



West Avenues West Historic District

PERMANENT HISTORIC DESIGNATION REPORT

CCF 250496

AUGUST 2025

WEST AVENUES WEST

PERMANENT HISTORIC DESIGNATION REPORT

AND PRESERVATION GUIDELINES

AUGUST 2025

PROPERTY NAME

Historic: Grand Avenue, Wells Street, Cedar Street, State Street, 22nd Street, 23rd Street, 24th Street, 25th Street, 26th Street, Washington Avenue/27th Street, Harrison's Subdivision, Hawley's Subdivision, Hawley's Subdivision No. 2, Assessment Subdivision Number 48, , Place's Subdivision, and Subdivision of Blocks 275 & 283 Historic District, Cedar Heights

Common: Avenues West

LOCATION

A. General Location

The district includes primarily one-and-two family buildings located between W. Wisconsin Avenue on the south, W. State Street on the north, N. 22nd Street on the east and N. 27th Street on the west. The district also includes a number of historic apartment buildings with non-historic apartment buildings and vacant lots present.

B. Legal Description

See attached descriptions of parcels within the district and district map.

Classification: District

Under s. 320-21-9-c of the Milwaukee Code of Ordinances, this district was reviewed for its effect on low- and moderate-income housing within its boundaries. To the knowledge of staff the historic designation will not have a negative effect on low- and moderate-income housing.

NOMINATION DETAILS

Owner: Multiple

Nominator: Jim Dieter

Alderpersion: Ald. Robert Bauman, 4th District

DISTRICT DATA

YEARS BUILT	c. 1885-1931
ARCHITECTS	Ferry & Clas, Alfred C. Clas, James Douglas, Otto Strack, Herman W. Buemming, Leiser & Holst, George Schley, Schnetzky & Liebert, Evans & Marshall, Clare C. Hosmer, William Davelaar, Bruce Uthus, George Zagel, Eschweiler & Eschweiler, Carl F. Ringer, H. Messmer & Son
STYLES	Queen Anne, Arts & Crafts, Craftsman, American Foursquare, Neoclassical/Beaux Arts, Mediterranean Revival, Prairie School, Art Deco, Commercial Vernacular, Contemporary

GENERAL CHARACTER

The West Avenues West Historic District consists of one hundred and fourteen parcels containing sixty-two properties constructed as single-family or duplexes, eight apartment buildings that date to the initial period of development, twelve apartment buildings that are post-World War II developments, two large-scale commercial buildings, seven commercial properties, and twenty-three vacant lots. The contributing buildings range in date of construction from c. 1885 to 1931. This period of construction coincides with the initial period of development for the near-west side of Milwaukee. The properties are located within a number of subdivisions, including Assessment Subdivision Number 48, Harrison's Subdivision, Place's Subdivision, and Subdivision of Blocks 275 & 283 subdivisions, in a neighborhood without a historic neighborhood name but known as Avenues West. The single-family and duplex properties are primarily on long, narrow single or double lots, and most are two or two-and-one-half stories tall.

The apartment buildings built during the period of significance are generally three to four stories tall, while the post-World War II apartments are generally two stories in height. The vast majority of the purpose-built single-family or duplex properties are still used as such, though some properties have been further subdivided or are used as rooming houses.

The architectural styles of the properties represent the period of development on the near-west side and include primarily Queen Anne and Arts & Crafts houses with American Foursquare and Craftsman style houses present. Apartment and commercial developments in the district are generally Neoclassical or Mediterranean Revival. The Wisconsin Telephone Company Building and Arthur G. Wolff Apartments are the two Art Deco style buildings within the district.

TOPOGRAPHY

The West Side was originally an irregular terrain of ravines, swamps and waterholes that was bounded on its eastern edge by a series of high bluffs offering spectacular views of the Milwaukee and Menomonee River Valleys. The major topographical features were chronicled in detail by pioneer historian James Buck. After reading his account, Jerome

Watrous commented in his 1909 *Memoirs of Milwaukee County*, "a stranger seeing our city today for the first time could not comprehend the amount of filling that has been done here." The steep bluffs, which began between North 8th and 9th Streets and extended from midway between Wisconsin Avenue and Wells Street to Vliet Street were cut down from ten to forty feet to permit the construction of streets and to fill the swamps that bordered the rivers and covered much of today's Central Business District. West of the bluffs the land was generally high and well drained, suitable for building, and covered with a dense forest of oak which extended beyond the western limits of the city into the hinterland. This topographical mess delayed the layout of subdivisions and mass settlement of the Avenues West area as compared to areas east of N. 8th Street.

EARLY SETTLEMENT: WEST SIDE LAND DIVISION

The settlement of southeastern Wisconsin was precipitated by the 1835 Federal Land Sale at Green Bay. Both Solomon Juneau and Byron Kilbourn purchased lands at this sale upon which they platted the respective villages of Juneautown and Kilbourntown on the opposite banks of the Milwaukee River. Kilbourntown extended west to North 9th Street, south of Juneau Avenue, and to North 13th Street, north of Juneau Avenue (Lapham, *Increase "1836 Map of Milwaukee"*). Much of the West Side was sold in large parcels to pioneer farmers and speculators. George Smith was probably the first major land holder on the West Side. At the 1835 Sale he purchased a tract of land extending from North 13th Street to North 21st Street and between Wisconsin and Juneau Avenues. Smith was a Scottish businessman who invested heavily in the Wisconsin wilderness, purchasing land at \$1.25 per acre. In 1836, land speculation was peaking in Milwaukee and Smith sold seventy-five acres of his West Side parcel to Hans Crocker at the considerable profit of \$12 an acre.

Land sales were limited on the West Side because the Milwaukee and Rock River Canal Company held thousands of acres in trust to be sold to finance the construction of a canal from the west bank of the Milwaukee River to the Rock River in central Rock County. After it was chartered in 1838 by the State Legislature, the canal company did conduct one land sale to raise capital and to encourage settlement of the proposed canal route. Ultimately, the canal company proved to be unsuccessful and it ceased to exist in 1841. It was not until 1849, however, that all of the canal lands were surrendered to the state and made available for public sale. These lands sold quickly amidst speculation that the Milwaukee, Madison and Watertown Plank Road Company's (chartered in 1846) planned a plank road through the West Side would make the land valuable. The road began in the city at two points, the north fork at North 12th Place and Juneau Avenue and the south fork at North 11th Street and Kilbourn Avenue, and after merging at North 15th Street and Highland Avenue, followed an undulating route westward along the approximate course of present-day State Street.

By the end of 1849, when the plank road was completed through the city, all of the West Side lands had been sold. The land ownership patterns that emerged at that time partly would continue until the first subdivisions were platted in the mid-1850s. Between North 12th and North 27th Streets, and Vliet Street and Wisconsin Avenue, five individuals owned over seventy-five percent of the land. The largest property owners were Elisha Eldred, Hans Crocker, William P. Lynde, and Cyrus Hawley. South of Wisconsin Avenue all of the land between North 12th and North 20th Streets was owned by James H. Rogers, and between North 23rd and North 26th Streets by C.D. Davis. All of these men were either Yankees or British immigrants who had arrived in Milwaukee within the first five years of the town's settlement. They quickly emerged as civic, professional and business leaders as well as entrepreneurs who financed many of the city's first improvements. West of North 27th Street, intense speculation resulted in the division of the land into many small, ribbon-like tracts. These parcels were long, narrow slivers containing from two to five acres each that extended northward from Wisconsin Avenue and south from Juneau Avenue to frontage on the Watertown Plank Road.

URBANIZATION

Milwaukee emerged in the 1850s as a thriving city with an ever expanding population from both native and foreign sources. Between 1840 and 1855, the city grew an astounding 1,800% from 1,712 to 32,074 residents. New home sites were needed and the city's boundaries were extended in all directions. On the West Side, the city pushed its boundaries westward to North 27th Street and the long held speculative lands were finally subdivided into residential lots. The first recorded subdivisions on the West Side were Kneeland's Addition in 1848, between North 12th Place and North 14th Street, and McKinley Avenue and Vliet Street, and Mitchell and Houghton's Subdivision in 1853, between North 9th and North 13th Streets, and Wells Street and Juneau Avenue. These were extensions of the original Kilbourntown settlement and the plats continued the street grid established by Kilbourn. Successive subdivisions were controlled by the 1856 City Charter which required all new streets and alleys to align with all existing and adjacent platting. This was done to prevent the misalignment of streets that had occurred when Kilbourntown and Juneautown were platted. It also established a uniform, but rigid, grid pattern as the only legal way to subdivide city land into residential lots. This provision was also part of the 1874 charter and continued the mandate that the West Side proceeded at a steady pace throughout the 1860s and 1870s, and all the land to 27th Street, except a few minor parcels, had been platted by 1885.

NEIGHBORHOOD DEVELOPMENT AND ETHNICITY

Neighborhoods developed on the West Side along fairly rigid social, economic and ethnic lines. The West Side was originally divided into two wards: Ward 2 extended from the Milwaukee River to the city limits at North 27th Street between Kilbourn Avenue and Vliet Street; Ward 4, also extended westward from the river to the city limits, from Kilbourn Avenue south to the north edge of the Menomonee Valley. In subsequent years as the city's population grew and more land was annexed, the boundaries were adjusted to

reflect these changes. By 1894, the West Side had been divided into four wards. The west boundaries of Wards 2 and 4 were retracted to North 13th Street, and Wards 15 and 16 were created out of their original western halves and extended from North 13th Street to North 35th Street. Political boundaries are not always reflective of settlement patterns, but the ethnic immigration patterns on the West Side coincide with the ward divisions. The first census reports of 1850 and 1860 for Milwaukee showed that Germans were the dominant group in Ward 2, later Ward 15; and that Yankees, British and Irish were the dominate groups in Ward 4, later Ward 16. This pattern of settlement by ethnic origin persisted on the West Side into the early 20th century as the second and third generations of the respective groups remained in the wards settled by their ancestors. Thus, north of Kilbourn Avenue the wards were predominantly German-American and south of Kilbourn Avenue the wards were predominantly Anglo-American. This splintering of the different ethnic groups on the West Side was typical of Milwaukee's ethnically determined settlement history city-wide.

Neighborhood development on the West Side after 1880 was largely based on the segregation of land uses and income levels. No longer were neighborhoods comprised of mixed uses with residences, shops and factories possibly on the same block. As the second and third generations prospered, a more clearly defined class structure emerged that was defined by occupation and social standing. One aspect of the previous neighborhood structure that carried through into the early-twentieth century was that ethnic associations were not erased by economic parity and those of the same foreign stock continued to a large extent, to live in proximity to each other. An important characteristic of West Side neighborhoods during this period of residential expansion is that the older areas, primarily east of North 20th Street, remained fairly stable. There was little movement out of this part of the West Side, particularly by the wealthiest classes, even as more desirable home sites further west were made available.

In the period from 1880 to 1910, the city was experiencing a dramatic rise in population not only from internal sources, but from a new surge of post-Civil War foreign immigration. New housing was needed by both the rising middle and upper classes and the newcomers. The older neighborhoods, because of their stable character, did not provide a sufficient supply of cheap housing and to accommodate this need working class neighborhoods were created on the West Side alongside those of the wealthier classes.

The West Side neighborhoods that achieved distinction during this period were those located along or near one of the boulevards. This phenomenon of creating a municipal parkway as part of a city street was first introduced to Milwaukee with the creation of Highland Boulevard in 1896. McKinley Boulevard and Wisconsin Avenue were named in 1906. The boulevard not only had a landscaped esplanade down the middle of the roadway, but traffic was restricted, prohibiting all forms of heavy loads and undesirable vehicles. These became the choice residential areas of the West Side in the late nineteenth century.

Highland and McKinley Boulevards, though attracting different income groups, were almost all German-American. This was consistent with the ethnic patterns of the old second ward as established in the pre-Civil War settlement period. Highland Boulevard at the upper end of the income scale, was the residence of the wealthiest industrialists and businessmen in this part of the city. Because of its overwhelming German character, it was affectionately called "Sauerkraut Boulevard." Likewise, McKinley Boulevard was the residence of an equal number of German-Americans who were of the professional and managerial classes. Between the two boulevards a better than average neighborhood developed also of German background that included managers, skilled craftsmen and pockets of laborers.

Below Highland Boulevard was the Concordia College neighborhood. It had on its southern edge the former Grand Avenue, now West Wisconsin Avenue. Grand Avenue was a neighborhood unto its own: a residential street of the city's finest mansions and estates, its only near comparison was Prospect Avenue on the east side. It was a place of residence that was represented by Milwaukee's oldest and most socially prominent families as well as the wealthiest industrialists and financiers of the nineteenth century. Though it was heavily characterized by a predominance of Anglo-Americans, there were a significant number of German-American families who were of equal social standing by the end of the century.

The Concordia College neighborhood benefitted greatly by its location between two of the most prestigious residential streets in the city. The neighborhood was a natural attraction to those of the upper-middle class who largely could not afford a mansion-scale house as was characteristic of the boulevards. Centered on the college campus, numerous residences of high quality design and craftsmanship were built on gracious landscaped grounds. The entire area from Grand Avenue to Highland Boulevard flowed like one giant park. The ethnic make-up tended towards the Anglo-American pattern established in the previous generation, but like Grand Avenue it had a significant number of important German-American families so not either group was socially dominate.

The zenith of the elite West Side neighborhoods was short lived. In less than twenty years, the sons and daughters of these prominent Milwaukee families found the residences of Highland Boulevard, Concordia and even Grand Avenue to be architecturally obsolete and unbecoming of their social prominence. A survey of city directories indicates that beginning in the early 1900s there was movement of the wealthiest classes out of the West Side to move desirable home sites on the east side along the lakeshore, the north shore suburbs and to nearby Wauwatosa. This trend continued for the next three decades and by the mid-1940s many of the former mansions had been converted to rooming houses and institutional uses. At that time the ethnic character of the West Side was beginning to change.

DESCRIPTION OF INDIVIDUAL BUILDINGS

NORTH 22ND STREET



KENMORE FLATS APARTMENT BUILDING

**805-811 NORTH 22ND STREET (201-209 22nd Street, old)
(1904) Hood & Tullgren, architects**

Kenmore Flats is a four story Neoclassical style apartment building constructed in 1904. The building was designed by the Chicago-based Hood & Tullgren architectural firm. As constructed, the building contained seventeen apartment units, advertised as six or seven

room units.¹ The building is clad with red brick over a limestone basement. The building features Neoclassical design elements such as brick quoins, limestone belt course, stone window headers with keystones, and projecting limestone entries with scrolls and dentils. The parapet was altered along N. 22nd Street around 2010 and is now a new variegated brick.

NORTH 23RD STREET



PETER AND IDA FRATTINGER HOUSE
807 NORTH 23RD STREET (203 23rd Street, old)
(1886) Architect unknown
Locally designated February 23, 2017

¹ "For Rent – Flats," *Milwaukee Sentinel*, May 5, 1913.

The Peter and Ida Frattinger House is a grand exuberant two-and-one-half story frame Queen Anne style residence clad with wood clapboard. All elevations of the house are heavily ornamented and three of the four elevations feature large bays. The house has a hipped roof with numerous dormers and a large corbelled cream brick chimney. The house was constructed for Peter and Ida Frattinger. Peter Frattinger was born in Ohio in 1844 and served in the 24th Regiment during the Civil War. He worked as a merchant tailor. For more detailed information about this property, see the designation study report for the Frattinger House available on the Historic Preservation Commission website.



MELVIN A. HOYT HOUSE

**813 NORTH 23RD STREET (207 23rd Street, old)
(1902) Leenhouts & Guthrie, architects**

The Melvin A. Hoyt House is a large two-and-one-half story frame residence clad with wood clapboard and shingles. The house has a mix of Queen Anne and Arts & Crafts features. The house has a rusticated stone foundation and porch. The house features a decorative bargeboard and overhanging gable with curved brackets. The house was

constructed for Melvin Hoyt, president of the News Publishing Company, publishers of the *Milwaukee Daily News*.²



**819 NORTH 23RD STREET (213 23rd Street, old)
(c. 1890) Architect unknown**

819 N. 23rd Street is a two-and-one-half story frame residence clad with aluminum siding. The house is a cross-gabled with a large wrap-around porch. The porch brackets and balusters are Arts and Crafts-esque and are the only features present of an architectural style. The house has a polygonal bay window on the south façade. No original building permit was located for this property.³

² Wisconsin Architecture and History Inventory #111.817.
<https://www.wisconsinhistory.org/Records/Property/HI111817>

³ Milwaukee began requiring building permits in 1888. For most properties dated to this era with no permit having been found, it is likely that they were built prior to 1888.



**830 NORTH 23RD STREET (222 23RD Street, old)
(c. 1885) Architect unknown**

830 N. 23rd Street is a two-story frame Victorian Gothic worker's cottage clad with replacement vinyl siding. The house has a gabled-ell plan with a small entry porch located in the ell. The house has pointed window hoods and a scroll-sawn gable ornaments commonly found on Victorian Gothic houses. The house has a rusticated concrete block foundation and a projecting bay on the front façade. No original building permit was located for this property.



**834 NORTH 23RD STREET (226 23rd Street, old)
(c. 1890) Architect unknown**

834 N. 23rd Street is a two-and-one-half story frame gabled-ell house clad with replacement vinyl siding. The house has Queen Anne detailing, such as bands of shingles between the first and second floor and in the front gable and decorative window surrounds. All windows appear to be replacement windows. No original building permit was located for this property but it is present on the 1894 Sanborn Fire Insurance Map.



**838 NORTH 23RD STREET (228 23rd Street, old)
(c. 1890) Architect unknown**

838 N. 23rd Street is a two-story frame Victorian Gothic worker's cottage clad with replacement vinyl siding. The house has a gabled-ell plan with steeply pitched roofs with overhanging eaves. It has a small entry porch located in the ell. The house has pointed window hoods commonly found on Victorian Gothic houses. The house has a rusticated concrete block foundation. No original building permit was located for this property.



**842-844 NORTH 23RD STREET (230 23rd Street, old)
(1916) Architect unknown**

842-844 N. 23rd Street is a two-and-one-half story front gabled duplex constructed in 1916. The house was originally clad with stucco, though now has vinyl siding. The house has a full-width porch with vaguely Craftsman detailing such as battered posts and basic skirting on the porch. Most windows appear to be replacements, though there are some six-over-one windows present in the attic level. The house was constructed as a speculation or investment property by Scranton Stockdale, a local real estate dealer.

NORTH 24TH STREET



ALTON AND ELLA STREETER HOUSE

820 NORTH 24TH STREET (218 24th Street, old)

(c. 1885) Architect unknown

The Alton and Ella Streeter House is a two-and-one-half story Queen Anne style house constructed around 1885. The house has an asymmetrical front façade with a polygonal bay on the right side of the front façade. The house sits on a rough stone foundation. The house is clad with replacement siding but still has shingles in the gables and between the first and second floors. There is a sunburst gable ornament in the front gable. No building permit was located for the house but the residence appears by 1886 in city directories. The Alton and Ella Streeter family were residing in the house by the mid-1880s. Streeter was listed in directories as an insurance agent and solicitor in directories.



JAMES J. ANDERTON HOUSE
822 NORTH 24TH STREET (220 24th Street, old)
(1891) Jacob Jacobi, architect

The James J. Anderton House is a two-and-one-half story Queen Anne style house constructed in 1891. The house has an asymmetrical front façade with projecting bay on the right of the front façade supported by decorative scrolls. A recessed entry with French doors is located to the far right. A polygonal turret projects from the left of the roofline and the house has a large corbelled cream brick chimney. The house was designed by Jacob Jacobi and William Leipold was the builder. The house had a cost of \$4,000 when constructed. It was built for James J. Anderton, a well-known proprietor of a meat market at Third and Chestnut and former alderman representing the Second Ward.⁴

⁴ “Ex-Ald. Anderton Dead,” *Milwaukee Journal*, October 25, 1897.



JEHU AND AMELIA CHALKER HOUSE
830 NORTH 24TH STREET (224 24th Street, old)
(c. 1885) Architect unknown

830 N. 24th Street is a two-and-one-half story Queen Anne style house constructed circa 1885. The house has an asymmetrical front façade with projecting bay on the left with a large gable. The house is clad with vinyl siding except for cedar shingles in the gables. The house has a center gabled dormer with two-over-two windows. The original entry has been infilled and the entry is off a small raised stoop with gabled roof. A second story porch is accessed above the entry. No original building permit was located for the house but it appears as early as 1885 in city directories. The Jehu and Amelia Chalker family is listed as the early residents. Chalker is identified as a stone cutter in city directories.



