City of Milwaukee, Department of City Development, 1981), 3, 7, 9; Gurda, *The Making of Milwaukee*, 6-8, 19-21, 60-61; Marsha Weisiger and contributors, *Buildings of Wisconsin* (Charlottesville, VA: University of Virginia Press, 2016), 65.

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for apartment building construction. This shift in near-downtown density and land use – from the multi-roomed private house to the multi-unit apartment building – reflected the area’s changing pattern of life at that time:⁶

As the [downtown] district expanded outward and upward, its older residential sections were squeezed out, or at least transformed. Single-family homes of all sizes gave way to free-standing apartment buildings or walk-up rental units above street-level storefronts. One result was a marked increase in density, particularly on Yankee Hill. Although most of the enclave’s churches and a dwindling number of its mansions remained, the trend that surfaced in the early 1900s favored apartment blocks and hotels. Homes built for single families and their servants were replaced by residential towers that housed scores of residents.⁷

In this regard, the Koeffler-Baumgarten Double House remains as a testament to the historic character of its surrounding neighborhood.

Resource-Specific History

Designed by the noted Milwaukee architectural firm, Ferry & Clas, the Koeffler-Baumgarten Double House was built in 1898. This double house has two original building permits featuring the same July 18, 1898 date; one filed by Charles Koeffler, Jr. and the other by his sister, Hermine Baumgarten. Charles occupied the south unit of the residence with his wife, son, and brother, Hugo, while Hermine resided in the north unit with her husband and two sons. Attesting to each family’s wealth, the federal census notes that neither Charles nor Hermine had a mortgage on their property in 1900. As well, the Koeffler family had three servants in residence at that time, while the Baumgartens had two servants living with them. Charles and Hugo both occupied the house during the cold weather months, while residing together at the Koeffler family estate in Wauwatosa, Wisconsin during the summer.⁸

⁶ Landscape Research, *Built in Milwaukee: An Architectural View of the City*, 63, 184-185; Building permits (July 18, 1898), 817-819 N. Marshall Street; “He Prefers Death to Pain,” *The Milwaukee Journal*, March 29, 1897, Page 3; Ellis Baker Usher, *Wisconsin: Its Story and Biography, 1848-1913*, 8 vols. (Chicago: The Lewis Publishing Company, 1914), 7:1906-08.

⁷ John Gurda, *Milwaukee: City of Neighborhoods* (Milwaukee: Historic Milwaukee, Inc., 2015), 8.

⁸ Building permits (July 18, 1898), 817-819 N. Marshall Street; United States Department of Commerce, Bureau of Census, *Twelfth Federal Census of the United States, 1900, Population* (Washington, D.C.: Government Printing Office), Copy accessed online at ancestry.com; Usher, *Wisconsin: Its Story and Biography, 1848-1913*, 7:1908.

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The Koeffler and Baumgarten families would occupy the subject residence into the early 1920s. Hugo Koeffler was first to leave when he married and moved to Delafield, Wisconsin in 1920. That same year, the federal census indicates Hermine and her husband, Francis were residents of Los Angeles. However, in 1921, the Milwaukee directory has them occupying their unit of the Koeffler-Baumgarten Double House and, in 1922, lists them as residing with Charles in his unit. After that point, the Baumgartens relocated to Los Angeles joining their son and his family, while the widowed Charles Koeffler remarried and resided year-round in Wauwatosa.⁹

Subsequently owned by Charles Koeffler's son, Carl into the late 1960s, the Koeffler-Baumgarten Double House would serve as a rooming house for most of this period. This type of conversion of a single- or two-family residence into a rooming house was common during the twentieth century in the Yankee Hill neighborhood. The 1940 directory indicates the Koeffler-Baumgarten Double House featured "24 furnished rooms," while correspondence from Milwaukee's Building Inspection Department dated February 9, 1951 states that the building required reconversion to "two, one-room; two, two-room; one, three-room; and one, four-room dwelling units, plus four sleeping rooms." The property continued to be used as a rooming house into the early 1970s. By 1969, it was owned by Taxman Properties and the building was used for six office suites by 1976. A permit to raze the Koeffler-Baumgarten Double House was filed on December 6, 1985; however, the property was locally designated by the City of Milwaukee on April 15, 1986. It is currently vacant with plans to convert it into a boutique hotel by the development team consisting of developer Juli Kaufmann, architect Patrick Jones, and contractor Andy Braatz.¹⁰

⁹ William G. Bruce, ed., *History of Milwaukee City and County*, 3 vols. (Chicago: S. J. Clarke Publishing Company, 1922), 3:111-112; United States Department of Commerce, Bureau of Census, *Fourteenth Federal Census of the United States, 1920, Population* (Washington, D.C.: Government Printing Office), Copy accessed online at ancestry.com; *Wright's City of Milwaukee Directory* (Milwaukee: Wright Directory Company, 1920, 1921, 1922, 1923).

¹⁰ *Wright's City of Milwaukee Directory* (Milwaukee: Wright Directory Company, 1932, 1940, 1950, 1960 & 1971); "Mrs. Koeffler To Ask Dower," *Milwaukee Sentinel*, October 9, 1930, Page 6; Landscape Research, *Built in Milwaukee: An Architectural View of the City*, 184; Building permits (July 10, 1950; February 9, 1951; April 18, 1967; December 22, 1969; March 2, 1976), 817-819 N. Marshall Street.

