NEIGHBORS:
Charles Foote and
Laurel Maney’s House

House Sketch. Mingjing He, 2013
Laurel Maney and her husband Charles Foote have lived in this home for the past 17 years. Their house was built in 1954. Maney considers this neighborhood near Back Bay Park, her home. She teaches Chemistry and Pharmacology at MATC (Milwaukee Area Technical College). Her husband, a retired advertising executive, is originally from Chicago.

Maney loves old houses. She was raised near Boston and loved the historic quality of that city. Her current residence is, in her own words, “an undistinguished home” compared to the variety of gracious old homes surrounding it. The ranch style design is just what they need for their lifestyle. The most beloved feature of this house is a large, magnificent garden in the back of the house, hidden from the street and occupying pretty much the entire middle of the block.

Gardening is Maney's way to connect to her family traditions. Culture comes in the form of a tradition of gardening that her family passed down from grandmother and mother. She feels a connection to both of these women when she works in the yard.
NEIGHBORS:
Joe Libnoch’s House

House Sketch. Mingjing He, 2013
Architect: Armin C. Frank (Peacock & Frank)

Built in 1922, this house was described by Richard Perrin as “characteristic of Armin Frank’s best combination of French Provincial and English Medieval architecture carried out in stucco and brick with half-timber accents.” According to this author the “plan of the house is exceptionally well articulated and scale and proportion are excellent.” In 1971 the interior layout was converted in order to accommodate a two-family residence.

Joe Libnoch moved into his new home in 1994. A love for architecture explains his fascination with his home and its history. Now retired, Libnoch likes to give his time to neighborhood organizations such as the Friends of Villa Terrace and the North Point Light House Friends.

NEIGHBORS:
Andy Nunemaker’s House

House Sketch. Mingjing He, 2013
This house was originally built for Guido Vogel in 1905. Andy Nunemaker, the current owner, did extensive renovations and modifications to the building. When Nunemaker bought this house he found that a formal dining room had been added at the back of the house. This room became the perfect place for a billiard table. He relocated the dining room towards the front of the house in a smaller, more intimate room, better suited for the dinner parties that he hosts. Subsequently, every room in the home was redone except for the first floor bathroom.

Andy Nunemaker was born and raised in a modest neighborhood on the northwest side of Milwaukee. As a boy, his father used to bring him to the East Side. It was a part of the city they both loved. Andy memorized all the features of the area around the Water Tower. He left Milwaukee after finishing college at Marquette University and lived in Sydney, Australia. After his return he bought and renovated the Falk House just two doors up from his current home on Terrace Avenue.
SITE AND LOCATION:
Christopher Bauer’s House

House Sketch. Mingjing He, 2013
This house was built in 1918 on a relatively small and rectangular plot overlooking Lake Michigan. The interior layout has been extensively remodeled and transformed over the years. Each floor was subdivided into apartments at various times in the past. Currently there are two apartment units. There is a single apartment unit in the first floor while the second and third floors house a second unit.

The front of the house has a long rectangular living area. Separated by a pocket door, the front and back sections of this living space have distinct architectural ornamentation. The hierarchy of ornamentation helps us interpret the relative use and importance of these interconnected spaces. Architectural molding, woodwork, and decoration in the front room are simple while the back room details are more elaborate. The front room has the view of the lake while the back room is directly connected to the kitchen.

Christopher Bauer was born in Milwaukee. His father was born in Germany and came to US when he was two years old. His mother is German too but she was born in the U.S. The oldest of five children, Bauer attended UW-Madison and worked for Wisconsin National Bank in 1970. After getting his MBA degree at Marquette University he worked for US Bank until January 1999. He loves living across the street from Lake Park with a direct view of Lake Michigan.
MATERIALS:
Kristin Bergstrom and
Lloyd Dickinson’s House

House Sketch. Mingjing He, 2013
Lloyd Dickinson grew up in Green Bay, WI. He graduated from the law school in Madison. Dickinson retired earlier this year from the Foley & Lardner, LLP law firm. He is president of the Historic Water Tower Association, formerly Historic Water Tower Trust. When he got involved with this group there was a rumor that Columbia St. Mary's hospital was going to tear down the Water Tower. This wasn’t actually the case but Lloyd still likes to mention it, with a twinkle in his eye, “it keeps things on the edge”. The association has been concerned with the expansion of both the hospital and the university into their neighborhood. They have helped redirect that expansion to the west of Downer Avenue.