FRANK STARKWEATHER HOUSE
836 NORTH 24TH STREET (226 24th Street, old)
(1901) Ferry and Clas, architects

The Frank Starkweather House is a two-and-one-half story Arts & Crafts style house designed by prestigious Ferry and Clas architectural firm and constructed in 1901. John Langenbuger was the builder and Paul Riesen was the mason. The house is clad with brick on the first floor and stucco above. The front façade has a bay window on the left with paired windows in the center bay. The entrance is recessed to the right of the house. The second floor has a centered bank of six one-over-one windows with a decorative wood panel in the center. The house has a large centered gable dormer with a bank of six six-over-six windows. All windows appear to be original. The house was constructed for Frank Starkweather. The house was possibly constructed as a gift for his second wife, Helen Madden, as the permit for construction was taken out ten days prior to their wedding. Starkweather was a travelling tin salesman.



LANGHILL APARTMENT BUILDING
843 NORTH 24TH STREET (231 24th Street, old)
(1928) Keymar & Nack, architects

The Langhill Apartment Building is a 10-family Mediterranean Revival style apartment designed by Keymar & Nack in 1928. The building is three stories on a raised basement and is clad with brown brick. The building has stone belt courses separating the floors and projecting bands of brick on the first floor. The symmetrical front façade has a projecting center entry with stone surround. The canopy above the third floor has stone modillions and a terra cotta roof. The parapet has stone cartouches. Windows appear to be original six-over-one windows set in pairs or banks of three.



MARY DUDLEY HOUSE

849 NORTH 24TH STREET (233 24th Street, old)

(c. 1885) Architect unknown

The Mary Dudley House is a two story gabled-ell house constructed circa 1885. The house has a prominent steeply pitched front gable. The entry is located in the ell and has a flat roof with plain wood posts. Windows are replacement windows and the house is clad with vinyl siding. No original building permit was located for the house but it appears in city directories as early as 1885. Mary Dudley, widow of Reverend Hiram H.C. Dudley, appears as the earliest resident.



**855 NORTH 24TH STREET (237 24th Street, old)
(c. 1889) Architect unknown**

855 N. 24th Street is a two story gabled-ell house constructed circa 1885. The house has a brick foundation and is clad with replacement vinyl siding. The entry is located in the ell and has a flat roof with plain wood posts on rusticated concrete block. The house has a bay window on the first floor. Windows are replacement one-over-one windows. No original building permit was located for the house but it appears in city directories as early as 1889. Edward Wardner, real estate dealer, is listed as an early resident.



NEW WESCO APARTMENT BUILDING
915 NORTH 24TH STREET (251 24th Street, old)
(1924) Architect unknown

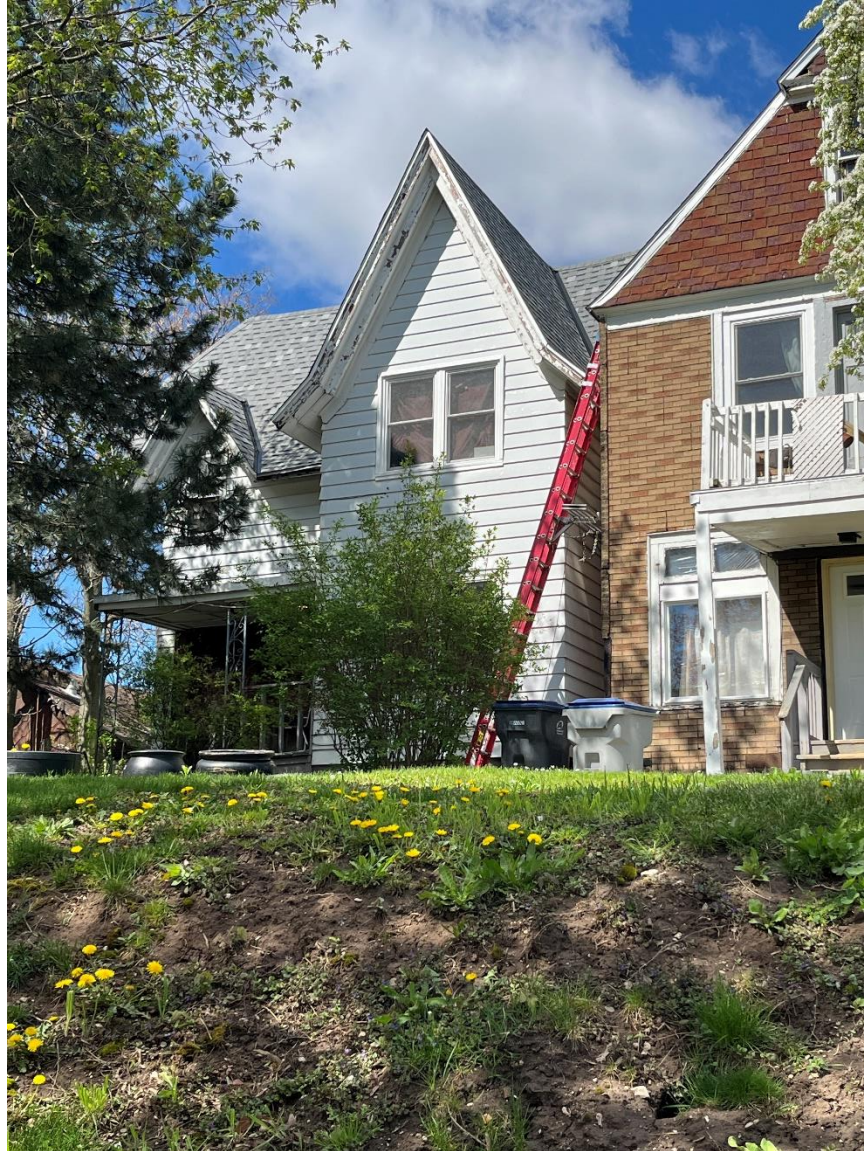
The New Wesco Apartment Building is an 18-family Mediterranean Revival style apartment designed constructed in 1924 at a cost of \$54,000. The building is three stories on a raised basement and is clad with brown brick. The building has a symmetrical front façade with projecting center bay two bays wide with paired six-over-one windows. All windows appear to be original. The projecting bay has a terra cotta hipped roof. The building is inset with decorative square stone panels. The building was advertised as “modern apartments with all built-in features” when completed in 1925.⁵

⁵ “Advertisements,” *Milwaukee Journal*, May 3, 1925.



**925-933 NORTH 24TH STREET (255 24th Street & 259 24th Street, old)
(c. 1885) Architect unknown**

925-933 N. 24th Street consists of two frame residential structures joined by a hyphen addition in 1958. No building permits exist for the original structures but 925 N. 24th Street appears in city directories by 1885 and 931-933 N. 24th Street first appears in 1882. 925 N. 24th Street is a two-and-one-half story structure with an asymmetrical front with steeply pitched front gable. It is clad with replacement metal siding and has all replacement windows. 931-933 N. 24th Street is similarly clad with replacement metal siding and has all replacement windows. It is also two-and-one-half stories tall with a cross-gabled roof. Both structures have been heavily modified and their entrances removed, likely when the center hyphen addition was constructed in 1958. The houses have been used as a rooming house since the 1940s. Milo and Martha Clark operated the “Clark House” boarding house out of the residences by the 1950s. The property is still used for those purposes.



**939 NORTH 24TH STREET (265 24th Street, old)
(c. 1885) Architect unknown**

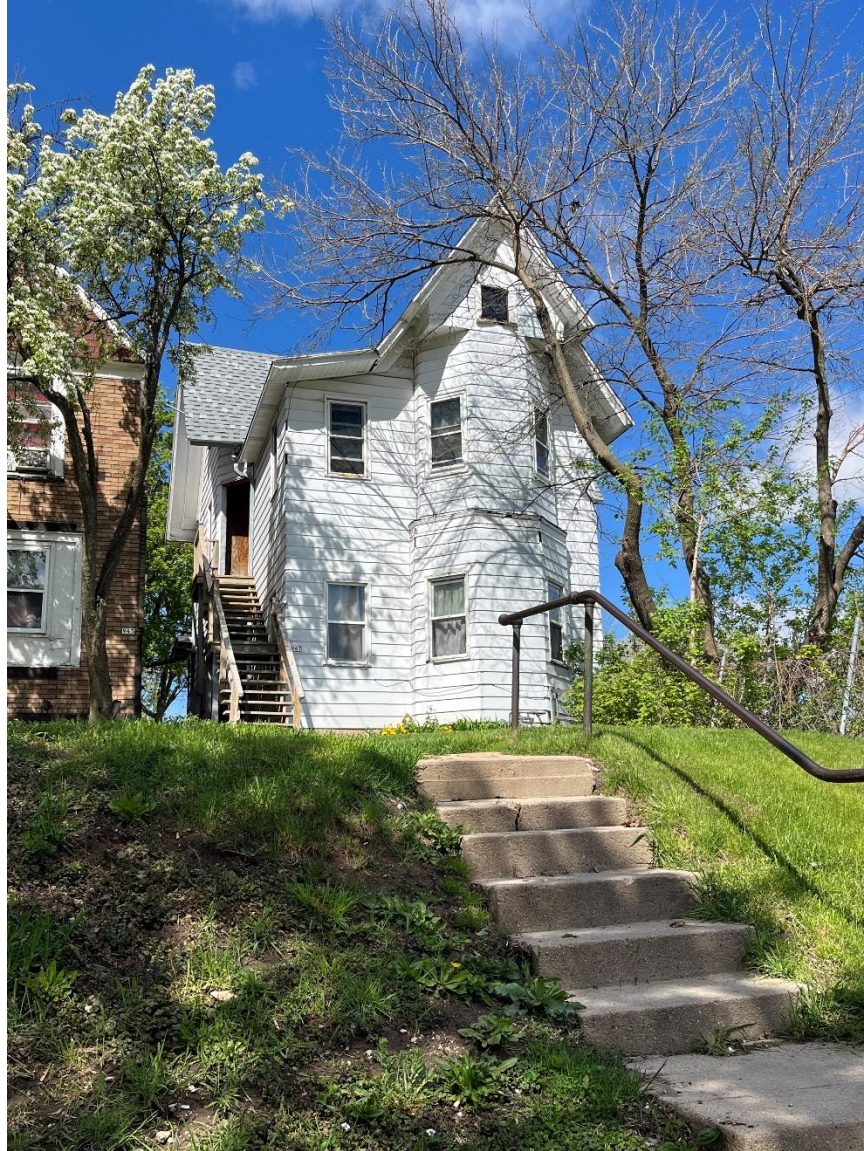
939 N. 24th Street is a gabled-ell house constructed circa 1885. No original building permits exist for the house. The house has a large, steeply pitched front table with paired windows on both levels. The entrance is located in the ell on a small stoop with a flat roof. The house is clad with metal siding. The house is associated with the “Clark House” and is presently used as a boarding house.



WILLIAM DAVELAAR HOUSE

**943 NORTH 24TH STREET (269 24th Street, old)
(1892) William Davelaar, architect**

The William Davelaar House is a front gabled house designed by Davelaar and constructed in 1892 at a cost of \$2,000. No evidence suggests Davelaar lived in the residence and it may have been a speculation house. The house is clad with brick-patterned asbestos siding. A number of openings have been altered or reduced in size. The house is minimally ornamented. The house is associated with the “Clark House” and is presently used as a boarding house.



**947 NORTH 24TH STREET (271 24th Street, old)
(c. 1885) Architect unknown**

947 N. 24th Street is an Early Gothic Revival style house constructed circa 1885. No original building permit was located for the house. The house is clad with metal siding and windows appear to be replacements. The house has a polygonal bay in the center with two one-over-one windows. The entry has been modified to a second floor entry on a stairway to the left of the front façade. A Gothic window is in the front gable. Records suggest the property has been used as a rooming house since at least the early-1940s. The house is now associated with the “Clark House” and is presently used as a boarding house.

NORTH 25TH STREET



WILLIAM J. TURNER HOUSE
743 NORTH 25TH STREET (181/183 25th Street, old)
(1887) James Douglas, architect
Locally designated July 15, 2005

The William J. Turner House is a grand Queen Anne style house located at 743 N. 25th Street. The house was designed by architect James Douglas and constructed in 1887. The following description is taken from the designation study report written by Milwaukee Historic Preservation staff in 2005:

The Turner house is a splendid example of Queen Anne style architecture. Hallmarks of the style include an asymmetrical, picturesque massing, finely crafted embellishments such as towers, turrets, ornamental wood shingling and projecting

bays. Roofs are usually steeply pitched and multi-gabled, sometimes incorporating a large corner turret or tower and a picturesque character that typically incorporates, steeply pitched, multi-gabled roofs, corner towers and turrets, projecting bay windows and incorporated sweeping roofs, block-like projecting bays and asymmetrical massing.

The style has its roots in nineteenth century England when architects looked back to the past centuries to reinterpret historic styles of architecture and reportedly got its name during the 1870s from English architect J.J. Stevenson. The Queen Anne was based on English architecture of the late medieval and Renaissance periods in England. While the style was building in popularity in England during the 1870s, it didn't really catch on in America until about 1880 and then it remained popular for more than a decade. The best American wooden examples of the style, such as the Turner House, are often so highly embellished that their exteriors are compared with the design of fine interior cabinetry work.

In Milwaukee, Queen Anne style houses were also sometimes embellished with distinctively German features for the area's large German-American clientele. Research has revealed that the city's largest, towered Queen Anne style houses were usually custom-designed by the city's most prominent architects. Because of the size and complexity of these houses, they would have been considered major commissions by their respective architects.

It is important to place the Turner house in its proper architectural context. A very large, towered Queen Anne style house belongs to a decidedly small and elite grouping of buildings in Milwaukee. While there are many other smaller Queen Anne houses with towers, only a few rank comparably in size and detail with the Turner House. A century ago, however, there were many large, towered Queen Anne style houses in Milwaukee, but most have since been demolished making it important to preserve the few remaining examples. Today, the Turner House ranks among the best surviving wooden Queen Anne style houses in Milwaukee. In terms of its architectural significance, the Turner residence is comparable to another Douglas-designed mansion, the Charles Quarles House (1891), which is located at 2531 N. Farwell Ave. and individually listed on the National Register of Historic places since 1988. Perhaps the grandest of all the remaining wooden towered houses in Milwaukee is the Charles Stolper House at 2463 N. 1st St., which was designed by John Roth, Jr. It is a contributing structure in the North First Street National Register Historic District.

The materials, massing and sheer elegance of the Turner house all reflect the dexterous ability of the designer. The house is finely proportioned with windows and doors carefully sized to respond to the overall size of the house. This is a system of design that is very seldom applied to today's contemporary architecture.

Perhaps the most striking feature of the house is its remarkable 3-story round corner tower, which is topped with a bell-shaped roof. The tower is one of the quintessential features associated with the best examples of Queen Anne style architecture in this county. The Turner house tower is unquestionably a

masterpiece of carpentry and constructing it required that each piece of siding had to be meticulously sawn to a precise boomerang shape in order to bend neatly in a level line around the tower.

In sum, the Turner house is important as a pivotal residential structure on the city's near West Side. It represents the zenith of the development of the Queen Anne style in Milwaukee and it is one of the few remaining examples of its kind in the city.⁶

The house was constructed in 1887 by investor Howard H. Hoyt but named for its first occupant, Judge William J. Turner. Turner was born in Waukesha in 1848. His family moved to New York in 1861, where Turner attended public schools. He graduated with a law degree from the University of Albany in 1871 and subsequently returned to Wisconsin and opened a law practice in Port Washington. He relocated to Milwaukee in 1882 and entered practice with Leander F. Frisby, who was then Wisconsin's Attorney General. Turner died at home in 1919.⁷ For a more comprehensive history of William Turner and the Turner House, refer to the Final Designation Study Report for the William J. Turner House available on the Historic Preservation Commission website.

⁶ City of Milwaukee, Historic Preservation Commission. "Permanent Historic Designation Study Report, William J. Turner House." 2005.

⁷ Ibid.



EDWARD AND ESTELLA WADHAMS HOUSE
745 NORTH 25TH STREET (187 25th Street, old)
(1887) Architect unknown

The Edward and Estella Wadhams House is a two-and-one-half story Queen Anne style house constructed in 1887 at a cost of \$4,000.⁸ The house sits on a raised rusticated concrete block foundation and has an asymmetrical front façade with an entry accessed off a covered stoop to the left of the façade. The house is clad with vinyl siding. The right side of the front façade contains a projecting bay with a center picture window flanked by two one-over-one windows in a bay set at forty-five degree angles to the front plane. The front gable has a projecting triangular top supported by two brackets. The property was built for Edward and Estella Wadhams. Edward Wadhams was a partner of Wadhams, Magie & Co., a machinery oil retailer, and later president of Wadhams Oil and Grease

⁸ Wisconsin Architecture and History Inventory, Record #110995.

Company. The company was later known for their Alexander C. Eschweiler designed pagoda-style filling stations.⁹

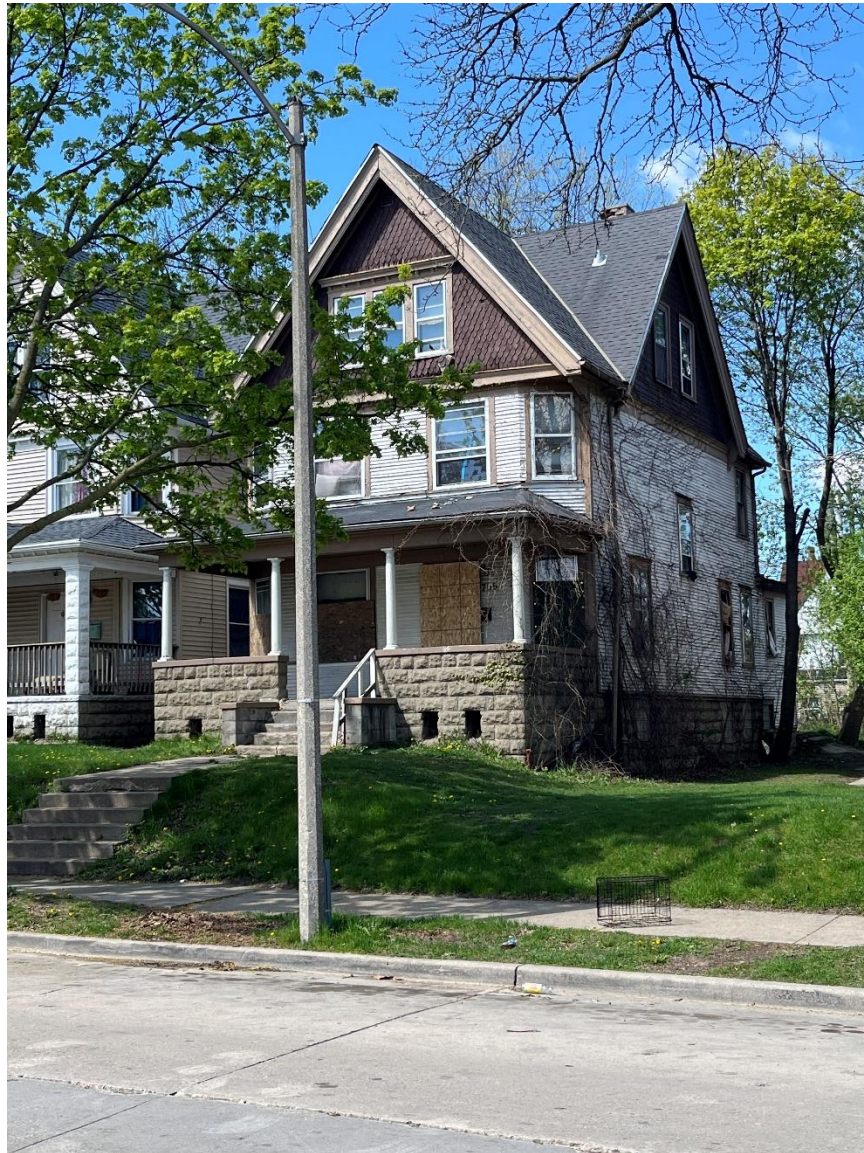


**751 NORTH 25TH STREET (191 25th Street, old)
(1907) Architect unknown**

751 N. 25th Street is a two-and-one-half story front gabled house constructed in 1907 at a cost of \$5,000. This house and 755 N. 25th Street were constructed by Forward Realty Company. No architect is listed on the building permits but Erdman Schultz was the mason and general contractor for both properties. The house sits on a raised rusticated concrete block foundation and has a symmetrical front façade with an entry accessed off a full-width raised porch. The house is clad with vinyl siding. The porch roof is supported by

⁹ City of Milwaukee, Historic Preservation Commission. "Permanent Historic Designation Study Report, Clinton Street Filling Station of the Wadhams Oil Company." 1999.

rusticated block columns. The porch and decorative band above the second floor have a dentil cornice. Windows appear to be one-over-one replacements.