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Charles A. Koeffler, Jr., Hermine Baumgarten & Hugo Koeffler

Born in Milwaukee on December 24, 1856, Charles August Koeffler, Jr. was educated at the well-regarded German-English Academy of Milwaukee where, among other subjects, he attained, “the thorough command... of the German language.” He completed coursework at the Spencerian Business College in 1876 and then studied law in the office of Frank Van Valkenburgh for two years. He obtained his law degree from the University of Wisconsin in 1880 and, from 1881 to 1886, practiced in partnership with Wilson W. Graham. After that point, Charles Koeffler established his own office serving as a member of the Milwaukee County and Wisconsin State bar associations. On December 19, 1899, soon after building the subject residence, Charles married Jessie Hurd Comstock. Their only child, Carl Comstock Koeffler was born on September 23, 1900. The marriage was short-lived ending with Jessie’s death on May 14, 1902 at only thirty-six years of age.¹¹

Charles Koeffler’s professional focus shortly thereafter shifted to real estate. One source attributes this to his failing health, noting he suffered from a nervous condition and headaches. As a result, he retired from the active practice of law, “confining himself to a limited number of cases, and to the administration of his own affairs and investments, which consisted mainly of real estate and mortgages.”¹² In addition to residing together in the south unit of the Koeffler-Baumgarten Double House, Charles also shared an office with his brother, Hugo who dealt in real estate. Although they kept their business interests separate, Charles handled the legal matters for both. In 1923, Charles married Rose Loughran. She was thirty years his junior and had served as tutor to his son, Carl. Following their marriage, Charles and Rose resided at the Wauwatosa property. Charles died by his own hand on September 5, 1930 at the age of 73 leaving an estate of over one million dollars.¹³

¹¹ Andrew J. Aikens and Lewis A. Proctor, eds., *Men of Progress Wisconsin: A Selected List of Biographical Sketches and Portraits of the Leaders in Business, Professional and Official Life, Together with Short Notes on the History and Character of Wisconsin* (Milwaukee: The Evening Wisconsin Company, 1897), 526-527; Usher, *Wisconsin: Its Story and Biography, 1848-1913*, 7:1907-08; Jessie Comstock Koeffler, death notice, *The Journal Times* (Racine, WI), May 16, 1902, Page 5; Koeffler-Comstock, marriage notice, *Portage (WI) Daily Democrat*, December 20, 1899, Page 1.

¹² Gilson G. Glasier, ed., *Proceedings of the State Bar Association of Wisconsin, Annual Conference at Superior, June 24, 25, 26, 1931* (Madison, WI: State Bar Association, 1931), 21:175.

¹³ Usher, *Wisconsin: Its Story and Biography, 1848-1913*, 7:1908; Charles A. Koeffler, Jr. death notice, *Milwaukee Sentinel*, September 8, 1930, Page 18; “Mrs. Koeffler To Ask Dower,” *Milwaukee Sentinel*, October 9, 1930, Page 6; “Asks Widow’s Share of Husband’s Million,” *The Milwaukee Journal*, October 9, 1930, Page 10.

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Koeffler-Baumgarten Double House
Milwaukee, Milwaukee County, Wisconsin

Charles Koeffler, Jr. had an active interest in horticulture, orchard cultivation, and landscape gardening. Organizations to which he was a member included the Milwaukee Turnverein, the Germania, Deutsche-Gesellschaft German-English Academy Society, Milwaukee Athletic Society, Calumet Club, Natural History Society, and the Humane Society. Upon his death, he bequeathed gifts to the following charities: the Wisconsin Anti-Tuberculosis Association, Humane Society, Milwaukee Childrens' Hospital, Milwaukee Orphans' Asylum, Salvation Army, and the Milwaukee Art Institute.¹⁴

Hugo Koeffler was born on June 18, 1862 and, like his elder brother, he received his education in the German-English Academy and Spencerian Business College. He was employed by Ramien Brothers & Company, importers of yarns and notions, and then the Wisconsin Glass Company prior to establishing his own real estate and loan office in 1887. Hugo Koeffler also served as a director and vice-president of the Milwaukee Real Estate Board and was a member of the Milwaukee Athletic Club. In August, 1920, Hugo married Louise Wichmann, a native of Hamburg, Germany who immigrated to the United States as a child. They resided in Delafield and had a summer home on nearby Nagawicka Lake. It was at their lake property where Hugo took his own life on January 5, 1933 at the age of 70.¹⁵

Less information is known regarding Hermine Baumgarten. Similar to Charles and Hugo, she was born in Milwaukee. Older than her brothers, she was the second eldest of the Koeffler children following her sister, Louisa. Hermine married Francis Morris Baumgarten on December 1, 1875. He was a chemist and, like Hermine, was born in Milwaukee to a German immigrant mother and a father who is alternatively listed as having emigrated from Germany or the Lorraine region of France (which was ethnically German in its northeastern area). The Baumgarten family was living in San Francisco, California as late as March, 1897 before moving back to Milwaukee and building the subject residence. Living with Hermine and Francis were their two sons, Otto Charles and Edgar. Otto received his undergraduate education in San Francisco prior to graduating from the University of Wisconsin Law School in 1899. Changing professions, he later pursued a degree in mechanical engineering from the Boston School of Technology. Edgar worked for the Milwaukee Apron Company serving as secretary-treasurer and then president. He later relocated to Los Angeles in either 1920 or

¹⁴ Aikens and Proctor, eds., *Men of Progress Wisconsin*, 527; Usher, *Wisconsin: Its Story and Biography, 1848-1913*, 7:1908; "Koeffler Will Lists \$100,000," *The Milwaukee Journal*, September 15, 1930, Page 2.

