

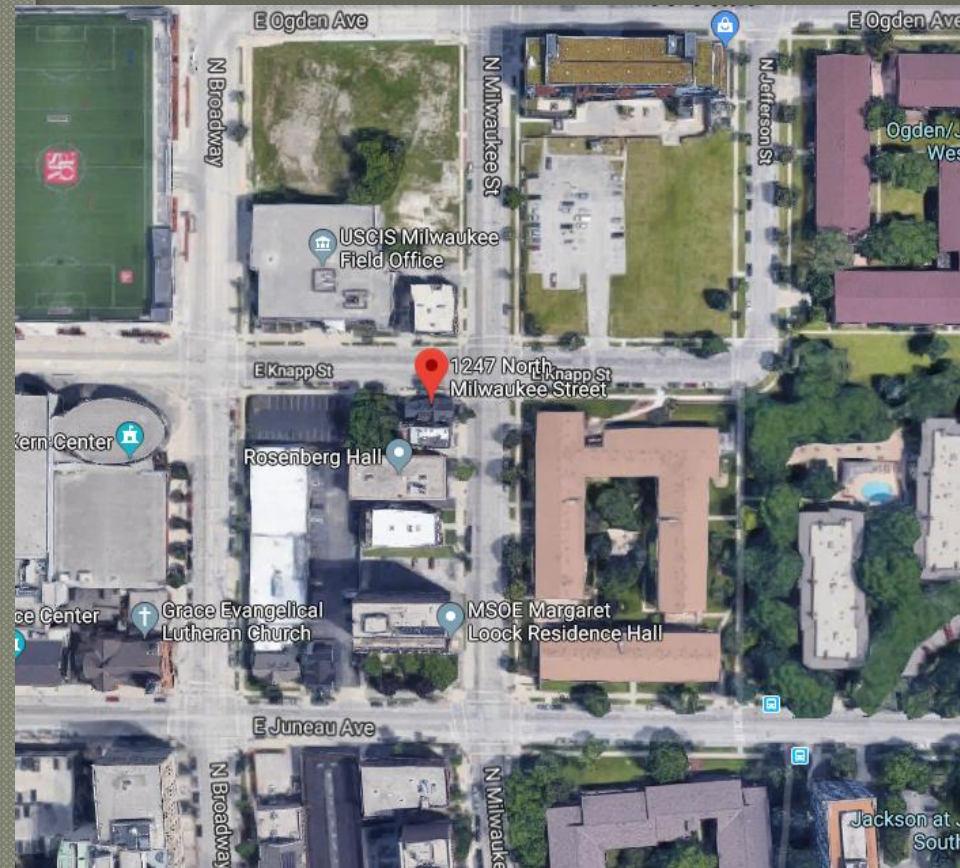
Resolution relating to the
Temporary Historic Designation
of the
Garner-Ranney-Schutz-Placeas House
at
1245-1247 North Milwaukee Street

in the 4th Aldermanic
District.

Milwaukee's Historic Preservation Commission
Denied the Temporary Designation on November 11, 2019

Applicant Dawn McCarthy appealed that denial.