755 NORTH 25TH STREET (195 25th Street, old)
(1907) Architect unknown

755 N. 25th Street is a two-and-one-half story front gabled house constructed in 1907 at a cost of \$5,000. The house was constructed by Forward Realty Company with Erdman Schultz serving as the mason and general contractor. The house sits on a raised rusticated concrete block foundation and has a symmetrical front façade with an entry accessed off a full-width raised porch. The house has retained its original wood clapboard siding on the first and second levels, with the gable being sided with fish scale shingles. The porch roof is supported by tapered Doric columns sitting on rusticated concrete blocks. The house appears identical in form to 751 N. 25th Street, with minor finish differences.



FRED SIVYER HOUSE

761 NORTH 25TH STREET (199 25th Street, old)

(1888) Architect unknown

National Register of Historic Places listed January 16, 1986. NRHP #86000141

The Fred Sivyier House is a grand Queen Anne style house located at 761 N. 25th Street. House was constructed in 1888. The following description is taken from the National Register of Historic Places Nomination Form for the Fred Sivyier House:

The Fred W. Sivyier House is a high style Queen Anne residence. It is two stories in height with an attic level and sits on a foundation of rock-faced, coursed ashlar limestone. The same stone forms the base of the front porch. Asymmetrical in plan, the massing is centered on a rectangular block with a steeply pitched hip roof that broadly slopes down the main facade over the front porch. From the main block project a series of gables. The Sivyier House is of frame construction and the exterior is completely covered with clapboards, shingles and ornamental panels. .

This multiplicity of surface material and pattern has produced facades of great textural variety that are distinctively different from each other. The main entry has double-leaf, paneled doors sheltered by the front porch. Above this is a gabled dormer with a broad round-arched window. Also of note is the segmental oriel projecting from the attic level on the main facade with its Queen Anne style sash. The windows are wooden, double-hung sash.

Fred W. Sivyer was a native of Milwaukee, born here in 1848. He was educated in the public schools and worked in a variety of jobs before deciding on a career in industrial management and education. In 1880 he formed a corporation that would later become Northwestern Malleable Iron Company. When he built this house on North 25th Street, he was secretary of the company and in 1895 was made its president. He lived in this house for two more years. In 1897 he moved to a mansion on West Wisconsin Avenue (razed) where he accomplished his most notable achievements as a businessman. Sivyver was nationally recognized for introducing industrial education to Milwaukee and helped establish the city's first trades school. Sivyver died on June 11, 1910 at his home on Wisconsin Avenue.¹⁰

Architect Henry C. Koch and his family moved from a mansion at 1914 Grand Avenue (razed) to the Sivyver House prior to 1900. The family resided there until shortly following Koch's death in 1910.

¹⁰ National Register of Historic Places, Fred Sivyver House, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 86000141.



804 NORTH 25TH STREET (200 25th Street, old)

(1907) George Schley, architect

804 N. 25th street is a two-and-one-half story Arts and Crafts style house also constructed by George Schley in 1907. The house is cross gabled with two prominent steeply pitched front dormers. The house has a full-width porch with square columns on brick piers. The house is clad red brick veneer on the first story and shingles on the upper levels. The house has two bay windows on the first floor and a center one-over-one window flanked by paired one-over-one windows on the second level. The roofline has exposed bracket ends.



808 NORTH 25TH STREET (204 25th Street, old)

(1907) George Schley, architect

808 N. 25th street is a two-and-one-half story American Foursquare house also constructed by George Schley in 1907, with Louis Wilke serving as the mason. The house is has a hipped roof with a prominent center dormer. The house has a full-width porch with outer square brick columns and interior tapered wood columns sitting on the brick porch walls. The house is clad vinyl siding over the original clapboard and shingle siding. The house also has newer replacement vinyl one-over-one windows.



**812 NORTH 25TH STREET (208 25th Street, old)
(1907) George Schley, architect**

812 N. 25th street is a two-and-one-half story front gabled house constructed by George Schley in 1907. The house has a full-width porch with a large centered gable. The porch posts have simple brackets and sit on red brick piers. The porch has tongue-and-groove flooring and thick square balusters with decorative tops. The house is clad with vinyl siding on the first two levels, with wood shingles in the gable. The first floor has a center entry flanked by a picture window and one-over-one window. The second floor has two one-over-one windows and the attic level has a replacement horizontal slider window. The house is very similar in form to one Schley constructed around the corner at 2442 W. Wells Street.



818 NORTH 25TH STREET (212 25th Street, old)

(1907) George Schley, architect

818 N. 25th street is a two-and-one-half story Arts and Crafts style house also constructed by George Schley in 1907. The house is side gabled with a prominent steeply pitched front gable and dormer. The house has a full-width porch with square posts with decorative brackets. The center posts are recent 8"x8" posts and the porch railing and balustrade have been recently replaced. The house is clad with vinyl siding on the first level and shingles on the second level and in the gable and dormers. The first floor has a centered entry flanked by a picture window and a bay window. The upper level has two paired one-over-one windows. Original six-over-one windows appear in the attic level. The house is very similar in form and design to one Schley constructed around the corner at 2450 W. Wells Street.



**842 NORTH 25TH STREET (234-236 25th Street, old)
(c. 1890) Architect unknown**

842 N. 25th street is a two-and-one-half story Queen Anne style duplex also constructed circa 1890. The house has an asymmetrical front façade with two entrances on either side of the façade on small stoops. The house has a hipped roof with large dormers on both the north and south rooflines. The house is minimally ornamented and has replacement siding and windows. No original building permit was located for this house but an early resident was William Reese, an advertising manager for Sterling Motor Company.



JOHN D. STEUERWALD HOUSE
910 NORTH 25TH STREET (250 25th Street, old)
(1905) H. Messmer & Son, architects

The John D. Steuerwald House is a two-and-one-half story gabled-ell house designed by Henry Messmer & Sons and constructed in 1905. The house has an asymmetrical front façade with the entrance in the ell and accessed via a small concrete stoop. The house sits on a rusticated concrete block foundation and is clad with vinyl siding on the first level with wood shingles on the upper level. The first floor has a small oriel window with a shed roof. Windows are replacement one-over-one windows or picture windows. The house was constructed for John Steuerwald, who is identified as a carpenter in city directories.



CLIFF COURT APARTMENTS

936-944 NORTH 25TH STREET (264 25th Street, old)

(1925) Keymar & Nack, architects

The Cliff Court Apartments are a three-story, 30-unit courtyard apartment building designed in 1925 in the Mediterranean Revival style by Keymar & Nack. The building is U-shaped and has a poured concrete foundation with brick cladding on the first two levels and stucco on the third floor. The building has a wide overhanging eaves with brackets. The building has full-height brick pilasters at the entrances. First floor windows have brick flat arches and bands of projecting brick between the first and second floors. The building sits on a tall terraced berm. The parcel contains the property to the south, 924 N. 25th Street, the fenced site of the former Oxford Apartments where serial killer Jeffery Dahmer lived in 1991.

NORTH 26TH STREET



ERNST SIEDENTOPFF HOUSE

734 NORTH 26TH STREET (176 26th Street, old)

(1912) Leiser & Holst, architects

The Ernst Siedentopff House is a two-and-one-half story Prairie School style house designed by Leiser & Holst in 1912. The house has a low pitched hip roof with large overhanging eaves and is clad with long Roman brick. The projecting entry has been infilled and clad with board-and-batten siding. The house has paired one-over-one windows on the second floor and an infilled central window bay with brick surround. It has a large brick chimney on the south façade. A large flat-roof addition is at the rear of the property and a large parking lot is located to the south of the house. The house was built for Ernst Siedentopff, owner of Standard Bedding Company. The property was previously used as a Masonic lodge and is presently used as an Amalgamated Transit Union office building.



**740-742 NORTH 26TH STREET (182-184 26th Street, old)
(1925) Architect unknown**

The duplex at 740-742 N. 26th Street is a two-and-one-half story American Foursquare constructed by Boettcher & Sauler in 1925. The house sits on a raised berm with a large grassy front lawn. The house has a hipped roof with center hipped dormer in the center. The house sits on a raised brick foundation with brick piers and square wood posts supporting the half-width entry porch. The house is clad with red brick on the first level and wood shingles on the second level and dormer. The first floor has a bank of four four-over-one windows and the raised entry with two entry doors. A small hipped roof separates the first and second levels. The second level has a similarly situated bank of four four-over-one windows and a small porch above the entry with rectangular and square wood balusters. The builders, Boettcher & Sauler, were a carpenter-contractor business operated by brothers Albert and Herbert Boettcher and their brother-in-law, Ernest Sauler. The house was likely built on speculation.



A. KNECK HOUSE

744-746 NORTH 26TH STREET (188-190 26th Street, old)

(1922) Architect unknown

The duplex at 744-746 N. 26th Street is a two-and-one-half story Craftsman style residence constructed for Miss A. Kneck in 1925. The permit indicated the house had a cost of \$12,000. The house sits on a raised berm with a large grassy front lawn. The house has a front-gabled roof with a jerkinhead roof. The house sits on a raised brick foundation with large square brick columns supporting the half-width covered entry. The house has a large full-width brick porch with concrete caps. The house is clad with red brick veneer. The right half of the front façade has a projecting bay with a bank of three one-over-one windows on each level. The two entry doors have a decorative divided light window between them. The upper porch has brick corners with concrete caps and a replacement wood rail and balustrade. The gable contains paired six-over-one windows that appear original. The owner on the building permit is listed as Miss A. Kneck, though city directories and census records have not yielded additional information about Ms. Kneck.



EMANUEL MANDEL HOUSE

747 NORTH 26TH STREET (187 26th Street, old)

(1914) Herman W. Buemming, architect

The Emanuel Mandel House is a two-and-one-half story American Foursquare designed by architect Herman W. Buemming in 1925. Louis Wilke & Son were the builders and Charles Breesh was the mason on the \$8,000 house. The house is notably wide, taking up nearly the entire width of the 50' wide lot. The house sits on a raised berm with a large grassy front lawn with mature bushes adjacent to the front porch. The house has a hipped roof with a wide overhanging eave. It is clad with tan brick veneer and has a prominent chimney protruding from the roof of the south façade and a center dormer with paired windows on the front facade. The house has a full-width one-story porch with a decorative wood and plaster arch that spans the width. The porch is supported by large buttressed brick columns. The house is symmetrical and has a central entryway flanked by triple one-over-one windows. The second floor has a center arched leaded glass window flanked by

paired one-over-one windows. The house was constructed for Emanuel Mandel, president of the Mandel Engraving Company.



KLAS AUGUST LINDERFELT HOUSE

**752 NORTH 26TH STREET (196 26th Street, old; moved from 2600 Grand Avenue)
(c. 1887) Architect unknown**

The K. August Linderfelt House is a two-and-one-half story Queen Anne style house constructed around 1887. The house was originally constructed at 2600 Grand Avenue, the northwest corner of W. Wisconsin Avenue and N. 26th Street, and moved to its present location in 1926. No building permit was located for the house but it first appears in city directories in 1887 with K. A. Linderfelt listed as the occupant. The house has an asymmetrical façade with a projecting bay on the right and a recessed entry under a gabled roof. The projecting bay has a bank of replacement windows on the first floor and a projecting oriel window with transoms on the second floor. The house had a large, corbelled chimney on the south façade constructed of Cream City brick that was recently

removed. The house has recently been re-sided with vinyl. Klas August Linderfelt was the first occupant of the house when it was located at 2600 Grand Avenue. Linderfelt was the first librarian for the Milwaukee Public Library in 1880 and was instrumental in getting the present Central Library constructed. Linderfelt was convicted of embezzling funds from the Library and was arrested in 1892. When the judge handling his case issued a suspended sentence, Linderfelt fled first to Boston, then to England, and was never retried. In 1926, Frank J. Kane moved the house to its present location. There is no indication Kane lived at the property following the move.



**754-756 NORTH 26TH STREET (196-198 26th Street, old)
(1924) Architect unknown**

754-756 N. 26th Street is a two-and-one-half story Craftsman duplex constructed in 1924. The house is front gabled with a clipped gable end. The house is clad with vinyl siding with shingles in the gable. The house sits on a raised rusticated concrete block foundation and has paired entry doors on a raised stoop on the left of the front façade. The porch is

supported by square columns. The upper balcony has been removed. The house has a bank of three three-over-one windows on the first floor and replacement one-over-one windows on the second floor. The attic level has original paired three-over-one windows. The owner on the building permit was listed as Julius Rasmussen. Rasmussen was born in Denmark in April 1868 and moved to the United States in 1887. He was the secretary-treasurer of the Julius Rasmussen Company, a mechanical belt manufacturing company with offices on Water Street. There is no evidence he resided in this house and it was likely built on speculation. He also built the house to the north, 762 N. 26th Street, and did reside there.



JULIUS RASMUSSEN HOUSE
762 NORTH 26TH STREET (200 26th Street, old)
(1924) Architect unknown

The Julius Rasmussen House is a one-and-one-half story bungalow constructed in 1924. The house is front gabled with a clipped gable end. The house is clad with brown brock

and sits on a small concrete foundation. The house has a hipped roof with hipped dormer on the front façade. There have been shed and tabled dormers added to the north façade. The house has a full-width brick porch. The entry has brick knee walls and is supported by brick piers. Julius Rasmussen, secretary-treasurer of the Julius Rasmussen Company, constructed the house in 1924.



HORACE AND ANNIE FOOTE HOUSE
814 NORTH 26TH STREET (214 26th Street, old)
(c. 1885) Architect unknown

814 N. 26th Street is a two-and-one-half story Queen Anne style house around 1885. The house is has a cross-gabled roof with several gabled dormers. It has an asymmetrical front façade, with an entry to the right of the façade and a projecting bay in the middle of the façade. The house sits on a raised rusticated concrete block foundation and is clad with wood clapboard siding with a band of shingles separating the first and second floors and shingles in the dormers and around the porch. The house is painted in a three-color paint scheme typical of Queen Anne styles houses. The front porch has tapered wood posts,

decorative spandrel brackets, and a sunburst gable ornament. The house has brackets over the corner windows on the second floor. It has a prominent corbelled Cream City brick chimney projecting from the right side of the roof. The windows appear to be wood one-over-one windows with two large picture windows in the center bays of each level. This house is one of the highest quality Queen Anne examples in the historic district, a result of an extensive Neighborhood Improvement Development Corporation (NIDC) restoration that took place in 2011. The earliest appearance of this house in city directories is in 1888 with Horace S. Foote family occupying the residence. Foote was born in Chicago in 1837 and worked as a book keeper and agent with the Goodrich Transportation Company, a passenger steamboat company that operated in the Great Lakes.



CHARLES J. HUSTIS HOUSE
822 NORTH 26TH STREET (216 26th Street, old)
(c. 1885) Architect unknown

822 N. 26th Street is a two-and-one-half story Queen Anne style house around 1885. The house has a gable-on-hip roof with dormers on both the north and south elevations. It has an asymmetrical front façade, with an entry to the left of the façade and a projecting bay on the right of the façade. The house sits on a raised brick foundation and is clad with wood clapboard siding with a band of alternative fish scale and square bottom shingles separating the first and second floors and alternative fish scale and square bottom in the dormers and gables. The house is painted in a three-color paint scheme typical of Queen Anne styles houses. The front entry is recessed and has a turned wood post and horseshoe arch. The house has decorative corner brackets over the corner windows on the second floor. The house has a large first floor picture window in the center bay with a pediment with sunburst pattern above. There is a Queen Anne picture window in the center bay on the second level surrounded by a decorative frame with dentil cornice. A prominent corbelled Cream City brick chimney projecting from the right side of the roof. The property now includes the former parcel to the north that contained a gabled ell house located at 824-826 N. 26th Street. This house also underwent an extensive Neighborhood Improvement Development Corporation (NIDC) restoration in 2011 and presents as a stately intact Queen Anne example. The earliest appearance of the house in city directories is in 1887, with Charles Joseph Hustis listed as the occupant. Hustis was born in 1851 to John Hustis and Laura Hustis née Ludington. The elder Hustis founded the Town of Hustisford, Dodge County, Wisconsin, in 1837, while Mrs. Hustis was the sister of Governor Harrison Ludington. Charles Hustis was employed as a stock broker and later worked in real estate.



BENJAMIN & KITTIE DOUSMAN HOUSE

830 NORTH 26TH STREET (moved from 730 N. 24th Street; 178 24th Street, old)

(c. 1885) Architect unknown

830 N. 26th Street is a two-and-one-half story Arts & Crafts style house constructed around 1885. The house is cross-gabled with large projecting eaves and clad with stucco. It has an asymmetrical front façade, with an entry to the left of the façade and a projecting bay on the right of the façade. The house sits on a raised new rusticated concrete block foundation and has a full-width, raised porch with square posts and decorative brackets. The entry has an arced transom window. The projecting bay contains three newer twelve-over-one windows. The house is painted in a three-color paint scheme. The house, along with 834 N. 26th Street and 840 N. 26th Street, was moved to its present location in 2007 as a result of construction of a parking garage for the Ambassador Hotel. The earliest appearance of the house in city directories is in 1885, with Benjamin Dousman family listed as the occupants. Dousman was born in Milwaukee in 1859 and spent his entire

career with the Chicago, Milwaukee & St. Paul Railroad. He married Emma “Kittie” Holston in 1882.



ANDREW S. CLARK HOUSE

**834 NORTH 26TH STREET (moved from 747 N. 23rd Street; 187 23rd Street, old)
(1887) Architect unknown**

The Andrew S. Clark House is a two-and-one-half story Queen Anne style constructed at a cost of \$6,000 in 1887. The house is front gabled with a large dormer on the north façade and a smaller gable on the south façade. The house sits on a raised modern rusticated concrete block foundation and is clad with wood clapboard siding with a band of shingles separating the first and second floors and shingles in the gables and dormers. The house has a projecting entryway with a gabled dormer on hipped roof and square posts. The right bay projects from the house and has a gable that projects beyond the bay. The bargeboards have decorative rosettes and wood banding. Windows are newer on-over-one replacements. The house was moved from 747 N. 23rd Street to its present location in 2007.

The house was built for Andrew S. Clark. Clark was born in 1852 and married Julia Aldridge in 1882. He worked as a cashier for the Cudahy Bros. meatpacking company.



HENRY C. IMHOLZ HOUSE

**840 NORTH 26TH STREET (moved from 754 N. 24th Street; 190 24th Street, old)
(c. 1890) Architect unknown**

The Henry C. Imholz House is a two-and-one-half story Queen Anne style constructed around 1890. The house has a gable-on-hop roof with a dormer on the south façade. The house sits on a raised modern rusticated concrete block foundation and is clad with wood clapboard siding with a band of fish scale shingles separating the first and second floors and in the gables and dormers. The house has an asymmetrical front façade with a projecting bay on the right of the façade. The entry is on a raised stoop with a flat roof with dentil cornice, square posts, and square-post balustrade. The house is painted in a three-color paint scheme often found on Queen Anne houses. The second floor has a gable that projects beyond the house with decorative corner brackets. Windows appear to

be newer one-over-one replacement windows. The house was moved from 754 N. 24th Street to its present location in 2007. The earliest appearance of the house in city directories is in 1891, with Henry C. Imholz family listed as the occupants. Imholz was born in 1852 and married Ada Anderson in 1882. Imholz's occupation was listed as a collector for the J. Obermann Brewing Company.

850 North 26th Street (aka 2537 W. Kilbourn Ave.; 240 26th Street/2529 Cedar Street, old)

Vacant

Locally designated June 27, 1995.

850 N. 26th Street is a vacant lot owned by the City of Milwaukee. The parcel formerly contained a grand German Renaissance Revival House constructed in 1897, designed by architect Henry J. Van Ryn for Lester L. Carr. The property was surveyed in 1980 and 1984 and the house was locally designated as historic in 1995. The house suffered a fire in 2000 and was house was razed in 2001.