¹⁵ Bruce, ed., *History of Milwaukee City and County*, 3:111-112; "Hugo Koeffler Kills Himself," *Milwaukee Sentinel*, January 6, 1933, Page 1; "Ends His Life as Brother Did," *The Milwaukee Journal*, January 6, 1933, Local Section, Page 2.

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1921 where he was a partner in a brokerage firm. Both sons died young. Otto contracted an unspecified disease and died July 13, 1901 when only twenty-four years old. Edgar died March 21, 1933 at forty-seven years of age when the car in which he and his business partner were traveling lost control and plunged off a cliff in California. While living in Los Angeles, Francis Baumgarten died on June 21, 1925 at the age of eighty, while Hermine died on February 28, 1937 at eighty-four years of age. The couple took a number of trips to Germany during their married life.¹⁶

In addition to sharing the subject double house, the Koefflers and Baumgartens also had business interests in common. Charles, Hugo, Hermine and Francis all served as directors of the Lisbon Avenue Land Company (Charles and Hugo were president and secretary-treasurer, respectively of this entity). Charles Koeffler, Jr. was vice-president of the Milwaukee Apron Company at the same time Edgar Baumgarten served as the firm's secretary-treasurer. As well, Otto Baumgarten received training in his uncle's law office prior to and following receiving his law degree from the University of Wisconsin.¹⁷

Architecture

The Koeffler-Baumgarten Double House prominently displays characteristics associated with the ethnic-influenced German Renaissance Revival style. Featuring Flemish-inspired shaped gables crowned with finials, limestone ornamentation notably exemplified by its carved balustrade, and a bell-domed tower, it is an excellent example of the style. By the late nineteenth century, Milwaukee possessed a number of German-born and/or German-trained architects, as well as an associated German immigrant community that had achieved a level of economic standing. As a result, this "sponsored the creation of a revival style with stronger cultural association than the more standard

¹⁶ "He Prefers Death to Pain," *The Milwaukee Journal*, March 29, 1897, Page 3; Bruce, ed., *History of Milwaukee City and County*, 3:111-112; *Wisconsin State Gazetteer and Business Directory, 1913-1914* (Chicago: R.L. Polk & Company, 1913), 751; "Former Milwaukeeans Killed in Accident," *The Daily Tribune* (Wisconsin Rapids, WI), March 22, 1933, Page 1; Otto C. Baumgarten, death notice, *Report of the Annual Meeting of the Wisconsin State Bar Association held at Milwaukee, February 17 and 18, 1903* (Madison, WI: State Bar Association, 1903), 5:181; "Two Die When Car Plunges Off Cliff," *The San Bernardino County (CA) Sun*, March 23, 1933, Page 2; Edgar E. Baumgarten, death notice, *The Los Angeles Times*, March 23, 1933, Page 14; *New York and Hamburg Passenger and Crew Lists*, copies accessed online at ancestry.com; Francis Morris Baumgarten, funeral notice, *The Los Angeles Times*, June 29, 1925, Page 16.

¹⁷ *Official Directory of Corporations of Milwaukee, Wisconsin* (Milwaukee: Odell & Owen, Publishers, 1904), 108; *Wisconsin State Gazetteer and Business Directory, 1913-1914*; Otto C. Baumgarten, death notice, *Report of the Annual Meeting of the Wisconsin State Bar Association held at Milwaukee*.

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national fads” as noted in *Cultural Resource Management in Wisconsin*. These architects included the interpretation of architectural elements and styles from their homeland in their designs, which included such features as shaped gables, stepped gables, bartizans, helmet-domed towers, and sculptural figure ornamentation. Specific examples such as the Franz Adolph Lange Residence built in Dresden, Germany in 1896 feature similar shaped gables accented with finials as seen on the Koeffler-Baumgarten Double House.¹⁸

Milwaukee has historically possessed the greatest concentration of German Renaissance Revival style buildings in Wisconsin; however, the era of ethnic-influenced architectural design in the city was relatively brief, spanning the period from the 1880s until World War I, as described in *Milwaukee Ethnic Houses Tour: The Rich Heritage of Immigrant Architecture*:

Anti-German sentiment associated with World War I, a growing modernist movement, the influence of zoning and building regulations, and the assimilation of immigrant families into mainstream American culture all worked concurrently to homogenize tastes in architectural design and suppress direct European influences on Milwaukee’s housing stock. Sadly, these same influences encouraged the destruction of many of Milwaukee’s more flamboyant German style houses during the 1950s and 1960s when Victorian architecture was out of favor generally and the German style houses, in particular, were often taken to represent the worst of “bad taste” and decorative excess of the Victorian period.¹⁹

A study conducted by Milwaukee’s Historic Preservation staff indicates that German Renaissance Revival style buildings are a dwindling resource within the city due to demolition and insensitive remodelings over the years. *Milwaukee Ethnic Houses Tour* includes a dozen photographs of once architecturally significant German Renaissance Revival-style residences that are no longer extant including the George Brumder House, Fred Kraus House, and David M. Benjamin House; all of which were razed in the mid-twentieth century.²⁰

¹⁸ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 Vols. (Madison: State Historical Society of Wisconsin, Division of Historic Preservation, 1986), Vol. 2, Architecture, 2/13; *Milwaukee Ethnic Houses Tour: The Rich Heritage of Immigrant Architecture* (Milwaukee: City of Milwaukee, Department of City Development, Historic Preservation Staff, 1994), 3-5; Weisiger and contributors, *Buildings of Wisconsin*, 65-67.