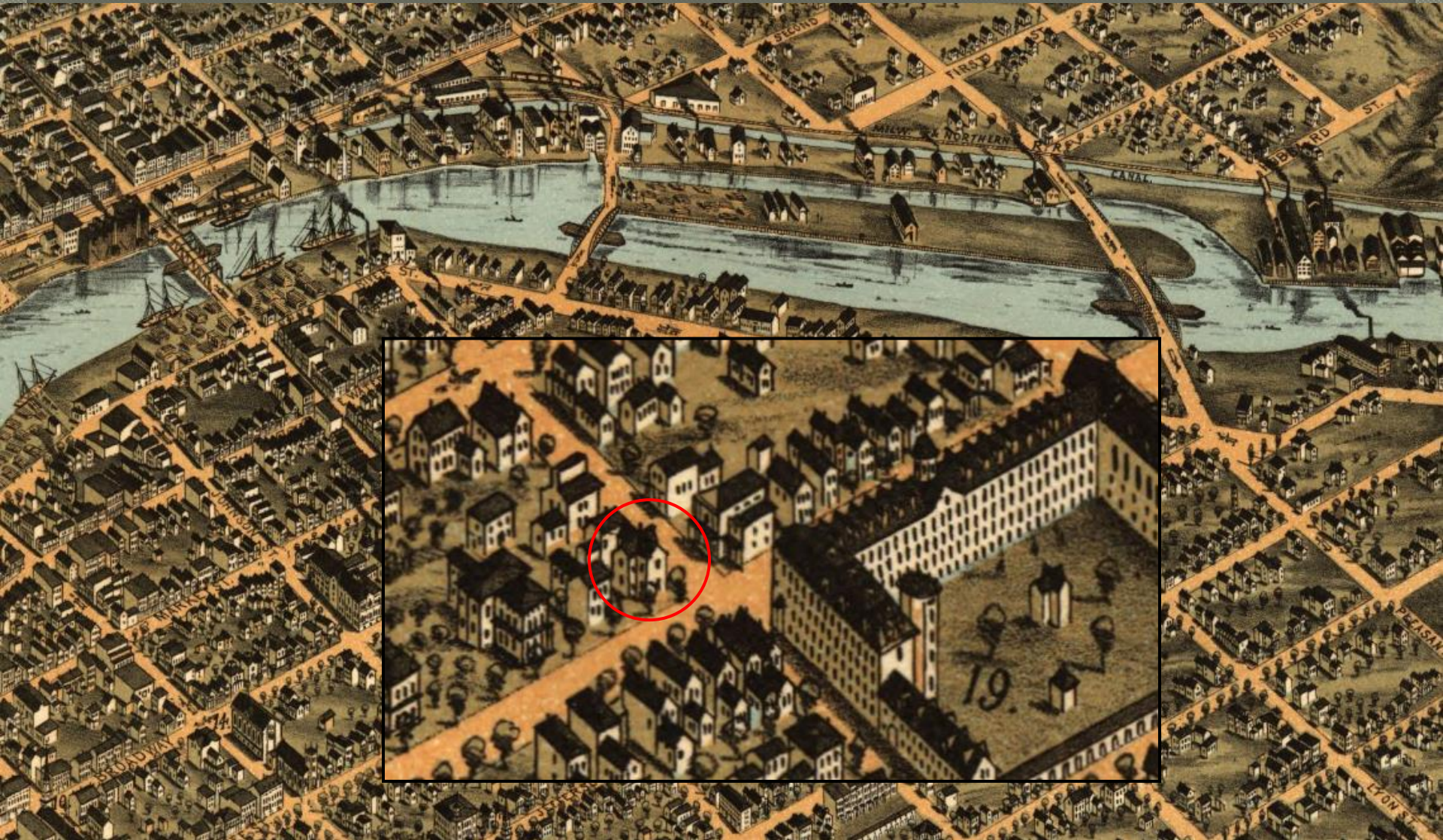
The HPC took up the Permanent Designation on December 9, 2019. The decision was to NOT Recommend Permanent Designation