WISCONSIN TELEPHONE TOLL OFFICE

918 NORTH 26TH STREET (270 26th Street, old)

(1929, additions 1953, 1971) Eschweiler & Eschweiler, architects; Herbst, Jacoby & Jacoby, 1971 addition

The Wisconsin Telephone Company Toll Office is a large four-story, brick-veneered Art Deco style building occupying the bottom half of the 2500 block between W. Kilbourn Avenue and W. State Street. The building was designed by Eschweiler & Eschweiler and featured in a folio of their work celebrating the 50th anniversary of the senior Eschweiler and son's work. The building had an initial cost of \$436,000 but was later updated to a cost of \$650,000 to construct.¹¹ It replaced an earlier West Side Telephone Station building constructed in 1896 on the northeast corner of W. State Street and N. 25th Street. The building was constructed to handle long distance exchanges. Equipment costing \$1,000,000 was installed in the building, including 84 sections of switchboard. Four hundred operators were required to handle the calls.¹²

The primary frontage for the building is along N. 26th Street. The original building is asymmetrical, with an entrance on a raised stone stoop at the far south of the original building. The entrance is an aluminum storefront system with three doors. The entrance is set within a stone door surround with "Wisconsin Telephone Company" and a floral pattern relief. Bays contain single or paired windows set within projecting brick columns that span the height of the building. The first floor windows are set in stone surrounds with additional floral reliefs. Windows appear to be original and are a mix of four-over-ten, eight-over-sixteen, and twelve-over-twelve leaded glass windows. Four-centered arches are found above the third floor windows. The parapet is constructed of stone and features Art Deco pattern reliefs.

A number of additions have been added to the building. An addition was constructed on the south end of the building in 1953. This addition was also designed by Eschweiler & Eschweiler. This addition largely mimics the detailing found on the original block and is four stories tall and clad with red brick on a stone foundation. The parapet detailing matches the original block. Windows are similarly set in bays with projecting brick columns but are much simpler in design and do not feature arches above the third floor. A large addition on the east side of the building was constructed on a portion of the parking lot in 1971. This addition was designed by Herbst, Jacoby & Jacoby and is much more utilitarian in design. The addition is a large windowless three-story mass with a flat roof and slightly projecting upper floors over concrete posts. An entry gate under a one-story flat roof structure is located along N. 25th Street. A small one-story outbuilding constructed in the mid-1960s is located to the northeast of the primary building. This building has a flat roof and is clad with metal siding. The entire property is enclosed with a metal picket fence.

¹¹ "Phone Service Change Near," *Milwaukee Journal*, May 3, 1930.

¹² "Phone Center Costs Million," *Milwaukee Journal*, February 9, 1930.

NORTH 27TH STREET



BAEBENROTH'S PHARMACY

760 NORTH 27TH STREET (2639 Wells Street, old)

(1916) Clare C. Hosmer, architect

Contributing in the 27th and Wells Commercial National Register District. Listed November 8, 2016. NRHP #16000767

The Baebenroth's Pharmacy building is a three-story mixed-use commercial building located on the corner of N. 27th Street and W. Wells Street. The building has a limestone base and is otherwise clad with stucco. There is a band of brown brick below the windows on the third story and bands of brick set in the stucco between those windows but otherwise the building is unadorned. The entrance is located on the chamfered corner. A one-story addition was added to the east of the primary building in 1940. It is similarly clad with limestone, stucco and a band of tan brick above the storefront system. The building was designed by Chicago architect Clare Hosmer and incorporates elements of the Commercial style. The first commercial tenant was Baebenroth's Pharmacy and a series of other pharmacies later occupied the space. For additional information see the National Register of Historic Places Nomination Form for 27th and Wells Commercial District, NRHP #16000767.¹³

¹³ National Register of Historic Places, 27th and Wells Commercial District, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 16000767.



820-826 NORTH 27TH STREET (220 27th Street, old)

(1925) George Zagel, architect

Contributing in the 27th and Wells Commercial National Register District. Listed November 8, 2016. NRHP #16000767

820-826 N. 27th Street is a Mediterranean Revival style mixed-use commercial building. It has a symmetrical three-bay wide front façade and is clad with tan brick. The storefront has wide wood columns with boarded storefront windows behind. Windows appear to be original leaded glass windows. The outer bays are set in decorative limestone window surrounds with narrow columns with a twisting shaft. The outer bays are topped with a Mansard-style roof with green barrel tiles. The parapet is limestone and has a stepped provide with ogee curves. The building was designed by George Zagel for Jacob Goldberg in 1925.¹⁴ For additional information see the National Register of Historic Places Nomination Form for 27th and Wells Commercial District, NRHP #16000767.¹⁵

¹⁴ National Register of Historic Places, 27th and Wells Commercial District, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 16000767.

¹⁵ Ibid.

WEST WISCONSIN AVENUE



MILWAUKEE COUNTY DISPENSARY AND EMERGENCY HOSPITAL

2430 WEST WISCONSIN AVENUE (2000 Grand Avenue, old)

(1927, addition 1991) Van Ryn & DeGelleke, architects

National Register of Historic Places listed March 21, 1985. NRHP # 85000639

The Milwaukee County Dispensary and Emergency Hospital is a grand Neoclassical style institutional building constructed in 1927. The following description is taken from the National Register of Historic Places Nomination Form for the Milwaukee County Dispensary and Emergency Hospital:

The Milwaukee County Dispensary and Emergency Hospital is locally significant as a definitive example of Neo-Classical style institutional architecture. Built in 1927 for Milwaukee County, it remains as one of the finest examples of the style in the city of Milwaukee and is in an excellent state of preservation with no known changes to either the exterior or interior. Designers Henry J. Van Ryn and Gerrit J. DeGelleke were considered foremost among the city's institutional architects of the period. The hospital is historically significant as the first full-service, public facility in the city of Milwaukee that served all classes of people, particularly the indigent and poor. Prior to this the poor either went without proper medical treatment or sought service at the city's emergency hospital which was irregularly staffed by volunteer doctors and nurses. The construction of this facility usurped all previous efforts to provide adequate health care in the public sector. Aside from medical care, the hospital was the national site for the pioneering research on the effects of high pressure oxygen for divers and patients. Research that began in 1936 centered about the exploitation of what was then Milwaukee's only hyperbaric or high pressure oxygen chamber. Test results enabled divers to plunge deeper with less harm and it reduced the risk of bends. Information gathered by Dr. Edgar End and engineer Max Nohl was used by the U.S. Navy in World War II. Continued experimentation led to today's standard hyperbaric treatment of decompression illness, carbon monoxide poisoning, and heart attack, gangrene and burn victims.¹⁶

The hospital closed in 1981. In 1991, the building was rehabilitated for use as Grand Avenue School. A major gymnasium/library addition was added to the rear of the building when it was rehabilitated for use as a school.

¹⁶ National Register of Historic Places, Milwaukee County Dispensary and Emergency Hospital, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 85000639.



ARTHUR G. WOLFF APARTMENTS

2518 WEST WISCONSIN AVENUE (2500-2504 Wisconsin Avenue, old)

(1931) Bruce Uthus, architect

The Arthur G. Wolff Apartment Building is a four-story Art Deco apartment building designed by Bruce Uthus and constructed in 1931. The building is clad with red brick with decorative terra cotta coping and tiles. The primary entrance is set in a projecting bay set back on the east façade. The entry was recently partially infilled. The surround is masonry and features a zig-zag pattern. Terra cotta tiles with a similar zig-zag pattern are also found under the first floor windows and window corners. Windows are a mix of two-over-one and three-over-one double hung sash windows.



G. WINNER RESIDENCE

**2532-2534 WEST WISCONSIN AVENUE (2522-2526 Wisconsin Avenue, old)
(1897, 1952 addition) Crane & Barkhausen, architects**

The G. Winner Residence is a two-and-one-half story residential structure with a later commercial addition added to the lower level. The original residence was designed by noted firm Crane & Barkhausen in the German Renaissance Revival style. The building has a steeply pitched hipped roof and is primarily clad with red brick with terra cotta detailing. The west and south facades have been covered with replacement siding. A large two-story Commercial style addition was added in 1952 along the W. Wisconsin Avenue and N. 26th Street faces. The addition is clad with stone and has an aluminum storefront system on the first floor and aluminum windows on the second floor. The addition largely obscures the view of the residence from both the W. Wisconsin and N. 26th Street right-of-ways.

WEST WELLS STREET



2224-2226 WEST WELLS STREET (2224 Wells Street, old) (c. 1885, 1929 addition) Architects unknown

2224 W. Wells Street is a two-and-one-half story Victorian Gothic style residence with a two-story Mediterranean Revival style commercial building added to the corner in 1929. The original residence has been heavily modified and the entrance changed from W. Wells Street to N. 23rd Street. It is a gabled-ell form with small enclosed entry stoop. The residence has been covered with vinyl siding but decorative scroll-cut wood window surrounds are present. A pointed Gothic window is in the attic level. The 1929 commercial addition was constructed for Mario Cannizzo, who was issued the permit for a \$10,000 store building. The addition is located along the corner of 23rd and Wells and is two stories in height. It is clad with red brick. The entry is located at the corner under an overhang. The storefronts have been infilled with newer red brick and glass block. The addition has a stepped parapet and Mansard-style corners with green barrels tiles. A later addition is located to the rear of the property and is a two-story structure attached to the residence. It is constructed of rusticated concrete block and has openings filled with glass block. The property is associated with the vacant parking lot parcels at 812 N. 23rd St., 2212 W. Wells St., and 2218 W. Wells St.



MATANZA FLATS APARTMENT BUILDING
2314 WEST WELLS STREET (2312 Wells Street, old)
(1908) John Hunholz, architect

The Matanza Flats Apartment Building is Neoclassical style, 8-unit apartment building constructed for John Hunholz in 1908. Hunholz also constructed the Ellenton Court Flats Apartment Building, 2402-2414 W. Wells, and Wellesly Apartment Building, 2534-2540 W. Wells Street. The building is clad with red brick and is four stories on a large raised basement. It has a symmetrical front façade with center entry on a raised stoop. The door surround is limestone with an arched top with scroll keystone. Upper floors are four bays wide with eight-over-one double hung replacement windows. The apartment has a large cornice with modillions and dentil cornice. A limestone panel with "1908" is in the center of the parapet.



ELLENTON COURT FLATS APARTMENT BUILDING

2402-2414 WEST WELLS STREET (2402-2414 Wells Street, old)

(1909) John Hunholz, architect

The Ellenton Court Flats Apartment Building is Neoclassical style, 29-unit apartment building constructed for John Hunholz in 1909. The building is a four-story on raised basement, U-shaped apartment clad with red brick. The center block is five bays wide flanked by projecting blocks each five bays wide. Each section has a centered entrance and is flanked by two window bays on the upper floors. Ornamentation includes limestone scrolls at the entries, floral design in the entry surround at the courtyard, stone belt courses and cornice, and stone sills and lintels. Windows are replacement one-over-one double-hung sash windows.



2442 WEST WELLS STREET (2434 Wells Street, old)

(1907) George Schley, architect

2442 W. Wells Street is a two-and-one-half story, Arts and Crafts style house constructed in 1907. The house is clad with wood clapboard siding on the first level and cedar shingles on the upper levels. The house has a full-width raised porch with a gabled dormer with decorative bargeboards. The house has triple six-over-one windows and entry door on the first floor. The upper level has paired six-over-one windows, with a triple bank of windows in the front gable. The house has exposed rafter ends and a small red brick chimney towards the rear of the west elevation. The house was constructed by George Schley.



2446 WEST WELLS STREET (2438 Wells Street, old)
(1907) George Schley, architect

2446 W. Wells is a two-and-one-half story American Foursquare style house was also constructed by George Schley in 1907. The house has a hipped roof with prominent gabled dormer. The house has a raised full-width porch enclosed with screens and screened French doors. The porch posts have decorative brackets. The house has a large overhanging eaves with exposed rafter ends. It has paired one-over-one replacement windows and is clad with replacement siding.



2450 WEST WELLS STREET (2442 Wells Street, old)

(1907) George Schley, architect

2450 W. Wells St. is a two-and-one-half story Arts and Crafts style house also constructed by George Schley in 1907. The house is side gabled with a prominent steeply pitched front gable and dormer. The house has a full-width enclosed porch with large dormer. The house has paired one-over-one windows on the second level and single one-over-one windows in the front gable and dormer. The house is clad with asbestos siding on the first story and shingles on the upper levels.



THE WELLESLY APARTMENT BUILDING

2534-2540 WEST WELLS STREET (2528 Wells Street, old)

(1911) Leiser & Holst, architects

The Wellesly Apartment Building was designed by Leiser & Holst for John Hunholz. It was constructed as a nine-family apartment building and had a cost of \$30,000. The Wellesly is a Beaux Arts style four-story building on a tall raised basement. The building is clad with red brick. The primary Wells Street façade is symmetrical and contains a center entry with slightly raised stoop. The entry is set within a slightly projecting brick bay with a rounded awning. The name of the apartment building “WELLESLY” is inscribed within the stone arch above the door. On either side of the entry is a bay of near vinyl windows with plywood boarded entry doors outside of those. The upper four levels all contain a centered window bay with three-window bay windows and open porches on either side. Window bays have concrete sills and the porches have concrete floors that project from the building. The middle windows on floors two through four are set within decorative concrete trim with inset square designs. The building has a large parapet and a discolored

band of bricks where a large metal cornice was removed between 2011 and 2015. All visible windows appear to be recent replacements.



DR. EUGENE W. & FRANCES BEEBE HOUSE
2601-2603 WEST WELLS STREET (2601 Wells Street, old)
(1906) Evans & Marshall, architects

The Dr. E.W. & Frances Beebe House is a two-and-one-half story Craftsman style house was designed by Evans & Marshall and constructed in 1906. The two-family house had a cost of \$7,000 when constructed. The house is located on the southwest corner of W. Wells Street and N. 26th Street and sits on a raised berm. The house is front gabled and clad with red brick on the first floor with clapboard siding on the second floor and decorative shingles and faux-half timbering in the gables. The house has a full-width porch with brick columns. Just inside the brick columns are fluted wood columns with Ionic capitals supporting a decorative wood bracket that spans the porch. The front entry

is flanked by two fluted Doric columns and one-over-one windows. To the left of the entry is a bay window with “zipper corners” of overlapping brick. The second level of the front façade continues the bay motif from the first floor and also includes a rounded bay with one-over-one window above the entry. The front gable has paired one-over-one windows. The house was restored following disinvestment in the mid-2010s.

The house was constructed for Dr. Eugene Winfield (E.W.) Beebe and his wife, Frances Augusta Beebe née Spencer. Dr. Beebe was born in Cheshire, New York in 1840 and moved to Wisconsin in 1847. He studied at Evansville Seminary and graduated from Hahnemann [Homeopathic] Medical College in Chicago in 1866. He operated a successful general and special practice in Evansville until 1879, when he relocated to Milwaukee to practice ophthalmology and otology exclusively.¹⁷ He married Frances August Spencer in 1866 and the couple had one child, Dr. Claude Spencer Beebe M.D., in 1877.

¹⁷ History of Homeopathy and Its Institutions in America, Volume 4. New York: The Lewis Publishing Company, 1905, 205.



JOSEPH B. REICHERT HOUSE

2605-2607 WEST WELLS STREET (2607 Wells Street, old)

(1892) Schnetzky & Liebert, architects

The Joseph B. Reichert House is a two-and-one-half story Queen Anne style house designed by Schnetzky & Liebert in 1892. The house sits on a raised stone foundation and has an asymmetrical front façade with an offset raised entry accessed off a small stoop. The house is clad with clapboard siding on the first and second levels with a band of decorative fish scale shingles separating the two stories and in the two front gables. The ell-shaped front façade has a projecting bay to the left of the entry with a small oriel window on the first level. Most windows have been replaced with one-over-one vinyl windows, though there are paired ten-over-one double-hung sash windows in the attic level. The property now contains a parcel to the west that formerly contained a two-story dwelling at 2609 Wells Street (old).

The house was constructed by Joseph B. Reichert. He appears in city directories and census records with a variety of professions including saloon manager, grocer, and cigar manufacturing. By 1911, he was identified in the city directory as being president of the Light Horse Squadron Cigar Company. City directories following construction of the property continue to show Reichert living at 181 27th Street, located on N. 27th between W. Wisconsin Ave. and W. Wells St., and it is possible the house was constructed as an investment property or on speculation.



**2615 WEST WELLS STREET (2611 Wells Street, old)
(Circa 1886) Architect unknown**

2615 W. Wells St. is a two-and-one-half story Queen Anne style house constructed circa 1886. The house sits on a raised stone foundation and has an asymmetrical front façade with a raised center entry accessed off a small porch. The house is clad with replacement asbestos siding with decorative wood shingles in the front gable. The ell-shaped front façade has a slightly projecting bay to the left of the entry. The porch has decorative wood

columns with wood brackets. The porch has a small gable with fish scale shingles. Most windows have been replaced with newer one-over-one windows. No building permit was located for this property but the address appears as early as the 1886 city directory. The first residents located at that address in city directories are Mynard Vedder and Addie Vedder née Moulton. Vedder was born in Nassau, New York and was in Wisconsin by the early-1860s. City directories and census records indicate he worked as a carpenter and cabinet maker.



JACOB & ROSA MICHEL HOUSE
2619 WEST WELLS STREET (2615 Wells Street, old)
(1894) Ferry & Clas, architects

The Jacob & Rosa Michel House is a two-and-one-half story Queen Anne style house designed by Ferry & Clas and constructed in 1894. The house sits on a raised rusticated concrete block foundation and has an asymmetrical front façade with an entry accessed off a non-historic full-width patio. The recessed entry is framed by a small pediment with

dentil cornice. The pediment is filled with sawtooth and fish scale shingles. The house is clad with clapboard siding with a band of sawtooth shingles between the first and second floors and decorative fish scale and square wood shingles on the second floor. The gable shingles have been covered with vinyl siding. The first floor corner has a cutaway window with drop ball finial. A second floor balcony above the entry has been infilled with paired replacement windows. Windows are a mix of picture, paired, and triple windows. All windows appear to be replacements. Mrs. J. Michel, Rosa Michael, pulled the permit for the \$2,800 dwelling on May 10, 1894. Jacob and Rosa Michel were both born in France, Jacob in 1839 and Rosa in 1849. They arrived in America in 1854 and 1853, respectively. The couple married around 1884. Jacob worked as a tailor and later traveling clothing salesman per city directories and census records. They appear to have lived at the subject address only briefly, later appearing at 2025 Cedar St. (now Kilbourn Avenue) and 1716 Prairie St. (now Highland Boulevard).



ROSA MICHEL HOUSE

2627 WEST WELLS STREET (2621 Wells Street, old)

(1889) Alfred C. Clas, architect

The Rosa Michel House is a two-and-one-half story Queen Anne style house designed by Alfred C. Clas and constructed in 1889. The house largely appears to be a mirror of the house Michel built just to the east at 2619 W. Wells Street. The house sits on a raised brick foundation and has an asymmetrical front façade with an entry accessed off a covered stoop to the right of the façade. The stoop has a small pediment and plain 8"x8" posts. Unlike the house to the east, this house retains the open balcony above the entry. The

house is clad with wide metal siding with asbestos shingles in the gables. The first floor corner has a cutaway window with drop ball finial. All windows appear to be replacements. The property contains the land that formerly contained a residence at 2629 W. Wells Street. That property was demolished in 1993. That portion of the subject property has been redeveloped as a driveway and parking lot for the adjacent commercial property. Rosa Michael pulled the permit for the dwelling on March 12, 1889. The Michel's do not appear to have lived at the subject address and it may have been an investment property. Mrs. Michel noted their address at 208 5th Street when she pulled the permit.