¹⁹ *Milwaukee Ethnic Houses Tour: The Rich Heritage of Immigrant Architecture*, 3-4.

²⁰ *Milwaukee Ethnic Houses Tour: The Rich Heritage of Immigrant Architecture*, 6-7.

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The Wisconsin Historic Preservation Database (WHPD) identifies 140 German Renaissance Revival-style properties within the City of Milwaukee, although eight have been demolished since they were surveyed. Of this total, thirty-two are houses and forty-three of these buildings are listed in the National Register of Historic Places. Twenty-one of these listed properties are residences; almost all of which are contributing buildings within historic districts. A prominent individually listed German Renaissance Revival-style residence is the Frederick Pabst House (WHPD #30265, 2000 W. Wisconsin Avenue, NRHP #75000073). Although the Koeffler-Baumgarten Double House is not comparable given the stature of Captain Pabst as owner of the world's largest brewery at the time, a reference photograph has been provided due to the influence of the Frederick Pabst House on German Renaissance Revival design in the city and the fact that Ferry & Clas designed both the Pabst House and the Koeffler-Baumgarten Double House. A more appropriate comparison property to the subject residence would be the Rose & Joseph Breslauer Doublehouse considering its scale, comparable construction date, and that it is also a double house (WHPD #30259, 1425 W. Kilbourn Avenue, NRHP #86000311). Built in 1897, the Breslauer residence possesses impressively detailed Flemish-inspired gables; however, one of its primary elevation entrance openings has been infilled with masonry, which possibly occurred when the building was converted into an eight-unit apartment building in 1921. Additionally, WHPD photographs of the property reveal that each window in the center of its primary elevation bays has been replaced and no longer features their original upper transom configuration. Based on this information, the Koeffler-Baumgarten Double House possesses a greater degree of integrity than the Breslauer property. Featuring an excellent Flemish-inspired shaped gable and a high degree of integrity, the Abraham H. Esbenshade House was built in 1899 (WHPD #30290, 3119 W. Wells Street, NRHP #86000106). Although it is a fine example of the German Renaissance Revival style, the Koeffler-Baumgarten Double House possesses greater stylistic detailing with its additional shaped gable and limestone detailing including its carved balustrade. Indeed, *Milwaukee Ethnic Houses Tour* characterizes the Esbenshade House as a "more low to the ground" and "delicately scaled" example of the style, which is reinforced when comparing it to the larger Koeffler-Baumgarten residence. Finally, the Edward B. Birkenwald House built in 1903 also lacks the level of stylistic features and detail evident on the Koeffler-Baumgarten Double House (WHPD #117200, 2655 N. Lake Drive, NRHP #00000255). Based on the aforementioned information, as well as its high degree of exterior and interior integrity, the Koeffler-Baumgarten Double House is an excellent local example of the German Renaissance Revival style.²¹

²¹ Property records, Rose & Joseph Breslauer Doublehouse (WHPD #30259), Abraham H. Esbenshade House (WHPD #30290), Edward B. Birkenwald House (WHPD #117200), Wisconsin Historic Preservation Database (WHPD),

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Reflected by its polygonal tower, the influence of the Queen Anne style on the Koeffler-Baumgarten Double House design also should be noted. Popular during the same period as the German Renaissance Revival style, both *Cultural Resource Management in Wisconsin* (CRM) and *Built in Milwaukee: An Architectural View of the City* note the relationship between the two. Addressing the German Renaissance Revival style, CRM states that, “It may well be that the use of Northern European forms, characteristic of sixteenth century Germany and Flanders, were also encouraged by the concurrent popularity of the English Queen Anne Revival, which was inspired by these northern sources.” *Built in Milwaukee* notes the influence of German motifs on the Queen Anne style, “Another factor influenced the Queen Anne and later styles in Milwaukee. German architects, often working for German clients on a grand scale, used a number of German motifs, including the curved or stepped gable and rich German Baroque ornamentation.” The Koeffler-Baumgarten Double House polygonal tower does straddle both styles considering the popularity of this design element in Queen Anne forms, while bell-domed or helmet-domed towers similarly were used in German Renaissance Revival compositions. As a result, while the Koeffler-Baumgarten Double House does not possess the overall characteristics of the Queen Anne style, its tower is evidence of the relationship between the Queen Anne and German Renaissance Revival styles noted in CRM and *Built in Milwaukee*.²²

The Koeffler-Baumgarten Double House is also noteworthy as an example of a double house. Although the duplex property type, consisting of two, full-floor apartments, is a ubiquitous multi-unit residential form within Milwaukee (and commonly associated with its German community), the double house is a relatively uncommon building type in the city. Those that were built date to the nineteenth century and exhibit the characteristics evident on the Koeffler-Baumgarten Double House: two to three stories in height featuring a party wall and separate entrances often sheltered by a shared porch.²³ The National Register nomination for the Elias A. Calkins Doublehouse in Milwaukee further describes the form:

Maintained by the Wisconsin Historical Society – Division of Historic Preservation, 816 State Street, Madison, WI; *Milwaukee Ethnic Houses Tour: The Rich Heritage of Immigrant Architecture*, 27, 38-39.

²² Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2, Architecture, 2/13, 2/15; Landscape Research, *Built in Milwaukee: An Architectural View of the City*, 50; Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1994), 266; Weisiger and contributors, *Buildings of Wisconsin*, 67.

²³ Weisiger and contributors, *Buildings of Wisconsin*, 68-69; Landscape Research, *Built in Milwaukee: An Architectural View of the City*, 62, 64-65.

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The doublehouse was one of the earliest multiple unit residential building types constructed in the city... during the Queen Anne period the [double house] entrances were often moved to the ends and the facades of the two units were fenestrated differently to create a more picturesque, asymmetrical appearance. Doublehouses were usually intended for middle-class or upper-class occupancy and because of their greater size and the consequent need for a lot with a wider frontage were generally more costly to build and hence more expensive to rent than the more typical long, narrow, Milwaukee duplex with its upper and lower flat configuration. There were, in fact, at one time, a number of mansion-scale doublehouses built to house members of some of the city's wealthiest families, but these have all been razed. Most of the doublehouses, however, were built to house prosperous professionals, business executives or merchants.²⁴

In addition to their family's wealth derived from investments in real estate and Charles' financial standing as an attorney, the close sibling relationship between Charles Koeffler, Jr. and Hermine Baumgarten, evident in their shared business interests and Otto Baumgarten's apprenticeship in his uncle's law practice, appears to be a primary reason they chose to build a double house.

Architects

The Koeffler-Baumgarten Double House was designed by the Milwaukee architectural firm Ferry & Clas. Born on February 7, 1851 in Springfield, Massachusetts, George B. Ferry studied architecture at the Massachusetts Institute of Technology (MIT) from 1871-72. He established an architectural practice in his hometown and married Cora Frances Phillips in 1880. A year later, the Ferry family moved to Milwaukee where George's early commissions in the city included the George W. Peck Row House (1620-1630 N. Farwell Avenue, built 1883, NRHP #16000378) and the clubhouse for the Woman's Club of Wisconsin (813 E. Kilbourn Avenue, built 1887, NRHP #82001847). In 1890, Ferry went into partnership with Alfred C. Clas and their professional relationship lasted until 1912.²⁵

²⁴ National Register of Historic Places, Calkins, Elias A., Doublehouse, Milwaukee, Milwaukee County, Wisconsin, National Register #89002313.

²⁵ *Milwaukee Historic Ethnic Architecture Resources Study: Final Report*, Prepared by Historic Preservation staff, Les Vollmert, Paul Jakubovich and Carlen Hatala (Milwaukee: City of Milwaukee, Department of City Development, August 1994), Section V, 23.

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Alfred C. Clas was born on December 26, 1859 in Sauk City, Wisconsin. His parents, Adam and Magdalene (Ernst) Clas were German immigrants and Alfred was locally educated. He apprenticed with an architect and also received two years of experience in building construction. In 1879, Alfred relocated to Stockton, California where he worked in an architectural office. Returning to Wisconsin and settling in Milwaukee, he worked in the office of architect James Douglas and, from 1885-86, the two were partners. A year later, Clas established his own architectural practice prior to forming a partnership with George B. Ferry in 1890. Alfred Clas served as the firm's business manager developing strong political and civic connections in Milwaukee and Madison.²⁶

Ferry & Clas was one of the leading architectural firms in Wisconsin and they designed such important Milwaukee landmarks as the Milwaukee Public Library (814 W. Wisconsin Avenue, built 1895-99, NRHP #74000101), the German Renaissance Revival-style Frederick Pabst House (2000 W. Wisconsin Avenue, built 1890-92, NRHP #75000073) and the Milwaukee Auditorium (500 W. Kilbourn Avenue, built 1909). They also designed the State Historical Society building in Madison (816 State Street, built 1900, NRHP #72000049). The firm won numerous architectural awards, including gold medals at the Pan-American Exposition (1901) in Buffalo and the Louisiana Purchase Exposition (1904) in St. Louis.²⁷

After the dissolution of the partnership, Ferry retained the firm's offices and continued to practice until about 1916, two years prior to his death in 1918. In addition to his practice, Ferry was a member of the organizing committee that established the by-laws and constitution of the American Institute of Architects (AIA). He also served as chairman of Milwaukee's building code commission for four years and was president of the Milwaukee Art Commission. Alfred Clas went on to establish an architectural practice with his sons, Angelo and Rubens, and later formed the firm Clas, Shepherd and Clas with John S. Shepherd. After Shepherd left the firm, it again became Clas and Clas prior to incorporating and remaining under control of Rubens Clas into the 1940s. Alfred Clas was active in the practice into the 1930s, prior to his death on July 8, 1942 at the age of 82.²⁸

²⁶ Ibid., 25-26; Weisiger and contributors, *Buildings of Wisconsin*, 56.