12/10/2019

1872 Perspective of Milwaukee
Holzapfel & Eskuche
Milwaukee Lithograph & Engraving Co.

The Area



Building History



JOHN E. GARNER
Years of practice in Milwaukee
1848—1876

1860- Tax Rolls show an improvement on the lot, no owners name cited

1865 – East 97.5 ft of Lot 1 owned by Dr. John E. Garner

1865-71 – Tenant, Mack Montgomery

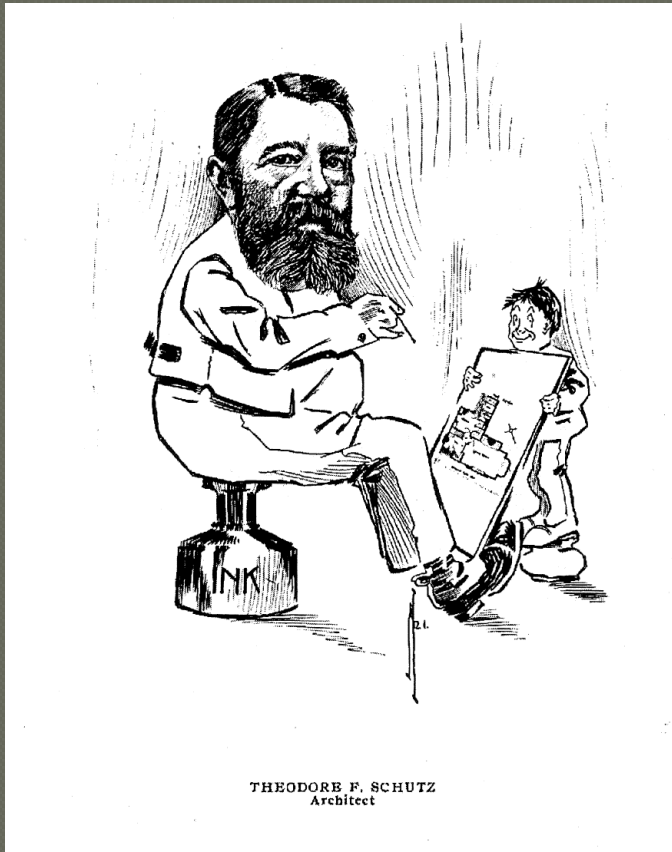
1873-Dr. Garner living on premises

1878-Daughter Minnie living on premises with spouse Frederick G. Ranney

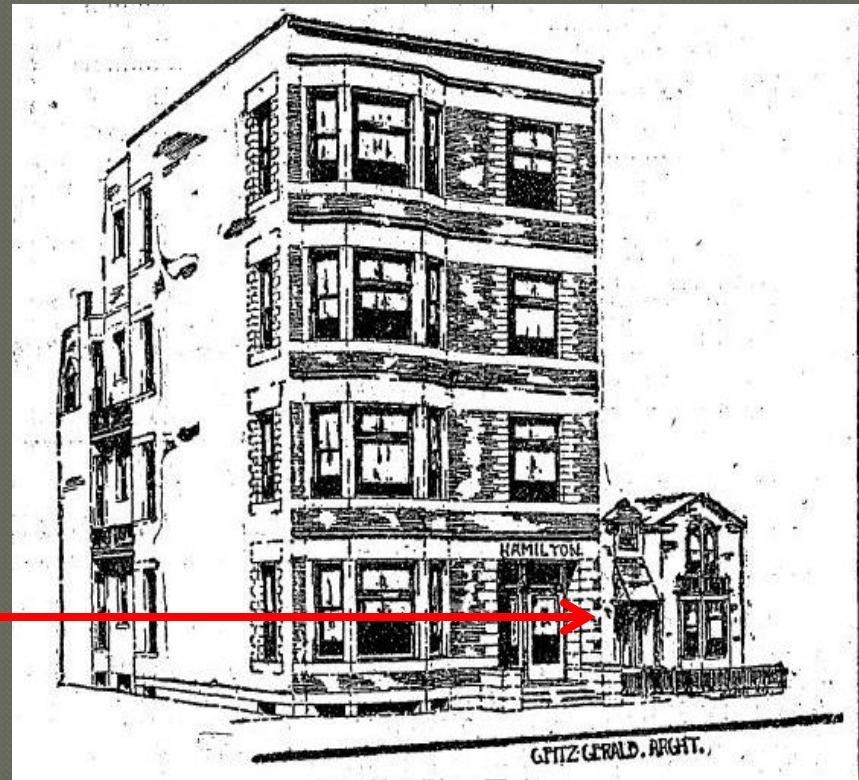
8	8		Cary Anna	20	f w	domestic servant			Wisconsin	1	1								8
9	9		Hopkins Hulda	17	f w	domestic servant			Prussia	1	1								9
10	10	303 420	Montgomery Mack	54	m w	Merchant tailor	6080	5000	New York										10
11	11		Parle E	48	f w	keeping house			New York										11
12	12		Frank W	19	m w	Bookkeeper		800	New York										12
13	13		Nellie M	13	f w	Scholar			New York				1						13
14	14	304 421	Horn Albert	40	m w	Eagle Mills	230,000	15000	Bavaria	1	1							1	14
15	15		Lena	36	f w	keeping house			France	1	1								15
16	16																		16

Building History

1888 – Architect Theodore Schutz acquired the house from Garner's daughter Minnie Bond Garner Ranney for \$4,050