WEST POINT APARTMENTS

**2632 WEST WELLS STREET/800-810 NORTH 27TH STREET (2528 Wells Street, old)
(1916) Matt and Klenzendorff, architects**

**Contributing in the 27th and Wells Commercial National Register District. Listed
November 8, 2016. NRHP #16000767**

The West Point Apartments were designed by Milwaukee-based architectural firm Matt and Klenzendorff in the Elizabethan Revival style in 1916. The building is four stories tall, with apartments above the first floor commercial space. The building is clad with red brick with limestone belt courses, cornice, and parapet with projecting crenellation. Windows are grouped in bays of two or three. The ground-floor storefront has been modified multiple times but currently has large storefront windows with recessed entrances. The building was originally owned by Emma Reinhard. For additional information see the

WEST KILBOURN AVENUE



**2409 WEST KILBOURN AVENUE (2409 Cedar Street, old)
(c. 1885) Architect unknown**

2409 W. Kilbourn Avenue is a two-and-one-half story Queen Anne style house constructed circa 1885. The house has an asymmetrical front façade and is clad with replacement siding. It retains its Queen Anne picture window and cottage window on the first floor. The house has a small stoop that has been enlarged. No original building permit was located for this property.

¹⁸ National Register of Historic Places, 27th and Wells Commercial District, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 16000767.



JOHN REINHOLD HOUSE

2415 WEST KILBOURN AVENUE (2411-2413 Cedar Street, old)

(1892) Carl F. Ringer, architect

The J. Reinhold House is a two-and-one-half story, side-by-side duplex constructed in the Queen Anne style in 1892. Carl F. Ringer is listed as the architect. The house has an asymmetrical façade with center entries on a raised stoop with gabled roof. The house is clad with a mix of square and fish scale shingles. The second floor extends over the front floor and has overhanging brackets. The west unit has a large gabled dormer with triple windows and a drop finial while the east unit has a smaller hipped gable with a rounded window opening. The property is missing a number of windows and may be undergoing a restoration.



PATRICK GERAGHTY DOUBLE HOUSE

2422-2424 WEST KILBOURN AVENUE (2418-2420 Cedar Street, old)

(1889) Carl F. Ringer, architect

Locally designated June 10, 2020

The Patrick Geraghty Double House is a two-and-one-half story, side-by-side duplex constructed in the Queen Anne style in 1889 by C.F. Ringer. Ringer also designed the double-house across the street at 2415 W. Kilbourn Ave. The house has an asymmetrical façade with center entries on a raised stoop with gabled roof and wood spindlework. The house is clad with wood clapboard with a band of shingles separating the first and second floors. The second floor extends over the front floor and has overhanging brackets. The west unit has a large gabled dormer with paired Queen Anne style windows while the east unit has a smaller eyebrow dormer and polygonal tower. The property is missing a number of windows and may be undergoing a restoration. The house was constructed for Irish-born Patrick J. Geraghty, who is identified as a clerk with Northwestern Mutual Life Insurance Company. The property was later purchased by Roger Williams Hospital, located next door in the Kalvelage Mansion, for use as nurse's quarters. The house has been used as a rooming house since the early-1940s and is presently associated with the "Clark House" properties around the corner on N. 24th Street. The house was locally designated in 2020. For a more comprehensive history, refer to the Final Designation Study Report for the Patrick Geraghty Double House available on the Historic Preservation Commission website.

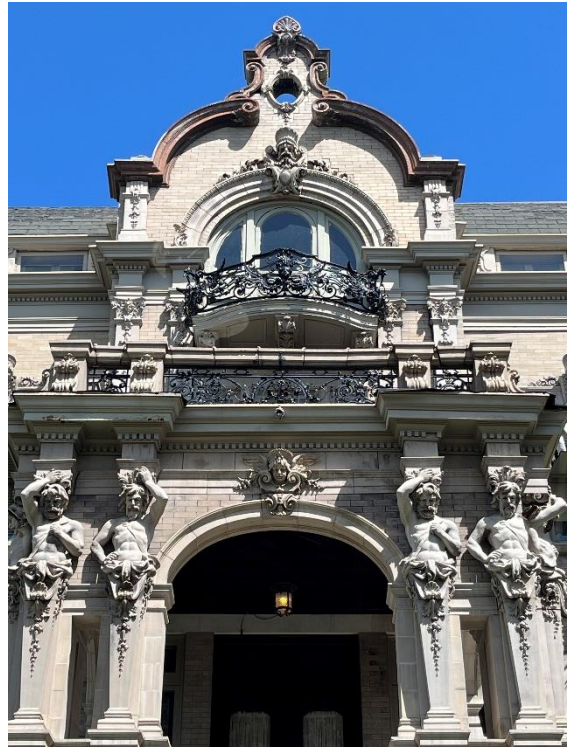


EDWARD WARDEN HOUSE

2423 WEST KILBOURN AVENUE (2417 Cedar Street, old)

(1889) Architect unknown

The Edward Warden House is a two-story gabled-ell residence constructed in 1889. The builders listed for the house were Kamerling & Ketelle, who also constructed the double-house across the street at 2422-2422 W. Kilbourn Ave. The house has an asymmetrical façade with the entry located in the ell to the right of the projecting bay. The house has Queen Anne detailing, such as fish scale shingles, rosettes in the bargeboards, and spindlework at the porch but is otherwise minimally decorated. It is clad with wood clapboard and sits on a raised painted concrete block foundation.



DOROTHEA AND JOSEPH B. KALVELAGE HOUSE

2432 WEST KILBOURN AVENUE (2424 Cedar Street, old)

(1896) Otto Strack, architect; Cyril Colnik, metalwork

National Register of Historic Places listed May 23, 1978. NRHP #78000118

The Dorothea and Joseph B. Kalvelage House is a grand German Renaissance Revival house designed by noted architect Otto Strack and constructed between 1896 and 1898. The house was individually listed in the National Register of Historic Places in 1978. The follow description is taken from the National Register Nomination Form:

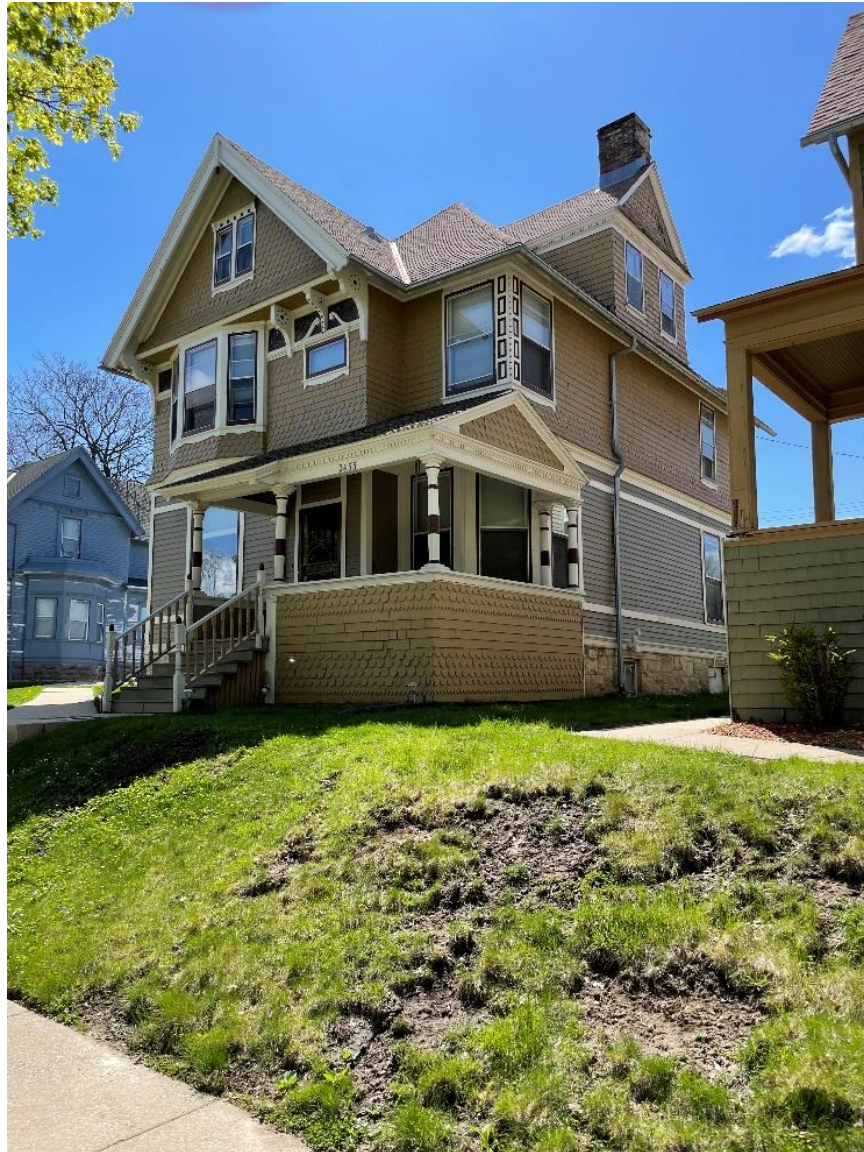
Built in 1896-1898 the Kalvelage house is a two-and-one-half story German Baroque Revival house of tan pressed brick. The facade is formal and symmetrical. Brick laid in a striped pattern marks the first floor walls which are pierced by large elliptically-arched windows trimmed with terra cotta molding and foliated cartouches from which project women's heads. On the second floor level, more carved heads surmount the rectangular sash windows which also are trimmed by terra cotta moldings and rest on sills supported by foliated consoles. Above, a wide cornice with an interlaced scroll frieze forms the base for a curved mansard roof. The original slate shingles on the roof were covered over with asbestos shingles in the late 1960s. Pressed tin lions watch over the house from each corner of the cornice.

The major feature of the facade is a German-parapet-gabled central pavilion and a monumental one-story entrance porch. The porch is decorated with eight half-figure atlantes of terra cotta. Other terra cotta trim on the porch includes carved consoles, garlands, cartouches and dentils decorating the elliptical arches and pilasters. A piazza extends from the porch across the front of the house with a flowing stair-case on the southeast corner. A similar staircase once graced the southwest corner, too, but was removed, probably when the large apartment building to the west was built. Wrought iron railings in the form of entwined leaves and grotesque heads finish off the piazza and also trim the porch balcony, the smaller ballroom balcony, and one over the east bay...

The Joseph B. Kalvelage house is an excellent example of a late Victorian version of the German Baroque style. The fine and artistic execution of every detail makes the Kalvelage house a showcase of late Victorian decorative arts. Its Germanic design influences are particularly significant in Milwaukee, a city proud of its German heritage and eager to display it in its fine arts.¹⁹

¹⁹ National Register of Historic Places, Joseph B. Kalvelage House, City of Milwaukee, Milwaukee County, Wisconsin. National Register #78000118.

The house was constructed for Joseph Kalvelage and his wife, Dorothea. Kalvelage was the secretary-treasurer of the Hoffman and Billings Manufacturing Company. The house was sold to the Milwaukee Ku Klux Klan in 1924. In 1927, the mansion was purchased by the Reverend Otto Hauser and the directors of the Roger Williams Memorial Hospital and Home for the Aged. It was used for hospital uses until 1938, when it was subdivided for use as a rooming house. The house has been used as a single-family home since 1976. For additional information see the National Register of Historic Places Nomination Form for the Joseph B. Kalvelage House, NRHP #78000118.²⁰



**2433 WEST KILBOURN AVENUE (2427 Cedar Street, old)
(c. 1890) Architect unknown**

2433 W. Kilbourn Ave. is a two-and-one-half story Queen Anne style residence constructed circa 1890. The house sits on a cut limestone foundation and is clad with

²⁰ Ibid.

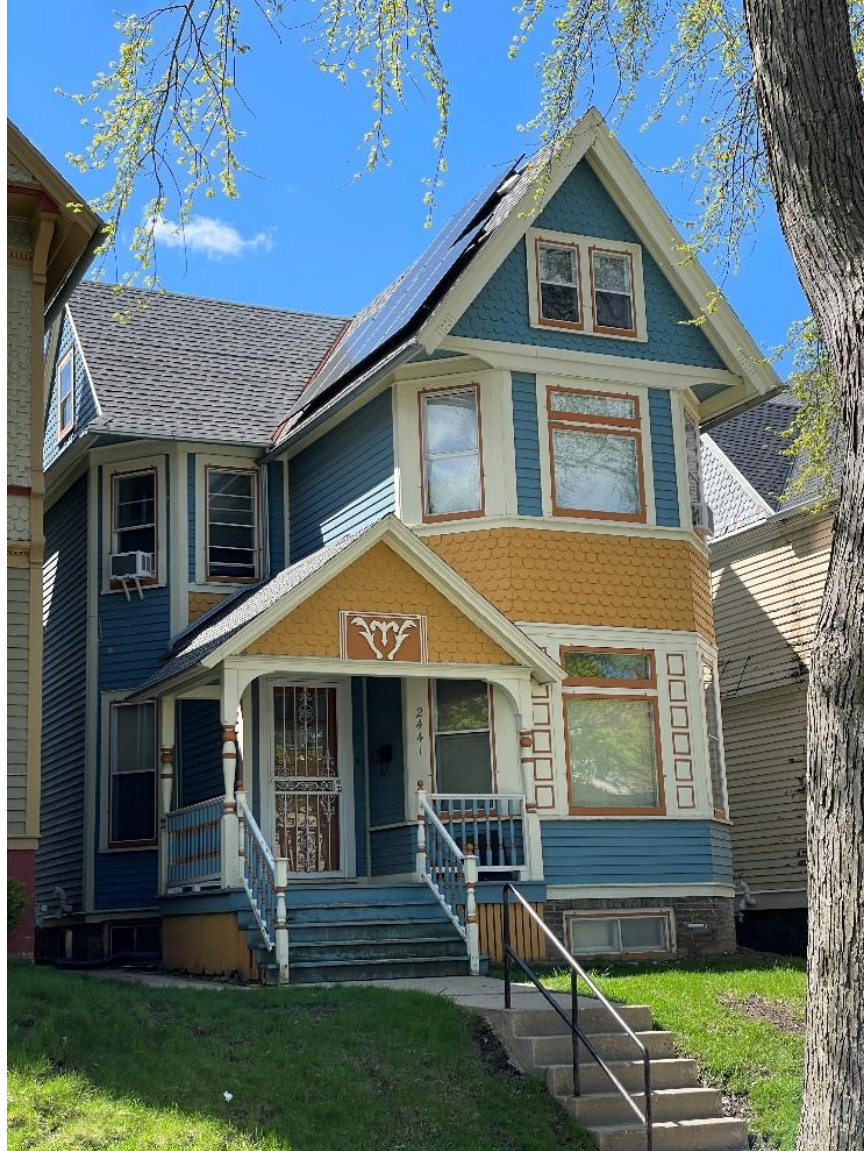
wood clapboard and a shingles. The porch has turned wood posts and a dentil cornice. The second floor had a sleeping porch that has been infilled with corner windows. The gable has decorative turned-wood brackets. No original building permit was located for this property.



2437 WEST KILBOURN AVENUE (2429 Cedar Street, old)

(c. 1890) Architect unknown

2473 W. Kilbourn Ave. is a two-and-one-half story Queen Anne style residence constructed circa 1890. The house sits on a brick foundation and is clad with wood clapboard and a decorative shingles. It has a gabled-ell form with a wraparound porch and center entry. The house is painted in a three-color paint scheme commonly found on Queen Anne houses. It has an oriel window on the second floor with two windows set an angle. The gable projects from the primary block. No original building permit was located for this property.



FREDERICK J. DOWNER JR. HOUSE

**2441 WEST KILBOURN AVENUE (2431 Cedar Street, old)
(1892) William Davelaar, architect**

The F. Downer House is a two-and-one-half story Queen Anne style residence constructed in 1892 and designed by William Davelaar. The house sits on a brick foundation and is clad with wood clapboard with shingles between the first and second floors and in the gables. It has a gabled-ell form with a small porch with gabled roof. The house is painted in a three-color paint scheme commonly found on Queen Anne houses. The house appears to have wood one-over-one windows with wood storm windows. The house was constructed for Attorney Frederick J. Downer, Jr.



**2447 WEST KILBOURN AVENUE (2435 Cedar Street, old)
(c. 1890) Architect unknown**

2447 W. Kilbourn Avenue is a two-and-one-half story Queen Anne style residence constructed circa 1890. The house is clad with wood clapboard with shingles on the porch, on the tower, and in the gables. The house is painted in a three-color paint scheme commonly found on Queen Anne houses. The full-width porch has a hipped roof with exposed bracket ends. The porch was enlarged in 1911. The house has a large tower with turned-wood posts on the right of the front façade. The tower roof has a prominent finial. No original building permit was located for this property.



MRS. B. COHEN HOUSE

2451 WEST KILBOURN AVENUE (2437 Cedar Street, old)

(1893) Carl F. Ringer, architect

The Mrs. B. Cohen House is a two-and-one-half story Queen Anne style residence constructed in 1893 and designed by C.F. Ringer. Kamerling & Kettele were the builders on the house. Like the other houses on this block, the house is clad with wood clapboard with shingles on the porch and in the gables. The house is painted in a three-color paint scheme commonly found on Queen Anne houses. The porch has a shed roof with turned-wood posts with brackets. A prominent oriel window on the second floor extends to a polygonal turret that projects from the roof. A gabled dormer is found next to the tower with a larger one-over-one window flanked by smaller one-over-one windows. The house was constructed for Mrs. B. Cohen, manager of Cohen and Neissen Wholesale Jewelers.



MORITZ FRIEDLANDER HOUSE

2452-2454 WEST KILBOURN AVENUE (2444 Cedar Street, old)

(1894) Jacob Jacobi, architect

The Moritz Friedlander House is a two-and-one-half story Queen Anne style residence constructed in 1894 and designed by Jacob Jacobi. The house has a prominent three-story polygonal tower on the right side of the front façade. The house has a wraparound porch with round columns and small pediment with decorative scrollwork. The large front gable has a Palladian window. The house was constructed for Moritz Friedlander, president of the M. Friedlander Knitting Works.



**2460 WEST KILBOURN AVENUE (2450 Cedar Street, old)
(c. 1910) Architect unknown**

2460 W. Kilbourn Avenue is a two-and-one-half story Arts & Crafts style residence constructed circa 1915. The house is clad with stucco and has faux half-timbering on the second floor and in the gables. The house has an asymmetrical front façade with a large gable on the left bay and a small gabled dormer in the right bay. The house has a large full-width porch with a shed roof with gablet and paired posts. No original building permit was located for this house but an early resident was Albert J. Stoltz, owner of Stoltz and Wright truck dealers.



ALBERT J. STOLTZ HOUSE

2463 WEST KILBOURN AVENUE (2449 Cedar Street/240 25th Street, old)

(1905) Otto C. Uehling, architect

The Albert J. Stoltz House is a two-and-one-half story front-gabled house constructed in 1905 and replacing an earlier structure. The house sits on a raised brick foundation and is clad with replacement asphalt siding that was installed in 1953. The entrance is located to the right of the front façade off a small stoop with gabled roof. The house is minimally ornamented but does have a Queen Anne style window with small stained glass planes over a large picture window. The house was constructed for Albert J. Stoltz, owner of Stoltz Teaming Company. He later moved across the street to 2460 W. Kilbourn Avenue.

WEST STATE STREET



OTTO F. PRIEBE BUILDING

2411-2419 WEST STATE STREET (2411-2419 State Street, old)

(1925) Architect unknown

The Otto Priebe Building is a two-story commercial building containing four storefronts, three apartments, and an office. The building has first floor storefronts that have been infilled with red brick. The openings are boarded at the storefronts appear vacant. The upper level is pressed tan brick with six-over-one windows and a center oriel window clad with cedar shingles. Early businesses operating out of the storefronts included a soft drink parlor, tavern, hardware store, pet shop, and bakery.



HERMAN WEISS BUILDING

2537 WEST STATE STREET (2527-2529 State Street, old)

(1893) Edward Kiesslich, architect

The Herman Weiss Building is a two-story commercial building containing a first floor storefront and upper level apartments. Both the storefront and the upper level have been heavily modified and clad with replacement materials. The building is designed in the Queen Anne style and has a two story tower with conical roof on the right side of the front façade. The building has a stepped parapet on the left side of the façade. An oriel window projects above the first floor entrance. Early businesses included a meat market operated by Herman Weiss from 1895 until 1910 and a bakery and confectionery operated by T.H. Ortand.

POST-WORLD WAR II BUILDINGS

The following buildings were constructed outside of the period of significance for the historic district or is altered to such a degree that the original form, materials, or character defining features are no longer present. There are twelve properties constructed outside the period of significance in the district:

2502 W. Wisconsin Avenue (1951)

Vacant corner gas station and service station constructed circa 1951.

2424 W. Wells Street (1965)

Four-story apartment building whose exterior has been heavily modified since construction in 1965.