Their stone house at the corner of East Belleview and North Wahl Avenues was built in 1920-23 for William Luick, the owner of the largest dairies in Wisconsin, the Luick Creamery. Phillips and Brust, one of the top architecture firms in Milwaukee at that time, built the house.

An interesting structural fact about the house is that the home is made almost entirely of bricks, stone and concrete. The reason for this was that Mrs. Luick remembered a horrible fire in downtown Milwaukee when she was a little girl in 1888. She insisted that her home be built with as little wood as possible. The building has an open plan but also has a dark, almost medieval interior ambience. There are decorative references to this theme throughout the house in gargoyle designs and stained glass windows set in smaller leaded panels. The exterior fence has a crenellated rusticated feel in the way the stones are set at right angles to the coursing of the wall. There is a small and beautifully appointed garden, and two patios. There is also a coach house above the garage that leads from a back stair to the former servants’ quarters, now used as guest rooms.
MATERIALS:
Angela and George Jacobi’s House

House Sketch. Mingjing He, 2013
Edwin and Louise Lemp Pabst of the Pabst Brewery family owned this gracious home. Louise Lemp was a professional artist who had studied and lived in Paris for 20 years. She changed the layout of the house: she had two large picture windows installed in front of house, had marble floors put in the main first floor rooms, and she changed the heating to radiant, removing the unsightly radiators. She made the third floor into her art studio. After the death of the Lemps, the house remained vacant for three years. During this time it was used once as a symphony house.

George Jacobi was offered a job with Johnson Controls and the couple moved to Milwaukee from Chicago in 1978. He is now retired. They chose this house originally because it was close to the freeway. Angela Jacobi was unfamiliar with Milwaukee and wanted to be close to Chicago, because she thought she’d miss her friends too much.
Domestic landscapes signify and codify human relationships. These pages show how service spaces were carefully placed in relation to the main house in order to ensure the invisibility of the servants and secure the owners’ genteel lifestyle. In this study, we examine the social relations between owners and servants by analyzing the layout, use and spatial rhythms of the service spaces in three different sized houses in the Historic Water Tower neighborhood.
The Villa Terrace had the largest service wing among all the three houses examined in this study. This building was constructed in 1924 for the Lloyd R. Smith family. The building was representative of a larger and wealthier household. The main house was separated from the service spaces. The latter was located in a separate wing. Unlike other homes studied in this field school the servant's quarters at the Villa Terrace were designed in a more elaborate manner. The building has two floors in addition to a basement. Service space in the basement included a man's room, boiler room, cold air room, coal room, kitchen storage room, laundry room and a passage room. Service space on the first floor included a butler's pantry, kitchen, cook's pantry, servant's hall and a servant's bedroom. The second floor had three servants' bedrooms with a call box nearby, a linen sewing room and a dressing room.

There were four female servants in this house in 1930. According to the census records, 40 year old Jean McCarty from Scotland spoke Scottish and 29 year old Hanna A. Lugser from Germany spoke German. Millie Hankey, the 45 year old cook from Wisconsin and Georgia B. Harding, a 34 year old nurse from Wisconsin also lived in these quarters. There were four female servants in this house in 1940. Forty-three year old Betty McMahon was a nursemaid who came from Scotland. Betty Eichmann was a 45 year old general maid who came from Wisconsin. Forty year old cook, Zovi Toni, was born in Austria. Lola Kiepe served as the second maid. She came from California and was 27 years old.

References:


*Smith Family 1927-1937 Home Video*. DVD. Villa Terrace Decorative Arts Museum.

The servants’ spaces at the Villa Terrace were laid out hierarchically. The servants’ main working area in the basement was poorly furnished compared to the main house and the butler’s pantry. All the floors and the ceilings in the basement were made of concrete. Windows did not provide much light. The walls were covered in glazed tile. The hierarchy between servant rooms is evident from the architectural and spatial details. The butler’s pantry was closest to the kitchen and dining areas and this room commanded considerable importance. The pantry had a glazed tile floor. There was a double-sink with full counter and cabinets in the butler’s pantry. On both sides of the counter, there were two upper cabinets. In addition to this room, there was a servant’s bedroom located on the first floor. The decorations in this servant’s bedroom indicate that this room might have belonged to a head servant. The room had big windows that offered a good view to the yard. It was decorated with hardwood floors and had a closet. There was a bathroom connected to this room.