²⁷ *Milwaukee Historic Ethnic Architecture Resources Study: Final Report*, Section V, 23-24, 26; Weisiger and contributors, *Buildings of Wisconsin*, 56.

²⁸ *Milwaukee Historic Ethnic Architecture Resources Study: Final Report*, Section V, 24-25, 27-28.

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It is interesting that while the Wisconsin Historic Preservation Database (WHPD) only identifies three buildings designed by Ferry & Clas in the German Renaissance Revival style (two building additions of the style are also attributed to them), perhaps one of the most stylistically notable German Renaissance Revival residences in the city – the Frederick Pabst House – was executed by the firm. The *Milwaukee Historic Ethnic Architecture Resources Study* notes:

The Frederick Pabst mansion in Milwaukee was their [Ferry & Clas] only known foray into the German Renaissance Revival style but the exquisitely detailed residence surpasses in quality even some of their better-known Classical Revival work. While the Pabst mansion was the trendsetting residence of the city's wealthy German-American community... the bulk of the commissions went to such firms as Crane and Barkhausen and Eugene Liebert [i.e. German, or German-trained, architects].²⁹

The recently published, *Buildings of Wisconsin* identifies the Frederick Pabst House as, “one of Milwaukee’s crown jewels” and cites its role in furthering the popularity of the German Renaissance Revival style, “the German Renaissance Revival style became even more popular following the construction of the city’s costliest house by a leading German American brewery owner, Captain Frederick Pabst. The magnificent Pabst Mansion, built 1890-1892, legitimized the direct copying of German architecture in Milwaukee and unleashed a flood of new buildings in the style.” This further suggests the versatility of the Ferry & Clas firm and the skill they possessed in utilizing the style in their limited number of German Renaissance Revival designs, which include the Koeffler-Baumgarten Double House.³⁰

Conclusion

The Koeffler-Baumgarten Double House is significant under Criterion C: Architecture as an excellent and highly intact example of the German Renaissance Revival style. Built in 1898, it was designed by the prominent architectural firm, Ferry & Clas. Recognized as one of the leading architectural firms in Wisconsin, Ferry & Clas previously designed the Frederick Pabst House, which has been cited as

²⁹ Ibid., 24.

³⁰ Weisiger and contributors, *Buildings of Wisconsin*, 55, 67, 117-118; Landscape Research, *Built in Milwaukee: An Architectural View of the City*, 142.

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promoting the popularity of the German Renaissance Revival style in Milwaukee. Characteristics of the style exhibited on the Koeffler-Baumgarten Double House include its Flemish-inspired shaped gables crowned with finials, bell-domed tower, and limestone ornamentation notably exemplified by its carved balustrade making it one of the finest examples of the style in the city. The architecture of the Koeffler-Baumgarten Double House is reflective of the German character of its environment when Milwaukee was one of the most German cities in the United States. It also specifically reflects the cultural affinity of its sibling owners, Charles Koeffler, Jr. and Hermine Baumgarten. Born in Milwaukee to German immigrant parents, both maintained their ethnic ties in the form of Hermine's travels to Germany and Charles' institutional affiliations to the German-English Academy of Milwaukee, the Milwaukee Turnverein, and the Germania. Although Milwaukee historically possessed the greatest concentration of German Renaissance Revival-style buildings in the state, the City of Milwaukee and Wisconsin Historical Society have noted they are an increasingly rare resource since the height of the style's popularity in the late nineteenth and early twentieth centuries. The property is significant at the local level.

Preservation Activities

The City of Milwaukee has had a historic preservation ordinance and commission for many years. While threatened with demolition, the Koeffler-Baumgarten Double House (identified as the "Charles A. Koeffler, Jr. House") was locally designated by the Milwaukee Historic Preservation Commission on April 15, 1986. It also was assessed as potentially eligible by the Wisconsin Historical Society (WHS) on June 5, 2019 through the submission of a National Register Questionnaire form. Finally, a *Part 1 Historic Preservation Certification Application* (NPS Project #40,857) was approved by the National Park Service on September 17, 2019 and a *Part 2 Historic Preservation Certification Application* was conditionally approved on January 8, 2020.

 End of Statement of Significance

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 End of References

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Koeffler-Baumgarten Double House
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___Insert Boundary Descriptions

Verbal Boundary Description:

The historic boundary reflects the property's current lot lines, the parcel of which is otherwise known as: PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22 BLOCK 95 LOT 4 & S 15' ON E LI OF LOT 3 & N 20' LOT 5 BID #21.

Boundary Justification:

The historic boundary of the Koeffler-Baumgarten Double House coincides with the legal boundary of the property and includes all of the property historically associated with the building.