2504 W. Wells Street (1962)

Twenty-four unit apartment building constructed by Wellston Corp. in 1961. Building is a two-story, long rectangular building with a hipped roof.

2522 W. Wells Street

Sixteen-unit apartment building constructed by Wellston Corp. in 1961. Building is a two-story, long rectangular building with a hipped roof.

2528 W. Wells Street

Twelve-unit apartment building constructed by Wellston Corp. in 1961. Building is a two-story, long rectangular building with a hipped roof. The building is a slightly smaller version of 2504 W. Wells Street.

2448 W. Kilbourn Avenue (1961)

Fourteen-unit apartment building constructed by Art-Way Builders, Inc. in 1961. Building is a two-story, long rectangular building with a gabled roof and is clad with tan and variegated brick.

823 N. 24th Street (1966)

Twenty-seven unit, three-story apartment building constructed by Wellston Corp. in 1966. Exterior of the building has been heavily modified since construction.

833 N. 24th Street (1966)

Twenty-seven unit, three-story apartment building constructed by Wellston Corp. in 1966. Building appears identical to 823 N. 24th Street. Exterior of the building has been heavily modified since construction.

911 N. 24th Street (1963)

Twelve-unit, two-story Contemporary style apartment building constructed by Stanley Melnick in 1963. Building is clad with tan brick and has wavy awning on the first floor.

731 N. 25th Street (1964)

Three-story, thirty-unit Contemporary style apartment building constructed by Richard Blake & Associates in 1964. Building is clad with brown brick. All visible windows have been replaced and wood pergolas added to the exterior.

822 N. 25th Street (1959)

Two-story, sixteen-unit Contemporary style apartment building constructed by Standard Construction Company in 1959. Building is clad with alternating horizontal bands of light red brick and tan stone.

832 N. 25th Street (1961)

Two-story, sixteen-unit Contemporary style apartment building constructed by David Showalter Homes in 1961. Building is clad with brick and stone.

855 N. 25th Street

Two-story, twenty-unit apartment building constructed by A.A. Tannenbaum in 1958. Building has a low pitch front gabled roof and is clad with brick with a large second floor balcony that wraps around the entire building.

ARCHITECTS

Due to the large numbers of architects and contractors that worked on the properties within the West Avenues West Historic District, biographies are not provided for all. However, an attempt was made to include all known architects, along with their known works.

HERMAN W. BUEMMING

Emanuel Mandel House, 747 North 26th Street

Herman W. Buemming was born September 5, 1872 in Toledo, Ohio. The Buemming family relocated to Milwaukee in 1884 and Herman completed his public school education in 1888. Buemming subsequently spent a year apprenticing with local architect Charles A. Gombert before taking the position as lead draftsman at Pabst Brewing Company. He enrolled at Columbia University in 1891 and studied there for three years. Buemming returned to Milwaukee in 1896, forming a partnership with architect Gustav Dick. Buemming and Dick's eleven-year partnership produced a number of Classical Revival and Colonial Revival buildings, including Century Hall (1899, 2346 North Farwell Avenue), Sterneman-Graham House (1903, 3112 West McKinley Boulevard), St. Matthew Roman Catholic Church (1905, 1126 South 25th Street), and the Church of the Immaculate Conception (1907, 1023 East Russell Avenue).

Following the dissolution of his partnership with Gustav Dick in 1907, Buemming designed a number of Prairie style such as the George Weinhagen House (1911, 3306 W. Highland Boulevard), A.E. Rietbrock House (1911, 726 N. 31st Street), and William Green House (1909, 2906 E. Linnwood Avenue). Buemming formed a partnership with Alexander C. Guth in 1919. The firm produced a number of revival-style buildings, as well as commercial projects such as the east half of the Johnson Controls Building at 507 E. Michigan Street. Buemming entered into partnership with his son, John Durr Buemming, in 1927 until the younger Buemming's suicide in 1933. Buemming joined into partnership

with his draftsman, Clarence W. Jahn, from 1939 until Buemming's retirement in 1943. He died in Waukesha County on April 17, 1947.²¹

ALFRED C. CLAS

Rosa Michael House, 2627 West Wells Street

For biographical information on Alfred C. Clas, see Ferry & Clas, below.

CRANE & BARKHAUSEN

G. Winner Residence, 2532-2534 West Wisconsin Avenue

Both Charles D. Crane and Carl C. Barkhausen trained under renowned Milwaukee architect Edward Townsend Mix before establishing their own firm in 1888. The firm designed a number of outstanding residential projects, including the George J. Schuster House (1891), 3209 W. Wells St.; the John F. Kern House (1899), 2569 N. Wahl Ave.; and the Conrad Trimborn Rowhouse (1897), 1422-32 W. Kilbourn Ave. Among their non-residential commissions are the German-English Academy Building (1890), 1020 N. Broadway; the First German Methodist Church (1896), 2024 W. Highland Avenue; and the Button Block (1892), 500 N. Water Street. For a more comprehensive history on the firm, refer to the Historic Designation Study Report for the George Schuster House.²²

WILLIAM DAVELAAR

William Davelaar House, 943 North 24th Street

Frederick J. Downer Jr. House, 2441 West Kilbourn Avenue

JAMES DOUGLAS

William J. Turner House, 743 North 25th Street

James Douglas was born in Scotland in 1823 and first arrived in Canada in 1840 before moving to Milwaukee in 1843. He was involved with the construction of numerous early Milwaukee landmarks, including St. John Cathedral (1847, 812 N. Jackson Street), Holy Trinity church (1849, 605 S. 4th St.), and the first Milwaukee City Hall (razed). In 1847 he began working as an architect and building with his younger brother, Alexander, as J & A Douglas, architects and builders. Following a brief tenure in a management position with Northwestern Mutual Life Insurance in the 1960s, he returned to architecture full-time in 1872. While much of his work has been lost to demolition, his remaining designs in Milwaukee include Sanford Kane House (1883, 1841 N. Prospect Ave.), Willard Merrill House (1890, 1425 N. Prospect Ave.), and the Elias Calkins Double House (1875, 1612-14 W. Kane Place). A number of his designs are listed on the National Register of Historic Places and/or locally designated. Douglas also influenced the next generation of architects, with prominent apprentices in his office including Alfred C. Clas, Cornelius Leenhouts, Fred Graf and Otto C. Uehling. Douglas put his sons in charge of his firm due to failing health and before dying in 1894.²³

²¹ National Register of Historic Places, Herman W. Buemming House, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 89002315.

²² City of Milwaukee, Historic Preservation Commission. "Permanent Historic Designation Study Report, George Shuster House." 2007.

²³ City of Milwaukee, Historic Preservation Commission. "Permanent Historic Designation Study Report, William J. Turner House." 2005.

ESCHWEILER & ESCHWEILER

Wisconsin Telephone Toll Office, 918 North 26th Street

Alexander C. Eschweiler was born in Boston in 1865 and relocated to Milwaukee with his family when he was 17 years old. He attended Marquette University for one year before working as a clerk and draftsman in an architect's office in 1886. He studied architecture at Cornell University, graduating in 1890 and returning to Milwaukee where he worked for H.C. Koch & Co. He opened his own practice in 1893 after winning the design competition for the Milwaukee Downer College buildings. Eschweiler's three sons, Alexander Jr., Carl F., and Theodore L. all studied architecture and joined their father as Eschweiler & Eschweiler in 1923. Among the firm's projects are the Bankers Building (1929, 200-208 E. Wisconsin Ave.), the Wisconsin Telephone Company Building (1930, 722 N. Broadway), the Wisconsin Gas Light Company Building (1956, 626 E. Wisconsin Ave.), WTMJ's Radio City (1941, 720 E. Capitol Dr.), the Milwaukee Arena (1949, 444 W. Kilbourn Ave.), and the Milwaukee Public Museum (1963, 800 W. Wells).

EVANS & MARSHALL

Dr. Eugene W. & Frances Beebe House, 2601-2603 West Wells Street

Little information is known about the architects listed on the building permit for the Beebe House. Evans & Marshall appear as the listed architects on four properties identified in Wisconsin Architecture and History Inventory: the subject property, Captain Wright House (1902, 2761 S. Logan Ave.), Mr. P's (1902, 525-528 W. National Ave.), and 2010 E. Estes Street (1904).

FERRY & CLAS

Jacob & Rosa Michael House, 2619 West Wells Street

Frank Starkweather House, 836 North 24th Street

The Jacob & Rosa Michael house and Frank Starkweather House were designed by the noted architectural firm of Ferry & Clas. The partnership of George B. Ferry (February 7, 1851 – January 29, 1918) and Alfred Charles Clas (December 26, 1858 – July 8, 1942) began in 1890 and lasted until 1912. George Ferry was born and educated in Springfield, Massachusetts. He studied architecture at the Massachusetts Institute of Technology and began his architectural career in his hometown in 1872. He relocated to Milwaukee and established his practice there in 1881. Alfred Clas was born in Sauk City, Wisconsin. He was educated in his home city and subsequently apprenticed with an architect and undertook two years of instruction in building construction. Following a two year stint working in an architect's office in Stockton, California, Clas returned to Milwaukee in 1880. He worked as a draftsman and architect in the offices of James Douglas in the 1880s before partnering with George Ferry in 1890. During their twenty-two year partnership, the firm designed many major architectural projects in the city including Milwaukee Public Library and Museum (1895, 814 W. Wisconsin Ave.), the Northwestern National Insurance Company Headquarters (1906, 526-532 E. Wisconsin Avenue), the Frederick Pabst Mansion (1890-92, 2000 W. Wisconsin Avenue), and the Milwaukee Auditorium building (1907-09, 518 W. Kilbourn Avenue). Following the dissolution of their partnership in 1912, Alfred Clas continued in partnership with his sons Angelo and Rubens as Clas and

Clas and later Clas, Shepard, and Clas. George Ferry remained in the Ferry & Clas offices on Broadway following the dissolution of the firm and continued his practice until 1916.²⁴

HOOD & TULLGREN

Kenmore Flats Apartment Building, 805-811 North 22nd Street

The Kenmore Flats Apartment Building, a Neoclassical apartment building at 805-811 North 22nd Street, was designed by the Chicago-based architectural firm of Hood & Tullgren. The firm was made up of Archibald Hood and Martin Tullgren. Martin Tullgren was a Swedish immigrant who established an architectural practice in Chicago in 1881. Tullgren partnered with Archie Hood in the late-1890s and the firm relocated to Milwaukee in 1902. Their partnership ended in 1909 when Tullgren added his sons Herbert and S. Minard to form Martin Tullgren & Sons. As Hood & Tullgren the firm largely worked on banks and apartment buildings, often in the Neoclassical style.

CLARE C. HOSMER

Baebenroth's Pharmacy, 760 North 27th Street

Clare C. Hosmer was a Chicago-based architect born in 1880. He served as the director of the Illinois Society of Architects before relocating to Sarasota, Florida, in 1924. He designed a number of properties in Sarasota with Thomas Reed Martin, operating as Martin-Hosmer Stucco. He later moved to Houston, Texas, before moving to New Jersey to work with the New Jersey Housing Authority. A number of his designs are listed on the National Register of Historic Places, including the Lemon Bay Women's Club and Bachellor-Brewer Model Home.²⁵

JOHN HUNHOLZ

Matanza Flats Apartment Building, 2314 West Wells Street

Ellenton Court Flats Apartment Building, 2402-2414 West Wells Street

JACOB JACOBI

James J. Anderton House, 822 North 24th Street

Moritz Friedlander House, 2452-2454 West Kilbourn Avenue

Jacob Jacobi was a German-born immigrant whose architectural career started in Milwaukee in the 1870s. Jacobi primarily worked alone though at various points in his career he did have short partnerships with Frank W. Andree, George Birnback, Augustin V. Wiskocil, and Anton Dohmen. Jacobi primarily designed middle and upper-class residential houses in architectural styles, including Queen Anne, German Renaissance Revival, and Arts & Crafts.

KEYMAR & NACK

Langhill Apartment Building, 843 North 24th Street

Cliff Court Apartments, 936-944 North 25th Street

LEENHOUTS & GUTHRIE

²⁴ City of Milwaukee, Historic Preservation Commission. "Permanent Historic Designation Study Report, Grand Avenue Apartments Historic District." 2023.

²⁵ National Register of Historic Places, 27th and Wells Commercial District, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 16000767.

Melvin A. Hoyt House, 813 North 23rd Street

The following biography of Leenhouts & Guthrie was written by HPC staff for the designation study report for the Kenwood Masonic Temple (Italian Community Center):

The firm of Leenhouts and Guthrie was formed in 1900 when Cornelius Leenhouts and Hugh W. Guthrie joined to practice architecture. The firm was engaged in a varied practice that included the design of numerous houses, apartment buildings and small commercial structures as well as a few industrial buildings and several churches. The Kenwood Masonic Temple is one of the firm's major surviving works. Both Leenhouts and Guthrie were members of the Kenwood Lodge as well as other Masonic orders including the Knights Templar and Shriners.

Leenhouts was born to Dutch immigrant parents in Milwaukee in 1865, where he subsequently apprenticed to various architects including James Douglas and Edward Townsend Mix and Company beginning in 1885. He also worked on the construction drawings for the Agriculture and Transportation buildings at the Columbian Exposition in Chicago in 1892. In 1900 he went into partnership with Hugh Guthrie. Leenhouts remained in practice almost until his death in 1935.

Hugh Wilson Guthrie was the junior partner in the firm. He was born in Scotland where he was educated and came to Milwaukee as a young man. After apprenticing with various architects, he joined Leenhouts. Guthrie appears to have been more the business manager of the firm, while Leenhouts probably did more of the design work. He was active in the firm until the 1930's.²⁶

LEISER & HOLST

The Wellesly Apartment Building, 2534-2540 West Wells Street

Leiser and Holst designed the Wellesly Apartment Building in 1911. The firm was operated by Milwaukee natives Julius Leiser (1875-1930) and Charles J.F. Holst (1876-1924). Leiser's architectural career began at the age of 15, apprenticing for Gustave Leipold. He briefly worked for Josslyn & Taylor in Cedar Rapids, Iowa, before returning to Milwaukee to work as a draftsman for Fred Graf. He briefly partnered with Frank H. Mueller in 1898. Holst worked for Uehling & Linde before partnering with Leiser in 1903. The firm operated their office out of the Germania/Brumder Building from 1903 through 1924, the duration of their partnership. The firm designed numerous apartment buildings, churches, commercial buildings, and residences, with commissions almost exclusively found in the City of Milwaukee. The firm worked in popular architectural styles, including Tudor Revival, Colonial Revival, Craftsman, and Prairie style. Among the designs from the firm are the St. Marcus Evangelical Lutheran Kirche (1913, 2205 N. Palmer), Faith Lutheran Church (1922, 1000 S. Layton Blvd.), Frank and Ella Hochmuth House (1928, 5231 W. Washington Blvd.), and Dr. Frank C. Studley House (1908, 3528 N. Summit Ave.). Charles Holst died at a tuberculosis sanitarium in Colorado in 1924. Julius Leiser continued to practice architecture until his death in 1930.²⁷

²⁶ City of Milwaukee, Historic Preservation Commission. "Permanent Historic Designation Study Report, Kenwood Masonic Temple (former Italian Community Center)." 1990.

²⁷ City of Milwaukee, Historic Preservation Commission. "Permanent Historic Designation Study Report, Grand Avenue Apartments Historic District." 2023.

EDWARD KIESSLICH

Herman Weiss Building, 2537 West State Street

MATT AND KLENZENDORFF

West Point Apartments, 2632 West Wells Street/800-810 North 27th Street

H. MESSMER & SON

John D. Steuerwald House, 910 North 25th Street

CARL F. RINGER

John Reinhold House, 2415 West Kilbourn Avenue

Patrick Geraghty Double House, 2422-2424 West Kilbourn Avenue

Mrs. B. Cohen House, 2451 West Kilbourn Avenue

Carl F. (C.F.) Ringer was a well-known Milwaukee-based architect. Ringer was born in Germany in 1851 came to Milwaukee in 1870, working as an apprentice for architect George W. Mygatt. Ringer later worked with renowned Edward Townsend Mix and with James Douglas. Ringer established his own firm in 1881, working in period revival styles. He briefly served as the city building inspector in Milwaukee, before resuming his career in 1912. See the Patrick J. Geraghty Double House designation report for additional information on Ringer.

GEORGE SCHLEY

804 North 25th Street

808 North 25th Street

812 North 25th Street

818 North 25th Street

2442 West Wells Street

2446 West Wells Street

2450 West Wells Street

The following biography of George Schley was written for the National Register of Historic Places Nomination Form for the Kenwood Park-Prospect Hill Historic District in Milwaukee:

The firm of George Schley and Sons offered "turn-key" services as architects and general contractors. The founder, George Schley, was born in Waukesha, Wisconsin on March 21, 1868. His parents were Daniel Schley, a native of New York State, and Margaret (Stahl) Schley, who was brought to America at the age of 4 by her parents. George Schley was educated in the Waukesha public schools before he began his work career at the age of 15. His first job was as a messenger for the National Exchange Bank in Waukesha where he reportedly earned eleven dollars per month. After two years with the bank, he left to take a job in Chicago with Parker Brothers, a wholesale commission merchant firm. He started there as a receiving clerk and eventually worked his way up to cashier and bookkeeper.

Schley was married on January 15, 1889 in Milwaukee to Cara E. Hensing. In 1891 at the age of 23, Schley left Chicago with his new wife to take a job in Milwaukee as a bookkeeper with the People's Building and Loan Association. George and Cara

Schley had two children, Perce George and Herbert Alien. George Schley was promoted to general manager two years later, but left about a year after that, in 1894, to start his own building and construction firm.

Over the years, Schley made a gradual transition from being only a contracting business to becoming a turn-key architectural/construction firm that offered complete, professional, in-house architectural design and construction services. In 1914 he took his two sons into the business and formally began the firm of George Schley and Sons. They were advertised as architects, engineers, and contractors who specialized in the construction of better-class residences. At least one member of the firm, but it is not known whom, was a member of the American Institute of Architects. During the late 1920s, the firm published a very impressive portfolio book of its residential work. George Schley was also active as the director and assistant treasurer of the Integrity Building and Loan Association in Milwaukee.²⁸

SCHNETZKY & LIEBERT

Joseph B. Reichert House, 2605-2607 West Wells Street

The firm was operated by Herman p. Schnetzky (1850-1916) and Eugene R. Liebert (1886-1945). Schnetzky arrived in Milwaukee from his native Germany in 1868 and started his career here as a draftsman for architects George Mygatt and H. C. Koch. Schnetzky stayed with H. C. Koch as the firm became one of the three largest architectural firms in Milwaukee. The firm designed many of the city's public schools in the 1870s and 1880s. In 1887, Schnetzky started his own firm and hired Eugene R. Liebert as his draftsman and foreman. The firm's work during this period includes St. Martini Lutheran church (1887), 1520 s. 16th street and the McGeoch Building (1890), 322 e. Michigan Street. Schnetzky and Liebert partnered in 1892. During their partnership, the firm designed buildings such as St. Michael's Roman Catholic Church (1892), 1553 n. 24th St., and the Germania Building (1896), 135 w. Wells street, which was designed for George Brumder, Sr. Following dissolution of their partnership, Schnetzky again operated his own firm before bringing son Hugo into the firm in 1909. The firm of Schnetzky and Son designed numerous downtown commercial buildings, including Manufacturer's Home Building (1909), 104 e. Mason Street, and F. Mayer Boot and Shoe Co. (1910), 342 n. Water Street. Following Herman's death in 1916, Hugo continued the firm until 1920 before leaving architecture and merging the firm with Henry Horst Co. of Rock Island, Illinois. For additional information on Schnetzky and Liebert, see the designation study report for the Germania Building.