The house looked like this, Italianate in style.
Milwaukee Sentinel Feb. 20 1898



Building Description



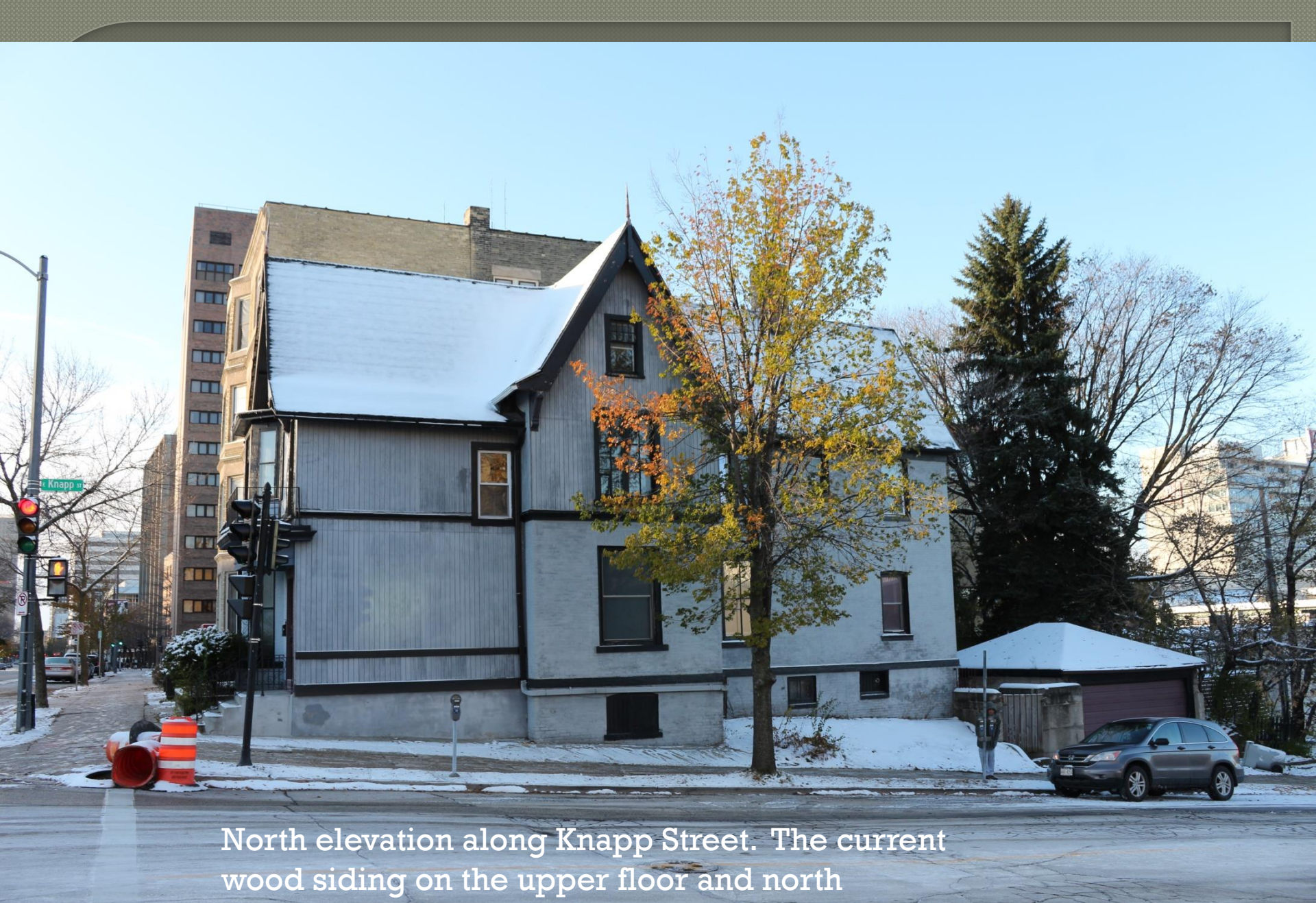
1892 Alterations possibly to south side of house
1904 Raise Roof
1918 Convert to duplex, add stairway

12/10/2019

Building Description



Theodore F. Schutz began altering the house in 1892



North elevation along Knapp Street. The current wood siding on the upper floor and north entrance covers asphalt siding applied in 1943 that in turn covered stucco siding.