The first floor lodging space was separated from other servants’ rooms in the second floor of the service wing. Servant’s room #1 had two closets; so two individuals might have shared this room. The windows faced the neighboring house and did not have a good view. Servant’s room #2 had two closets. Servant’s room #3 had good light and faced the street. It was closer to the bathroom. Compared to the other rooms, this bathroom was more decorated. Painted walls, brass windows, glazed tiles surrounded the bath, although the design of the door was relatively plain. Judging by its location and orientation we may infer that a servant of a higher status might have occupied this room.
This 7150 square feet house was built in 1927. This building is not as large as the nearby Villa Terrace whose service space stretched across an entire wing of the house. However, the service space in this building did span across the southeast portion of the first floor and the northwest portion of the second floor. Like the Villa Terrace, the placement of the servants’ spaces in this house emphasized a hierarchical organization of servants within the household.

According to census records, in 1930 there were two female servants in this house. Forty-five year old Julia Klein from Yugoslavia spoke both English and Slovak while 19 year old Ruth L. May from Wisconsin spoke English. The design of this house ensured that these servants remained unseen for most of the time. For instance, the right side of the stair hall on the first floor had a door connecting the service wing to the front parlor. That door is now sealed, but we can imagine how the servants must have slipped out of this door in order to gather the coats from guests during formal social events. We can imagine how they would hang the coats and slip unnoticed back into the service wing through this doorway. In another instance we may find how the careful placement of doors between the dining room pantry and the kitchen cuts off the view of the kitchen from the guests seated in the formal dining room.

House was measured and Floor Plans were drawn by BLC Field School Residential Group: Mingjing He and Junshi Zhao, 2013.
The homeowner and the servants used different staircases to get to their respective residential spaces. If we compare the architectural ornamentation of the service wing to that in the main household spaces we find that the servants’ staircase sported railings with ordinary newel posts while the stairs in the main house were elaborately detailed. The back staircase, despite its minimal ornamentation commanded our attention as much as the beautifully decorated front stairs. Servants used the former in order to access the basement and kitchen from the service wing. A locus of activities, hustle and bustle, this back stairway must have been a heavily used space. The temporal rhythms, or tempo, of this space were determined by the speed of movement, urgency of behavior, and intensity of activities as servants went up and down to conduct their daily chores. Compare this to the relaxed tempo of activities in the front stairs on a leisurely evening of socializing and partying. By comparing the tempo of the two stairs at any time during the day we may interpret the complex workings of social life in residential mansions and the labor and care necessary to sustain a certain quality of life and lifestyle in these buildings.

This house has two floors. The service wing used to be located at the southwest end of the house. The service wing included a pantry, kitchen, storage room, servant’s room and garage. On the second floor, the service space included a pantry, kitchen, closet and two maids’ rooms.
SERVICE SPACES:
2118 Kenilworth Place

Kristie and Amine Bennaza, interview by Megan Shuemate, Hongyan Yang and Junshi Zhao, 2118 Kenilworth Place, June 21, 2013.
Adams, Christopher L. *2118 E Kenilworth Pl Floor Plans*. Milwaukee: Department of City Development, 1996.
The house at 2118 Kenilworth Place was designed by Fred Graf and built by Conrad Brothers Investment Properties in 1899. Along with this property the developers also constructed three identical buildings on neighboring lots (2102, 2108, 2112 Kenilworth Place). These buildings were built as single-family homes but some were converted into duplexes by the early 1940s. Compared to Villa Terrace and Ferneding House, 2118 Kenilworth Place is considerably smaller in size at 3455 square feet. By analyzing this house, we can examine how smaller buildings in this neighborhood also accommodated living spaces for servants.

This house has three floors. The basement was used for storage. The service space on the first floor included a kitchen. An original milk delivery box is still visible at the right side of the kitchen. This delivery box can be accessed from the service alley. Servants also went downstairs to the basement in order to store food and household items by using a staircase next to the kitchen. Instead of entering the house from the front door, servants entered the house through the unobtrusive back door.

As originally designed, the second floor had bedrooms or baths for the household. The third floor housed a servant. A smaller bedroom with a sink served as this servant’s bedroom. There are two windows on the right side of this room. These windows looked down into the service alley, so that the servants could observe this service passageway from their window.

This house is representative of smaller households in which the main house was strategically separated from service spaces. By pushing the service spaces to the attic and basement, this house successfully separated the service spaces from the main house. Despite efforts to separate, the world of the servants and that of the owners remained interconnected in these smaller buildings.
The former home of Lloyd and Agnes Smith, the Villa Terrace has established itself as a landmark not only for the Historic Water Tower Neighborhood, but also for the city of Milwaukee. As one of the survivors of the many homes that were torn down along the lake bluff in the early 20th Century, this Italian Villa is instantly recognizable from its iconic garden and spectacular lake front view.