OTTO STRACK

Dorothea and Joseph B. Kalvelage House, 2432 West Kilbourn Avenue

Otto Strack was a German-born architect who studied at polytechnical schools in Berlin and Vienna before moving to Chicago in 1881 to serve as an architect and civil engineer there. Strack opened his own firm in 1886 and soon had commissions in Milwaukee in addition to his Chicago work. He relocated to Milwaukee in 1888 and was quickly offered the position of supervising architect for the Pabst Brewing Company. With Pabst for four

²⁸ National Register of Historic Places, Kenwood Park-Prospect Hill Historic District, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 02000185.

years, he oversaw construction of the brewery's downtown campus, as well as numerous corner saloons and tied houses. Strack later moved to New York City to work for the George A. Fuller Construction Company. In addition to the Kalvelage Mansion, Strack's best-known designs include the Pabst Theater (1895, 144 E. Wells Street), Gugler Lithographic Co. (1896, demolished, 1339 N. Milwaukee Street), and the 1893 Captain Pabst House Pavilion, designed for the Columbia Exposition in Chicago.²⁹

OTTO C. UEHLING

Albert J. Stoltz House, 2463 West Kilbourn Avenue

BRUCE UTHUS

Arthur G. Wolff Apartments, 2518 West Wisconsin Avenue

VAN RYN & DEGELEKE

Milwaukee County Dispensary and Emergency Hospital, 2430 West Wisconsin Avenue

The firm of Van Ryn & Degelleke was comprised of Henry J. Van Ryn and Gerrit J. DeGelleke. Van Ryn was born in Milwaukee in 1864 and apprenticed with Edward Townsend Mix and James Douglas before establishing his own firm in 1888. Van Ryn took on partners Charles Lesser and F.W. Andree to form Van Ryn Andree & Lesser in 1890. The firm primarily did residential work. Van Ryn entered into partnership with Gerrit DeGelleke, a recent University of Pennsylvania architecture graduate and former draftsman for Van Ryn. DeGelleke was born in Milwaukee in 1872. The firm operated for nearly four decades and worked with period revival styles. Between 1912 and 1925, the firm designed all Milwaukee public school buildings.

GEORGE ZAGEL

820-826 North 27th Street

MAJOR SOURCES

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²⁹ City of Milwaukee, Historic Preservation Commission. "Permanent Historic Designation Study Report, Gugler Lithographic Company Building." 2004.

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National Register of Historic Places, Joseph B. Kalvelage House, City of Milwaukee, Milwaukee County, Wisconsin. National Register #78000118.

National Register of Historic Places, Kenwood Park-Prospect Hill Historic District, City of Milwaukee, Milwaukee County, Wisconsin. National Register # 02000185

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RECOMMENDATION

Staff recommends that the West Avenues West Historic District be given permanent historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria f-3, f-5, and f-6 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.

f-3 Its identification with a person or persons who significantly contributed to the culture and development of the city.

A number of the original property owners within the historic district were from prominent families of means or successful businessmen. The families were able to hire some of the city's most prestigious architecture firms to design their upper-middle class residences. Among the prominent early residents were Edward Wadhams, president of Wadhams Oil & Grease Company; William Turner, a prominent local judge; Klas August Linderfelt, the first librarian of the Milwaukee Public Library and who later became infamous for the

embezzlement of library funds and subsequent escape to Europe; Joseph Kalvelage, secretary-treasurer of the Hoffman and Billings Manufacturing Company; and Dr. E.W. Frances, a well-known ophthalmologist and otologist.

f-5 Its embodiment of distinguishing characteristics of an architectural type or specimen.

The one hundred fourteen properties recommended for inclusion in the West Avenues West Historic District display the range of architectural styles that could be found in an upper middle class neighborhood in the late-19th and early-20th centuries. The district consists of Queen Anne, Arts and Crafts, American Foursquare, Neoclassical, and Art Deco style buildings. The district consists of a great cluster of Queen Anne style houses, with thirty-one Queen Anne designs present in the district. The remaining architectural styles are fairly evenly dispersed within the district and are good representative examples of their architectural styles. Although most of the houses have had alterations, all are restorable or are good candidates for renovations that would uncover and bring back their original exterior architectural detail.

f-6 Its identification as the work of an artist, architect, craftsman or master builder whose individual works have influenced the development of the city.

Properties in the West Avenues West Historic District were designed by some of the top architects and architectural firms in Milwaukee during the 1880s-1920s. Houses designed and constructed by George Schley make up the largest number of houses in the district, with seven known designs. Schley was a prolific builder, who built throughout Milwaukee, including numerous properties on Newberry Boulevard, in the Kenwood Park-Prospect Hill Historic District, North Point North and North Point South Historic Districts, Concordia Historic District, and in Avenues West. The district also includes works by some of Milwaukee's top architectural firms, including Ferry & Clas, Crane & Barkhausen, Eschweiler & Eschweiler, Hood & Tullgren, Otto Strack, Van Ryn & DeGelleke, James Douglas, Herman W. Buemming, and Leiser & Holst.

PRESERVATION GUIDELINES FOR WEST AVENUES WEST HISTORIC DISTRICT

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon design submissions. Building maintenance and restoration must follow accepted preservation practices as outlined below. The intent of the guidelines are to preserve the buildings as closely as possible to their original form and details. Nothing in these guidelines shall be construed to prevent ordinary maintenance or restoration and/or replacement of documented original elements.

Any exterior alteration, exclusive of painting of non-masonry surfaces, will require a Certificate of Appropriateness. Any existing exterior features can remain for their lifespan. The historic designation does not mean that owners are required to restore their buildings to original condition, but that changes are subject to review so that they are compatible with the historic character of the building.

These guidelines are based upon those contained in MCO 320-21-11 & 12 of the historic preservation ordinance. These guidelines serve as a guide for making changes that will be sensitive to the architectural integrity of the structure and appropriate to the overall character of the building.

I. Roofs

- A. Retain the original roof shape. Dormers, skylights and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-of-way. Avoid making changes to the roof shape that would alter the building height, roofline, pitch, or gable orientation.
- B. Retain the original roofing materials wherever possible. Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood.
- C. Replace deteriorated roof coverings with new materials that match the old in size, shape, color and texture. Avoid replacing deteriorated roof covering with new materials that differ to such an extent from the old in size, shape, color and texture so that the appearance of the building is altered.

II. Exterior Finishes

- A. Masonry
 - (i) Unpainted brick or stone should not be painted or covered. Avoid painting or covering natural stone and unpainted brick. This is

likely to be historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date. Painting unpainted masonry also introduces a new maintenance issue.

- (ii) Repoint defective mortar by duplicating the original in color, style, texture and strength. Avoid using mortar colors and pointing styles that were unavailable or not used when the building was constructed.
- (iii) Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting brick or stone surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products that could have an adverse reaction with the masonry materials, such as the use of acid on limestone or marble.
- (iv) Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed, such as artificial cast stone or fake brick veneer.

B. Stucco

Repair stucco with stucco mixture duplicating the original as closely as possible in appearance and texture.

C. Wood

- (i) Retain original material whenever possible. Avoid removing architectural features such as clapboards, shingles, cornices, brackets, half-timbering, window architraves and doorway pediments. These are in most cases an essential part of a building's character and appearance that should be retained.
- (ii) Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. When feasible, avoid covering architectural features with new materials that are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.

III. Windows and Doors

- A. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configurations of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door panes or sash. Avoid discarding original doors and door

hardware when they can be repaired or reused. Secondary elevations that are not visible from the public right-of-way may offer greater flexibility.

- B. Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should complement the appearance and design of the original window sash or door. Avoid using inappropriate sash and door replacements such as unpainted galvanized aluminum storm and screen window combinations. Avoid the filling in or covering of openings with materials like glass-block or the installation of plastic or metal strip awnings or fake shutters that are not in proportion to the openings or that are historically out of the character with the building. Avoid using modern style window units such as horizontal sliding sash in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

IV. Porches, Trim and Ornamentation

- A. Retain porches and steps visible from the public right-of-way that are historically and architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architectural features, such as handrails, balusters, columns or brackets.
- B. Retain trim and decorative ornamentation including copper downspouts and guttering, copings, cornices, cresting, finials, railings, balconies, oriels, pilasters, columns, chimneys, bargeboards or decorative panels. Avoid the removal of trim and decorative ornamentation that is essential to the maintenance of the building's historic character and appearance.
- C. Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible. Avoid using replacement materials that do not accurately reproduce the appearance of the original material.

V. Additions

Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.

VI. Guidelines for Streetscapes

The streetscapes in West Avenues West Historic District are visually cohesive because of the intact building stock and the retention of landscaping features. There are few prominent inappropriate additions to historic structures. The

traditional landscape treatment of the building lots and the period streetlights contribute to the maintenance of the district's traditional residential character.

- A. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.
- B. Use traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district.
- C. Note that what is compatible and appropriate throughout the district generally may vary somewhat based on the character of the particular subject building.

VII. Signs/Exterior Lighting

Should there be an application for signage, plastic internally illuminated box signs with a completely acrylic face are not permitted. Approval will be based on the sign's compatibility with the architectural character of the historic building.

VIII. Guidelines for New Construction

There has been no new construction in the West Avenues West Historic District since 1925. It is important that additional new construction be designed so as to harmonize with the character of the district.

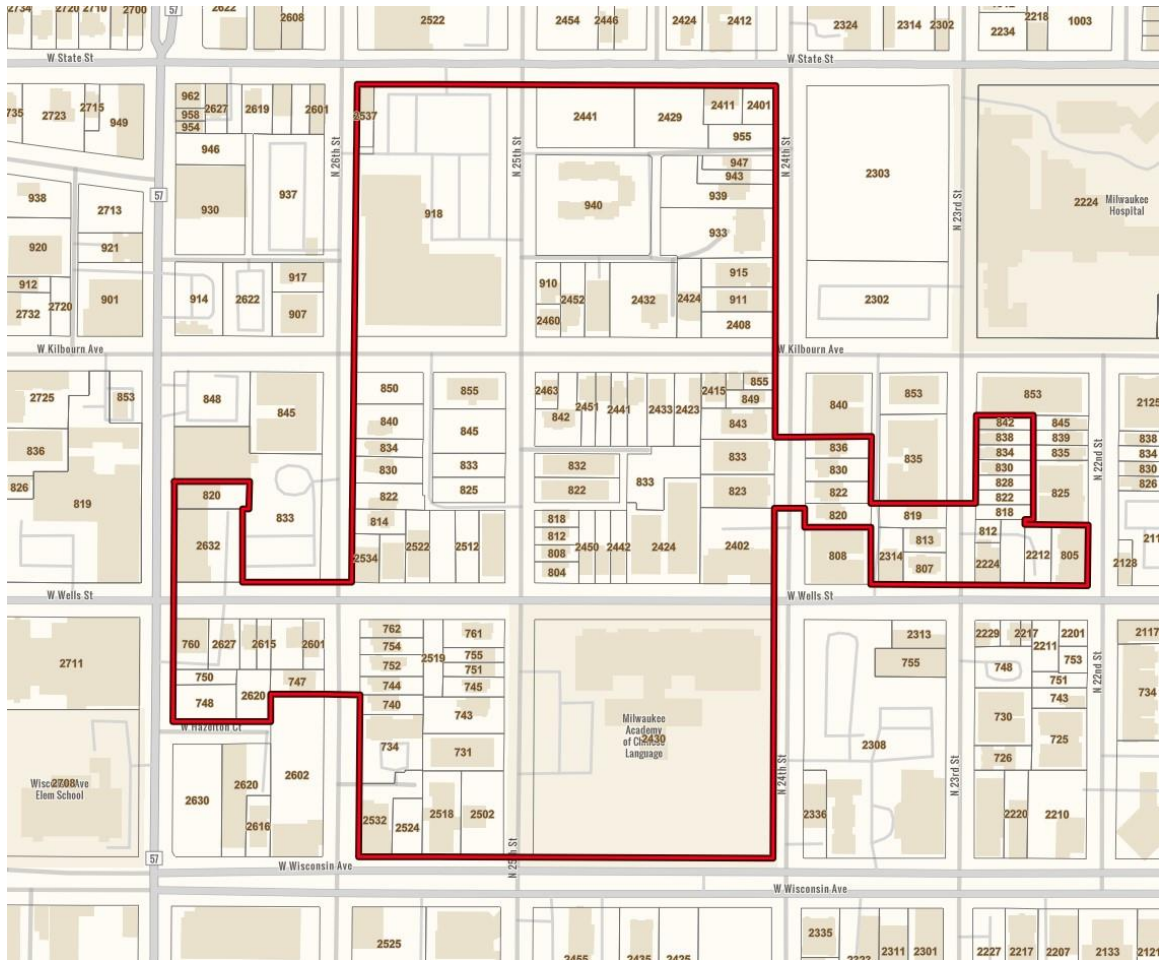
- A. Siting. New construction must reflect the traditional siting of buildings in the West Avenues West Historic District. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings.
- B. Scale. Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.
- C. Form. The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.
- D. Materials. The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in the West Avenues West Historic District. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.

IX. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable, if approved by the Historic Preservation Commission. The Commission shall take the following guidelines, with those found in subsection 11(h) of the ordinance, into consideration when reviewing demolition requests.

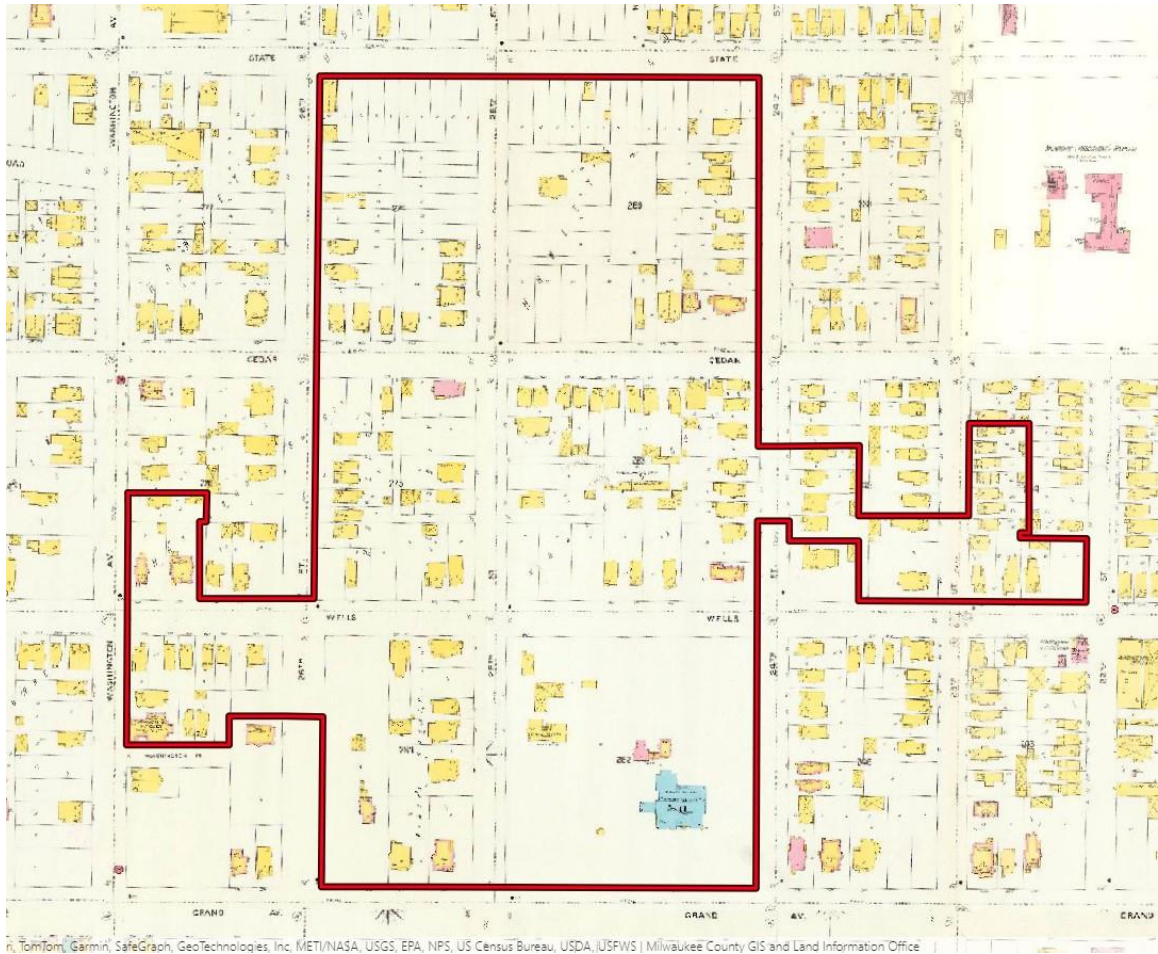
- A. Condition. Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety.
- B. Importance. Consideration will be given to whether or not the building is of historical or architectural significance. Buildings lacking historical or architectural significance are more permissible to demolish than significant buildings. The relative modesty or grandeur of a building is not the only factor that influences these aspects of significance. Indeed, the architecture of the less grand buildings in the district may be significant examples of how and where people of different socioeconomic classes lived.
- C. Potential for Restoration. Consideration will be given to whether or not the building is beyond economically feasible repair. This will be weighed against the reason for the present disrepair, in order to avoid demolition by neglect.
- D. Additions. Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character or historical pattern of development.
- E. Replacement. Consideration will be given to whether or not the building is to be replaced by a compatible building of similar age, architectural style and scale (see New Construction Guidelines).