12/10/2019

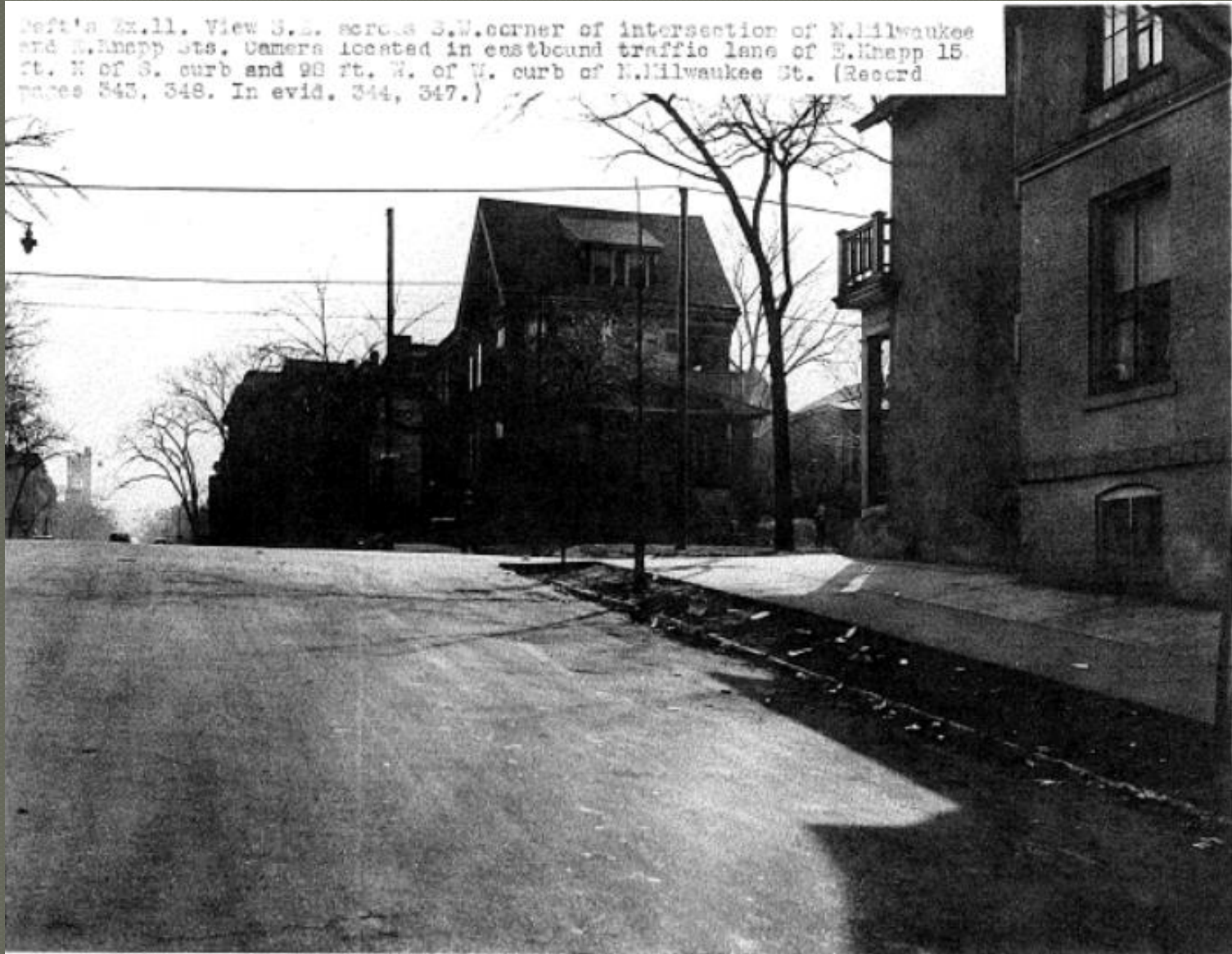
View looking South down Milwaukee Street



12/10/2019

View looking East down Knapp Street

Deft's Ex. 11. View S.E. across S.W. corner of intersection of N. Milwaukee and E. Knapp Sts. Camera located in eastbound traffic lane of E. Knapp 15 ft. N of S. curb and 98 ft. W. of W. curb of N. Milwaukee St. (Record pages 345, 348. In evid. 344, 347.)