___End of Boundary Descriptions

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Section photos Page 1

Koeffler-Baumgarten Double House
Milwaukee, Milwaukee County, Wisconsin

Insert Photo Descriptions

**Koeffler-Baumgarten Double House
City of Milwaukee, Milwaukee County, Wisconsin
Photo by Michael T. McQuillen, January 2019**

Photo 1 of 22

Primary (east) & south elevations, context view on North Marshall Street, view looking northwest

The information for the following photographs is the same as above, except as noted:

Photo 2 of 22

Primary (east) and south elevations, view looking northwest

Photo 3 of 22

Primary (east) elevation, view looking west

Photo 4 of 22

Primary (east) and north elevations, view looking southwest

Photo 5 of 22

North elevation, view looking south

Photo 6 of 22

Rear (west) and north elevations, view looking southeast

Photo 7 of 22

Rear (west) and south elevations, view looking east

Photo 8 of 22

Rear (west) and south elevations, view looking northeast

Photo 9 of 22

South elevation, view looking north

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Section photos Page 2

Photo 10 of 22
First floor, south unit

Photo 11 of 22
First floor, south unit

Photo 12 of 22
First floor, fireplace, south unit

Photo 13 of 22, October 2019
Second floor, south unit

Photo 14 of 22
Second floor, fireplace, south unit

Photo 15 of 22, October 2019
Third floor, south unit

Photo 16 of 22, May 2019
First floor, north unit

Photo 17 of 22, May 2019
First floor, north unit

Photo 18 of 22, May 2019
First floor, north unit

Photo 19 of 22
Second floor, north unit

Photo 20 of 22
Second floor, north unit

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Koeffler-Baumgarten Double House
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Photo 21 of 22
Third floor, south unit

Photo 22 of 22
Third floor, south unit

Reference photograph #1
Frederick Pabst House (WHPD #30265, 2000 W. Wisconsin Avenue, Milwaukee, built 1890-92, designed by Ferry & Clas, NRHP #75000073, listed 4/21/1975)

Reference photograph #2
Rose & Joseph Breslauer Doublehouse (WHPD #30259, 1425 W. Kilbourn Avenue, Milwaukee, built 1897, designed by Crane & Barkhausen, Kilbourn Avenue Row House Historic District, NRHP #86000311, listed 2/25/1986)

Reference photograph #3
Abraham H. Esbenshade House (WHPD #30290, 3119 W. Wells Street, Milwaukee, built 1899, designed by Crane & Barkhausen, NRHP #86000106, listed 1/16/1986)

Reference photograph #4
Edward B. Birkenwald House (WHPD #117200, 2655 N. Lake Drive, Milwaukee, built 1903, designed by Buemming & Dick, North Point North Historic District, NRHP #00000255, listed 3/24/2000)

End of Photo Descriptions

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Koeffler-Baumgarten Double House
Milwaukee, Milwaukee County, Wisconsin

 Insert Figures

List of Figures

Figure 1: Undated historic photograph of the Koeffler-Baumgarten Double House

Figure 2: Existing basement and first floor plans

Figure 3: Existing second and third floor plans

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Section figures Page 2

Koeffler-Baumgarten Double House
Milwaukee, Milwaukee County, Wisconsin

Figure 1: Koeffler-Baumgarten Double House



Undated historic photograph of the Koeffler-Baumgarten Double House, 817-819 North Marshall Street, Milwaukee. Photograph property of the Milwaukee County Historical Society.

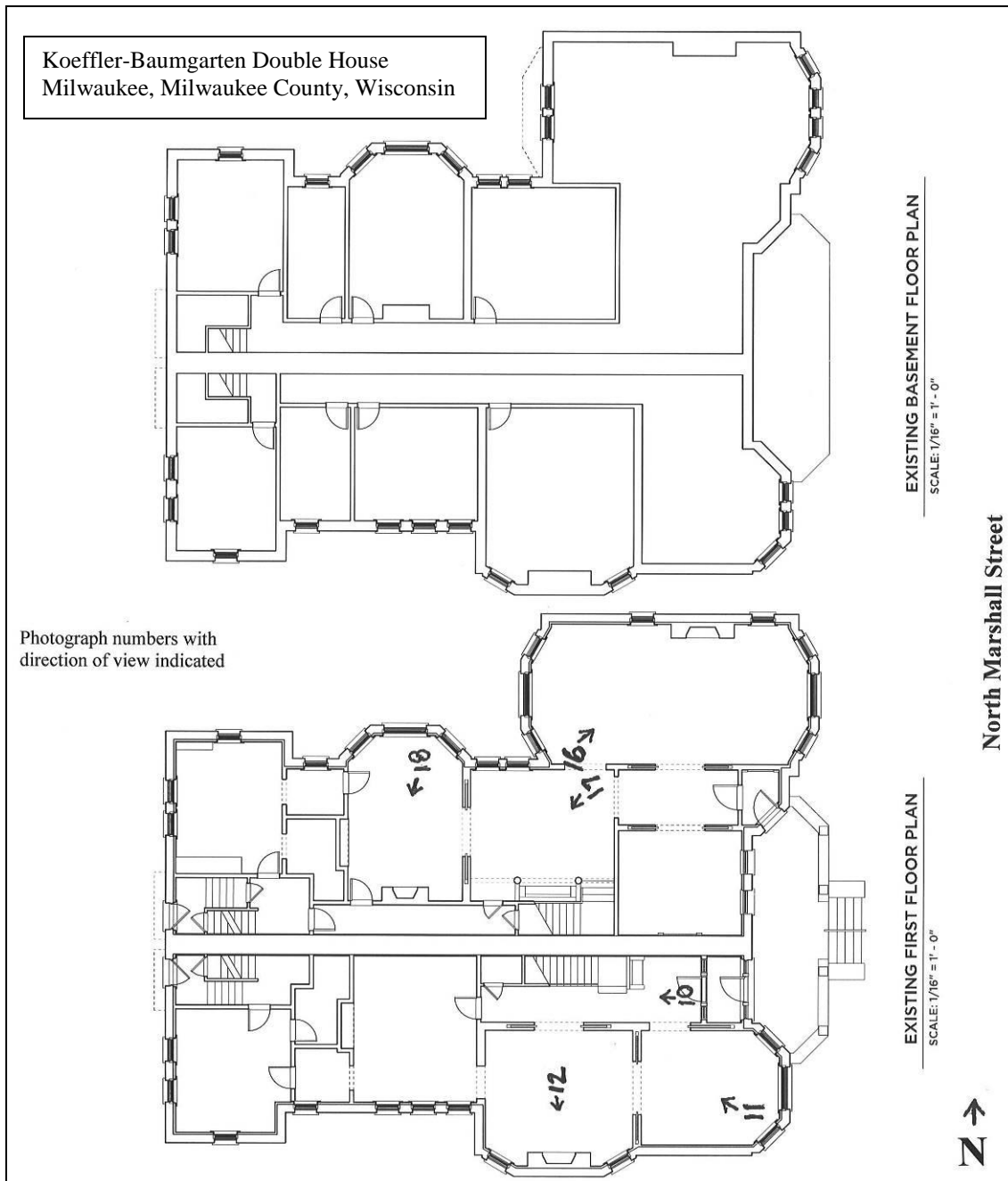
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Koeffler-Baumgarten Double House
Milwaukee, Milwaukee County, Wisconsin