District Boundary Map

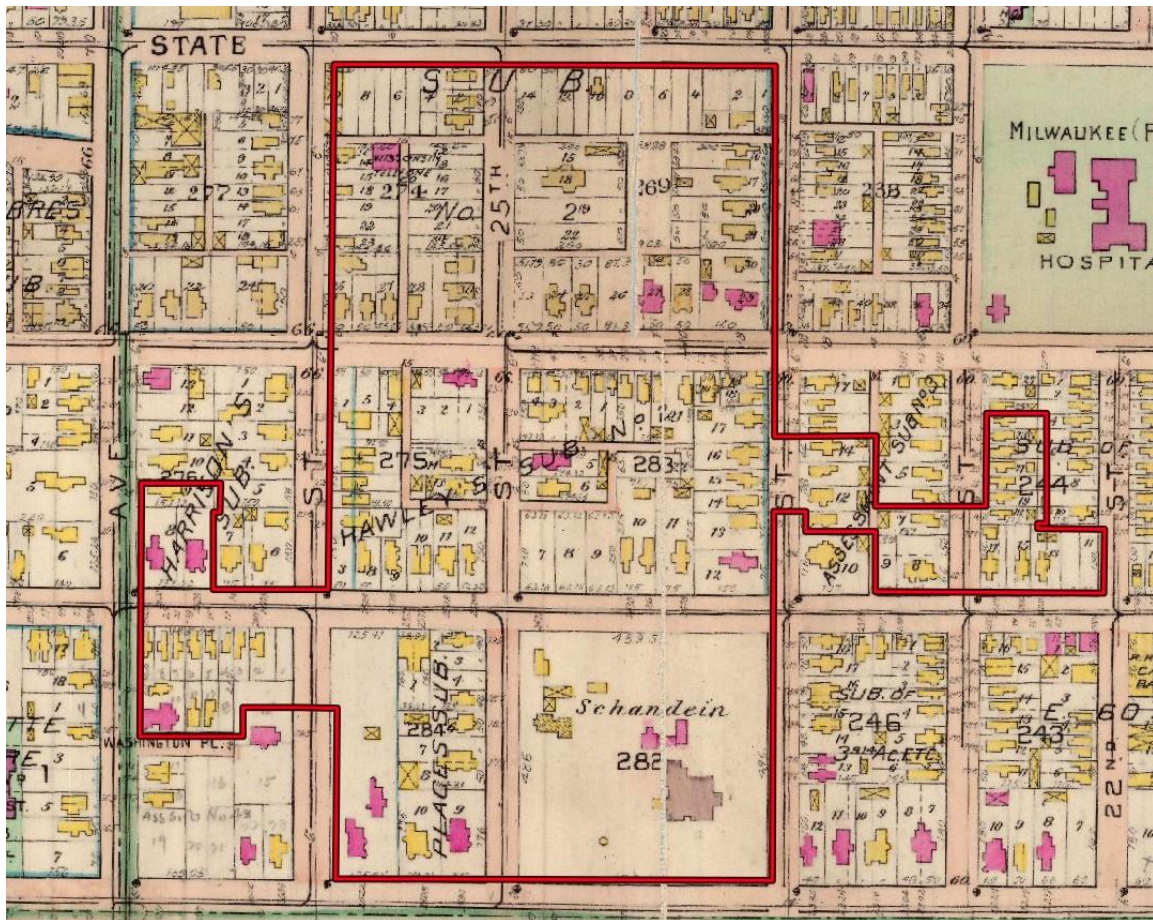




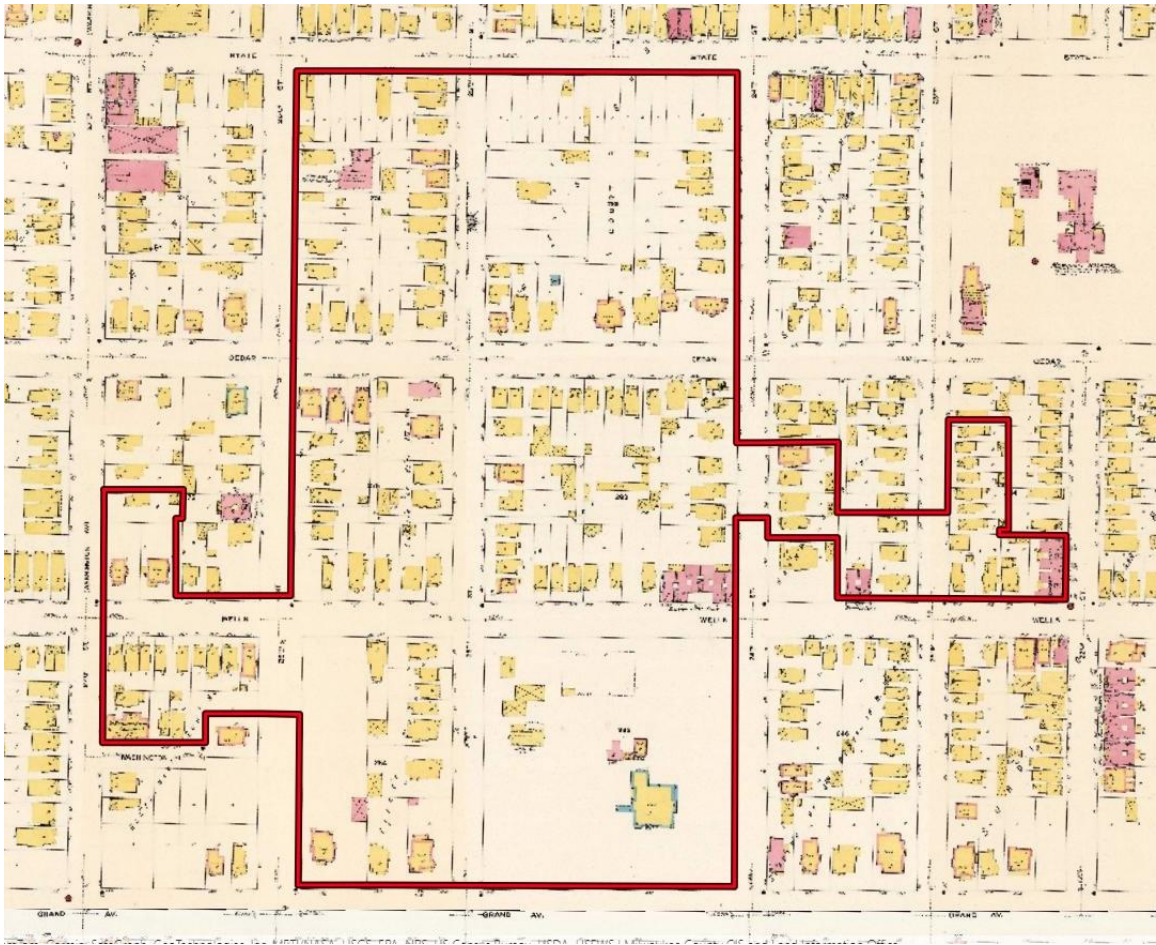
Historic Maps



1894 Sanborn map of West Avenues West Historic District outlined in red. From Digital Sanborn Maps of Milwaukee, 1894 and 1910. New York : Sanborn-Perris Map Co. Limited, 1894. American Geographical Society Library, University of Wisconsin-Milwaukee Libraries. <https://uwm.edu/lib-collections/sanborn/>



1898 Baist's Property Atlas of the City of Milwaukee map. West Avenues West Historic District outlined in red. From Wisconsin Historical Society, Maps and Atlases Collections, G.W. Baist, 1898. <https://content.wisconsinhistory.org/digital/collection/maps/id/26212>



1910 Sanborn map. West Avenues West Historic District outlined in red. From Digital Sanborn Maps of Milwaukee, 1894 and 1910. New York : Sanborn-Perris Map Co. Limited, 1894. American Geographical Society Library, University of Wisconsin-Milwaukee Libraries. <https://uwm.edu/lib-collections/sanborn/>

Property Owner Records 7/3/2025

Property Address	Taxkey	Owner Name	Owner Mailing Address	Owner City/State	Owner ZIP
819 N 23RD ST	3890008000	ROBERT E CONKLIN JR	819 N 23RD ST	MILWAUKEE, WI	532333161
813 N 23RD ST	3890009000	BOB CONKLIN JR	819 N 23RD ST	MILWAUKEE, WI	532330000
807 N 23RD ST	3890010000	BRITTANY BENTLEY	807 N 23RD ST APT 2	MILWAUKEE, WI	532330000
2314 W WELLS ST	3890011000	2314 WELLS WISCONSIN MILWAUK	6300 UNIVERSITY AVE STE 200	MIDDLETON, WI	535620000
820 N 24TH ST	3890013000	DEBORAH A GONALEZ	820 N 24TH ST	MILWAUKEE, WI	532330000
822 N 24TH ST	3890014000	JC ENTERPRISES OF MILW	9733 W GREENFIELD AVE	MILWAUKEE, WI	532140000
830 N 24TH ST	3890015000	RECON DEVELOPMENT LLC	819 N 23RD ST	MILWAUKEE, WI	532230000
836 N 24TH ST	3890016000	CATALINA SPEARS	836 N 24TH ST	MILWAUKEE, WI	532330000
2601 W WELLS ST	3890101100	LINDSAY NSP LLC	1603 ORRINGTON AVE STE #450	EVANSTON, IL	602010000
2605 W WELLS ST	3890102100	LUIS F DELGADILLO	2724 W PIERCE ST	MILWAUKEE, WI	532150000
2615 W WELLS ST	3890104000	LENA 31 10 INVESTMENT LLC	PO BOX 05018	MILWAUKEE, WI	532050000
2619 W WELLS ST	3890105000	ANGELA SMITH	2619 W WELLS ST	MILWAUKEE, WI	532330000
2627 W WELLS ST	3890106100	JOHN E HENNESSY	831 W WISCONSIN AV	MILWAUKEE, WI	532330000
760 N 27TH ST	3890108000	SOHI CORNER INC	831 W WISCONSIN AVE	MILWAUKEE, WI	532330000
748 N 27TH ST	3890109110	REDEVELOPMENT AUTHORITY	`809 N BROADWAY	MILWAUKEE, WI	532020000
750 N 27TH ST	3890109120	SOHI CORNER INC	831 W WISCONSIN AVE	MILWAUKEE, WI	532330000
2620 W HAZELTON CT	3890111100	CITY OF MILWAUKEE ATTN DCD R	809 N BROADWAY	MILWAUKEE, WI	532023617
747 N 26TH ST	3890113100	MARTHA CARRILLO ORTEGA	747 N 26TH ST	MILWAUKEE, WI	532330000
822 N 26TH ST	3890505100	ALANDRA MECHELL BATES	822 N 26TH ST	MILWAUKEE, WI	532330000
814 N 26TH ST	3890506000	TAWAN J BOWLING	814 N 26TH ST	MILWAUKEE, WI	532330000
2534 W WELLS ST	3890507000	HESTIA HOLDINGS LLC	1345 N JEFFERSON ST, #322	MILWAUKEE, WI	532020000
820 N 27TH ST	3890517000	MOONSTONE PROPERTIES LLC	2765 RIDGEWAY RD	DAYTON, OH	454190000
2430 W WISCONSIN AV	3890601000	CITY OF MILWAUKEE	200 E WELLS ST	MILWAUKEE, WI	532020000
2401 W STATE ST	3890701000	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE, WI	532020000
955 N 24TH ST	3890702000	CITY OF MILW REDEV AUTH	809 N BROADWAY	MILWAUKEE, WI	532020000
2411 W STATE ST	3890703000	MOONSTONE PROPERTIES LLC	2765 RIDGEWAY RD	DAYTON, OH	454190000
2429 W STATE ST	3890704000	UNIVERSAL WHOLESale LLC	3979 W VICTORY CREEK DR	FRANKLIN, WI	531320000
2441 W STATE ST	3890705000	UNIVERSAL WHOLESale LLC	3979 W VICTORY CREEK DR	FRANKLIN, WI	531320000
940 N 25TH ST	3890706100	CLEM STONE PROPERTIES LLC	PO BOX 14033	MADISON, WI	537080000
947 N 24TH ST	3890707000	PROBUCOLLS ASSOCIATION	9733 W GREENFIELD AVE	MILWAUKEE, WI	532140000
943 N 24TH ST	3890708000	PROBUCOLLS ASSOCIATION	9733 W GREENFIELD AVE	MILWAUKEE, WI	532140000
939 N 24TH ST	3890709000	PROBUCOLLS ASSOCIATION	9733 W GREENFIELD AVE	MILWAUKEE, WI	532140000
933 N 24TH ST	3890710100	PROBUCOLLS ASSOCIATION	9733 W GREENFIELD AVE	MILWAUKEE, WI	532140000
910 N 25TH ST	3890714100	AMANDA HALL	910 N 25TH ST	MILWAUKEE, WI	532330000
2460 W KILBOURN AV	3890715000	TED STEINBORN	8630 W ARTHUR PL	WEST ALLIS, WI	532270000
2452 W KILBOURN AV	3890716000	TONI T MITCHELL	2454 W KILBOURN AV	MILWAUKEE, WI	532551138
2448 W KILBOURN AV	3890717000	ANTONIO FLORES III	2307 SAWGRASS RIDGE	SAN ANTONIO, TX	782600000
2432 W KILBOURN AV	3890719100	TIMOTHY R BULLION	2432 W KILBOURN AV	MILWAUKEE, WI	532330000
2408 W KILBOURN AV	3890720000	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE, WI	532020000
2424 W KILBOURN AV	3890721000	PROBUCOLLS ASSOCIATION	9733 W GREENFIELD AVE	MILWAUKEE, WI	532140000

911 N 24TH ST	3890722000	CHANNA ENTERPRISES LLC	3960 N LAKE DR	MILWAUKEE, WI	532110000
915 N 24TH ST	3890723000	18 ON 24TH LLC	5325 N 81ST ST	SCOTTSDALE, AZ	852500000
918 N 26TH ST	3890882110	WISCONSIN TELEPHONE CO	1365 CASS AVE STE 925	DETROIT, MI	482266150
2537 W STATE ST	3890883000	MULTANI PROPERTY LLC	7085 S CARMEL DR	FRANKLIN, WI	531320000
2519 W WELLS ST	3891201000	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE, WI	532020000
761 N 25TH ST	3891202000	SCOTT SCHLENOGT	PO BOX 511555	MILWAUKEE, WI	532030000
755 N 25TH ST	3891203000	WALNUT HILL MANAGEMENT LLC	755 N 25TH ST	MILWAUKEE, WI	532330000
751 N 25TH ST	3891204000	BEVERLY ANN HANEY	751 N 25TH ST	MILWAUKEE, WI	532330000
745 N 25TH ST	3891205000	DORN AND SON RENOVATION+ LLC	9276 N 70TH ST	MILWAUKEE, WI	532230000
743 N 25TH ST	3891206000	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE, WI	532020000
731 N 25TH ST	3891207000	BERRADA PROPERTIES 26 LLC	PO BOX 241191	MILWAUKEE, WI	532240000
2502 W WISCONSIN AV	3891208000	A & I PETROLEUM LLC	2707 W BURLEIGH ST	MILWAUKEE, WI	532100000
2518 W WISCONSIN AV	3891209000	BERRADA PROPERTIES 111 LLC	10136 W FOND DU LAC AVE GATE	MILWAUKEE, WI	532240000
805 N 22ND ST	3891604000	805 22ND LLC	4520 N CLARENDON AVE STE 1	CHICAGO, IL	606400000
2212 W WELLS ST	3891605000	WIEGAND INVESTMENTS 805 LLC	624 N 24TH ST	MILWAUKEE, WI	532330000
2218 W WELLS ST	3891606000	WIEGAND INVESTMENTS 805 LLC	624 N 24TH ST	MILWAUKEE, WI	532330000
2224 W WELLS ST	3891607000	WIEGAND INVESTMENTS 805 LLC	624 N 24TH ST	MILWAUKEE, WI	532330000
812 N 23RD ST	3891608000	WIEGAND INVESTMENTS 805 LLC	624 N 24TH ST	MILWAUKEE, WI	532330000
818 N 23RD ST	3891609000	WIEGAND INVESTMENTS 805 LLC	624 N 24TH ST	MILWAUKEE, WI	532330000
822 N 23RD ST	3891610000	WIEGAND INVESTMENTS 805 LLC	624 N 24TH ST	MILWAUKEE, WI	532330000
828 N 23RD ST	3891611000	WIEGAND INVESTMENTS 805 LLC	624 N 24TH ST	MILWAUKEE, WI	532330000
830 N 23RD ST	3891612000	DARRION A WYATT	830 N 23RD ST	MILWAUKEE, WI	532330000
834 N 23RD ST	3891613000	KAREN A SCHWENKE	4494 N WOODBURN	MILWAUKEE, WI	532110000
838 N 23RD ST	3891614000	KAREN A SCHWENKE	4494 N WOODBURN	MILWAUKEE, WI	532110000
842 N 23RD ST	3891615000	KAREN A SCHWENKE	4494 N WOODBURN ST	SHOREWOOD, WI	532110000
855 N 25TH ST	3891701000	ANDERSON INVESTMENT	1121 CARRINGTON AVE	SOUTH MILWAUKEE, WI	531720000
845 N 25TH ST	3891702000	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE, WI	532020000
2528 W WELLS ST	3891706000	BLAK PROPERTIES LLC	8432 W LISBON AVE	MILWAUKEE, WI	532220000
2522 W WELLS ST	3891707000	ANNCHU ENTERPRISES LLC	3960 N LAKE DR	SHOREWOOD, WI	532110000
2516 W WELLS ST	3891708000	21 CENTURY ASSET HOLDING	PO BOX 100735	MILWAUKEE, WI	532100000
2512 W WELLS ST	3891709000	REDEVELOPMENT AUTHORITY	809 N BROADWAY	MILWAUKEE, WI	532020000
2504 W WELLS ST	3891710000	MILWAUKEE METRO STUDIOS LLC	2509 PERRY ST	MADISON, WI	537130000
825 N 25TH ST	3891711000	CITY OF MILW REDEV AUTH	809 N BROADWAY	MILWAUKEE, WI	532020000
833 N 25TH ST	3891712000	CITY OF MILW REDEV AUTH	809 N BROADWAY	MILWAUKEE, WI	532020000
2441 W KILBOURN AV	3891713000	CARMEN L MITCHELL	2441 W KILBOURN AV	MILWAUKEE, WI	532335203
2447 W KILBOURN AV	3891714000	SHANETRISE C BROWN	2447 W KILBOURN AV	MILWAUKEE, WI	532330000
2463 W KILBOURN AV	3891717000	EUGENIO VALDIVIETZ TOD	2463 W KILBOURN AV	MILWAUKEE, WI	532080000
832 N 25TH ST	3891719000	SERENITY INNS INC	1885 ARROWHEAD CT	ELM GROVE, WI	531220000
822 N 25TH ST	3891720000	LAKEVIEW REAL ESTATE LLC	PO BOX 171011	MILWAUKEE, WI	532170000
818 N 25TH ST	3891721000	HAD INVESTMENTS LLC	PO BOX 510891	MILWAUKEE, WI	532030000
812 N 25TH ST	3891722000	HU XIONG	8129 W CARMEN AVE	MILWAUKEE, WI	532180000

808 N 25TH ST	3891723000	T & T FAMILY HOMES LLC	808 N 25TH ST	MILWAUKEE, WI	532230000
804 N 25TH ST	3891724000	LINDA A PATTERSON	804 N 25TH ST	MILWAUKEE, WI	532330000
2450 W WELLS ST	3891725000	XUB MUV XIONG	8129 W CARMEN AVE	MILWAUKEE, WI	532180000
2446 W WELLS ST	3891726000	M MARLENE CONE	2446 W WELLS ST	MILWAUKEE, WI	532330000
2442 W WELLS ST	3891727000	DENNIS J WOLFGANG	2442 W WELLS ST	MILWAUKEE, WI	532333182
2424 W WELLS ST	3891730110	KINZIE JOHNSON SQUARE LLC	806 GREENWOOD ST	EVANSTON, IL	602010000
2402 W WELLS ST	3891732100	KINZIE JOHNSON SQUARE LLC	806 GREENWOOD ST	EVANSTON, IL	602010000
823 N 24TH ST	3891734100	KINZIE JOHNSON SQUARE LLC	806 GREENWOOD ST	EVANSTON, IL	602010000
833 N 24TH ST	3891736100	KINZIE JOHNSON SQUARE LLC	806 GREENWOOD ST	EVANSTON, IL	602010000
843 N 24TH ST	3891737000	CLEM STONE PROPERTIES LLC	PO BOX 14033	MADISON, WI	537080000
849 N 24TH ST	3891738000	TIFFANY RHOINEY	849 N 24TH ST	MILWAUKEE, WI	532330000
855 N 24TH ST	3891739000	BRIAN HOLMAN	2713 S CHICAGO AVE	SOUTH MILWAUKEE, WI	531720000
2409 W KILBOURN AV	3891740000	WANG INVESTMENTS LLC	4320 W VILLARD AVE	MILWAUKEE, WI	532180000
2415 W KILBOURN AV	3891741000	AMARIE ASSET HOLDINGS LLC	1014 BEACONSFIELD CT	WINTER GARDEN, FL	347870000
2423 W KILBOURN AV	3891742100	HEFFERNAN HOLDINGS	34 3RD ST	HERMOSA BEACH, CA	902540000
2433 W KILBOURN AV	3891744112	THOMAS J HARRIS	2433 W KILBOURN AVE	MILWAUKEE, WI	532330000
833R N 24TH ST	3891744120	KINZIE JOHNSON SQUARE LLC	806 GREENWOOD ST	EVANSTON, IL	602010000
2437 W KILBOURN AV	3891745100	STEPHANIE TAYLOR	PO BOX 510768	MILWAUKEE, WI	532033013
842 N 25TH ST	3891911100	PB INVESTMENT PROPERTIES LLC	PO BOX 091218	MILWAUKEE, WI	532090000
2451 W KILBOURN AV	3891912000	LYNETTE COLLINS	2451 W KILBOURN AV	MILWAUKEE, WI	532330000
850 N 26TH ST	3891931100	CITY OF MILW REDEV AUTH	809 N BROADWAY	MILWAUKEE, WI	532020000
830 N 26TH ST	3891961100	BRADFORD J KELLY	830 N 26TH ST	MILWAUKEE, WI	532330000
834 N 26TH ST	3891963100	SANDRA I BLASINI	834 N 26TH ST	MILWAUKEE, WI	532330000
840 N 26TH ST	3891972100	ABDULASEEZ ADEYEMI	840 N 26TH ST	MILWAUKEE, WI	532330000
2632 W WELLS ST 1	3892011000	SOHI COMMERCIAL LLC	1603 ORRINGTON AVE STE 450	EVANSTON, IL	602010000
762 N 26TH ST	3899991000	GUADALUPE PEREZ GOMEZ	762 N 26TH ST	MILWAUKEE, WI	532330000
754 N 26TH ST	3899992000	ARROW UP LLC	4812 W LLOYD ST	MILWAUKEE, WI	532080000
752 N 26TH ST	3899993000	DANIEL V PETTA	115 HERMOSILLO RD	SANTA BARBARA, CA	931080000
744 N 26TH ST	3899994000	STANLEY GROSSMAN	744 N 26TH ST	MILWAUKEE, WI	532330000
740 N 26TH ST	3899995000	BUDGET PROPERTIES LLC	3715 W MILLER LN	MILWAUKEE, WI	532080000
734 N 26TH ST	3899996100	AMALGAMATED TRANSIT UNION LO	734 N 26TH ST	MILWAUKEE, WI	532330000
2524 W WISCONSIN AV	3899998000	KLAZ GROUP WI, LLC	3410 KINGS POINT RD	MINNESTRISTA, MN	553310000
2532 W WISCONSIN AV	3899999000	KLAZ GROUP WI, LLC	3410 KINGS POINT RD	MINNESTRISTA, MN	553310000