12/10/2019

Building Description



Building Description



12/10/2019



In 1933 the rear entry and basement stair were enclosed with a “storm house” that was stuccoed but now covered with plywood—cost \$110



Garage dates to 1929



12/10/2019

Architect Theodore Schutz

Owner 1888-c. 1921

Building History

1884-89 –Schutz practiced architecture independently

One of the earliest identified buildings designed by Schutz

Throughout his career he would design multiple buildings along Brady Street that still stand today

Built ca. 1888
Trzebiatowski Building, 1101-09
Brady St. – Queen Anne



Building History

BATE LEFT OUT.

Theo. S. Schutz Appointed Building Inspector Today.

Mayor Somers, in a communication to the common council, announces the appointment of Mr. Thos. Schutz as building inspector, in place of Arthur Bate, the term to begin June 1. The appointee has served for two years in the office of building inspector and as such has shown himself to be an efficient and conscientious official. Mr. Schutz is 39 years old, a man of family and a resident of Milwaukee since 1874. He is a native of West Prussia, where he went to

SHANTIES SPRING UP

Wooden Structures on the Burned District

MANY PERMITS ISSUED FOR CHEAP BUILDINGS.

Inspector Schutz Powerless to Prevent the Erection of Inflammable Buildings Owing to the Common Council's Indifference—Twenty Blocks Not Included in the Fire Limits. List of Permits Already Issued.

1891 – Schutz appointed Building Inspector [note misspelling of first name]

1892 – Fire in the Third Ward



Courtesy of the Milwaukee County Historical Society. milwaukeehistory.net.

Building History

1895 – Wiskocil & Schutz form architectural firm

Wiskocil & Schutz have completed plans for a three-story store and flat building to be erected by Charles Ross at Brady and Sobieski streets. The building will be of solid brick on stone foundations, 79 feet by 50 feet, and will cost about \$8,000. The lower floor contains three stores and the front part of the second floor is given up to offices. The rest of the building is arranged in flats for seven families. Steam heat, sanitary plumbing, cement sidewalks, gas and electric wiring are specified.

(Right) Built ca. 1897
Charles Ross Hardware Building,
1234-38 E. Brady St. –
Neoclassical



Building History

1899-1918 – Schutz practiced architecture independently



(Above) Built ca. 1910
Hambach and Hellman Meat Store,
1024 E. Brady St. – German
Renaissance Revival

(Right) Built ca. 1911
The Beaumont Apartments, 1227 N.
Milwaukee St. - Neoclassical



John Schlehlein Served 24 Years as Register of Probate Here

John Schlehlein, jr., a native and lifelong resident of Milwaukee and county register of probate here for the last 24 years, died Monday at St. Joseph's hospital. He was 57. He had been ill for the last eight weeks. He lived at 1247 N. Milwaukee st.

As a boy Mr. Schlehlein attended St. Mary's parochial school here. Later he became a member of St. Mary's church

and maintained his membership there throughout his life. His parents died some years ago. It was on Oct. 1, 1906, that Mr. Schlehlein first entered the county service and when he was appointed register of probate seven years later, succeeding Frank Gottschalk, he came to his new post with experience for he had been serving as first assistant in Mr. Gottschalk's office. His appointment in 1913 was made by County Judges John J. Karel and Michael S. Sheridan.



J. Schlehlein

Building History

1918 – Schutz converts to property to duplex

1921 – Schutz moves to a home on 46th St

1922 - Gregoryos (Gregory) Placeas purchases the home, lives downstairs at 1245 address

1923 – Schutz passes away

1918-37 – Schlehlein Jr. + Olga Schutz continued to live upstairs at 1247 address

Recommendation

- Staff recommends that the Garner-Ranney-Schutz-Placeas House be given **temporary historic designation as a City of Milwaukee Historic Site** as a result of its fulfillment of criteria e-1, e-3, e-6 and e-9 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.

Recommendation

- e-1. Its exemplification of the development of the cultural, economic, social or historic heritage of the City of Milwaukee, State of Wisconsin or of the United States.