Figure 2: Existing basement and first floor plans



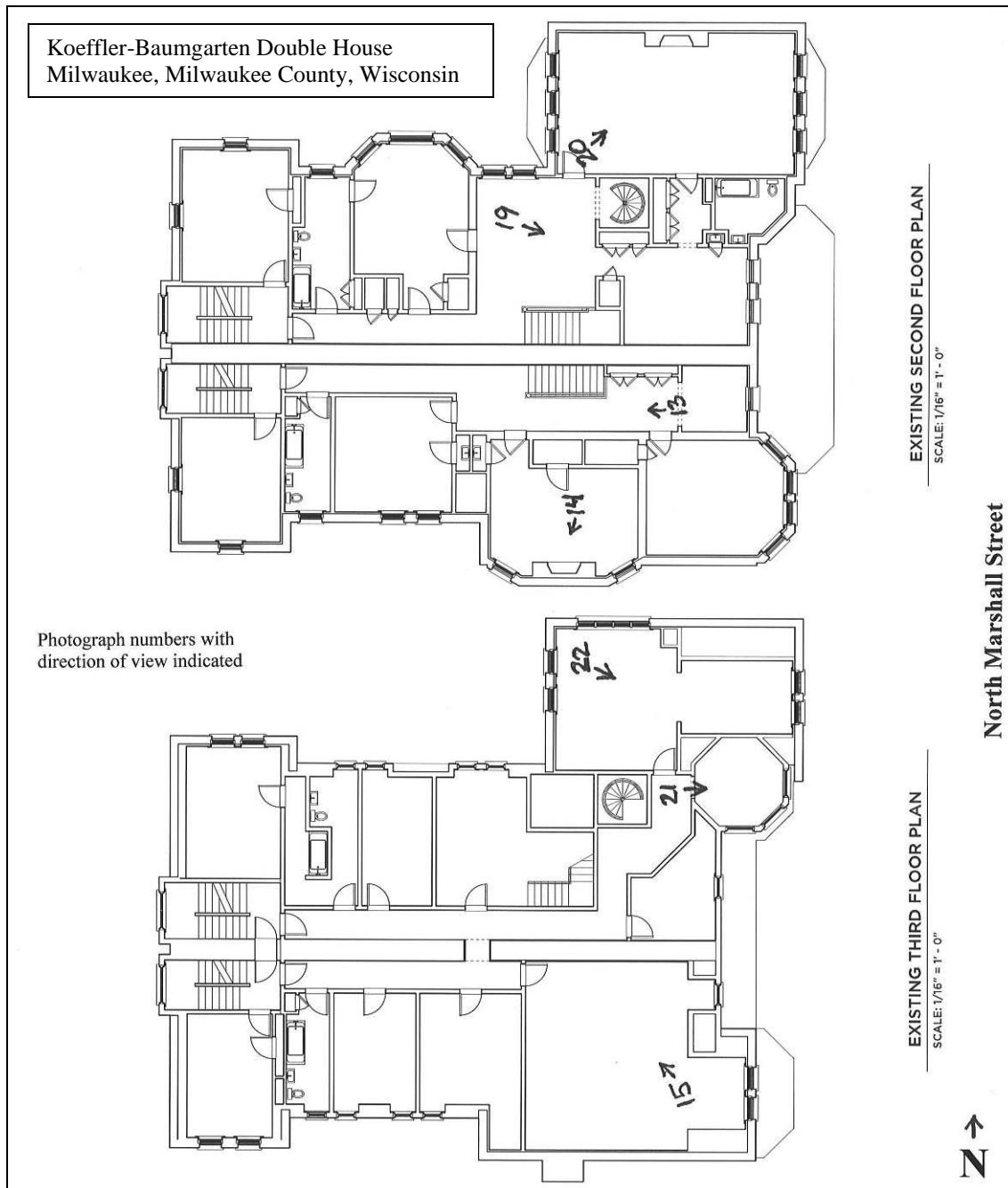
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Figure 3: Existing second and third floor plans



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 End Figures