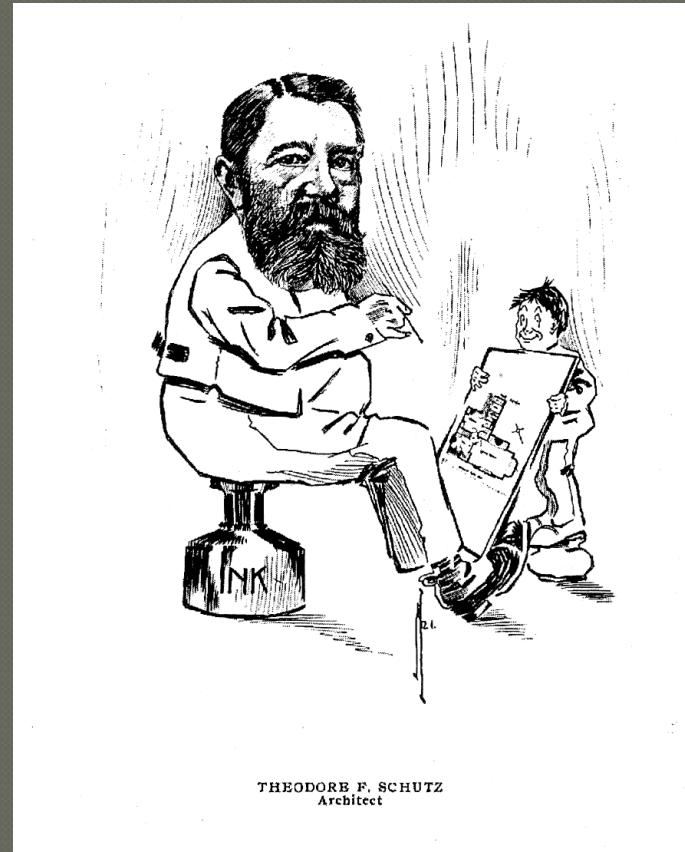


Recommendation

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



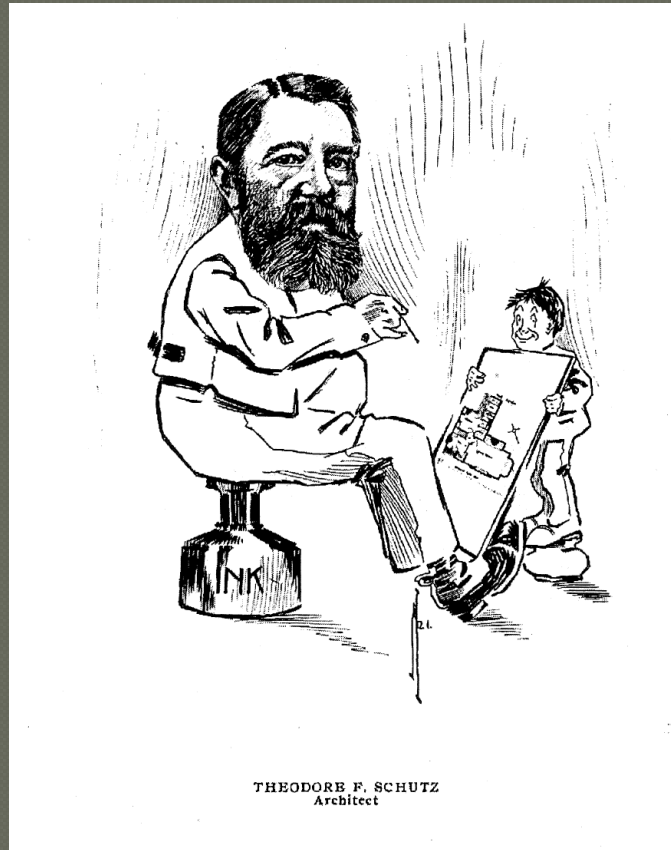
JOHN E. GARNER
Years of practice in Milwaukee
1848—1876



THEODORE F. SCHUTZ
Architect

Recommendation

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



Recommendation

- e-9. Its unique location as a singular physical characteristic which represents an established and familiar visual feature of a neighborhood, community or the city

