

MILWAUKEE HISTORIC PRESERVATION COMMISSION  
HISTORIC SITE DESIGNATION APPLICATION

An application fee of \$25 (cash or check) is required with this application

1. Name

Historic: Schuster Rooming House

and/or Common: \_\_\_\_\_

2. Location 3217 W. Wells St, Milwaukee 53208

Street & number 3217 W. Wells St

Aldersperson(s): \_\_\_\_\_

District Number(s): Bauman - 4<sup>th</sup>

3. Classification

Category	Ownership	Present Use			
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> public	<input type="checkbox"/> agricultural	<input type="checkbox"/> park	<input type="checkbox"/> government	<input type="checkbox"/> transportation
<input type="checkbox"/> structure(s)	<input type="checkbox"/> private	<input type="checkbox"/> commercial	<input type="checkbox"/> cemetery	<input type="checkbox"/> industrial	<input type="checkbox"/> vacant
<input type="checkbox"/> object(s)	<input type="checkbox"/> both	<input type="checkbox"/> educational	<input type="checkbox"/> religious	<input type="checkbox"/> military	<input type="checkbox"/> other
<input checked="" type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> private residence	<input type="checkbox"/> museum	

4. Owner of Property

Name: Shaan Real Estate Inc

Address: 1049 W. Sunrise Pass

City: Oak Creek State WI Zip 53154

5. Representation in Existing Surveys

Inventory: AH1 111484

Date: \_\_\_\_\_  federal  state  county  local

Depository for survey records:

Organization Wisconsin Hist. Society

Street & number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Previous historic designation:

- National Register      Date \_\_\_\_\_ Historic Name \_\_\_\_\_  
 City of Milwaukee Landmark      Date \_\_\_\_\_ Historic Name \_\_\_\_\_  
 Other      Name of Program \_\_\_\_\_ Date designated \_\_\_\_\_
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## 6. DESCRIPTION

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**Condition:**

- excellent  
 good  
 fair  
 deteriorated  
 ruins

- altered  
 unaltered

**Location:**

- original site  
 moved, date: \_\_\_\_\_

**Walls:**

- clapboard;  brick;  stucco;  stone;  wood shingle;  slate;  terra cotta;  asphalt siding;  
 asbestos tile;  aluminum siding;  artificial stone;  other \_\_\_\_\_
- 

**Building form:**

Number of stories   1  

**Foundation**

- stone  brick  concrete block  concrete  
 other \_\_\_\_\_

**Roof**

- gable ( flank;  end;  cross)  
 gambrel ( flank;  end;  cross)  
 hip  mansard  flat  
 other \_\_\_\_\_

**Written description:** (Continue on a separate sheet, if necessary)

7. Major Bibliographical References

8. Form Prepared By:

Name: Laura Sue Mosier Date: 7/9/24  
Address: 3209 W. Wells St  
City: Milwaukee State: WI Zip Code: 53208  
Telephone: 414-342-3210  
Email: welcome@schustermansion.com

Signature must be acknowledged by a notary

Signature of preparer/applicant: Laura Sue Mosier

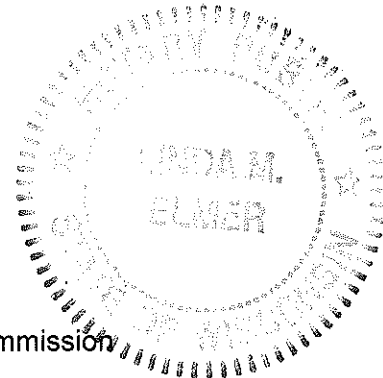
State of Wisconsin

County of Milwaukee

This document was acknowledged before me on July 9, 2024 by Linda Elmer

Linda A E  
Seal & Signature of notarial officer

My commission expires: 11/4/25



Milwaukee Historic Preservation Commission  
Office of the City Clerk  
200 E. Wells Street Room B-4  
Milwaukee, WI 53202  
[HPC@Milwaukee.gov](mailto:HPC@Milwaukee.gov)

414-286-5722

6. **Significance**

Areas of Significance:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> agriculture             | <input type="checkbox"/> engineering            | <input type="checkbox"/> philosophy                     |
| <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> politics/government            |
| <input type="checkbox"/> art                     | <input type="checkbox"/> industry               | <input type="checkbox"/> religion                       |
| <input type="checkbox"/> commerce                | <input type="checkbox"/> invention              | <input type="checkbox"/> science                        |
| <input type="checkbox"/> communications          | <input type="checkbox"/> landscape architecture | <input checked="" type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> community planning      | <input type="checkbox"/> law                    | <input type="checkbox"/> theater                        |
| <input type="checkbox"/> conservation            | <input type="checkbox"/> literature             | <input type="checkbox"/> transportation                 |
| <input checked="" type="checkbox"/> economics    | <input type="checkbox"/> military               | <input type="checkbox"/> other:                         |
| <input type="checkbox"/> education               | <input type="checkbox"/> music                  |   |

Date Built: \_\_\_\_\_

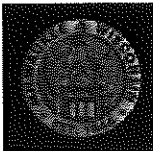
Date(s) Altered (if applicable) \_\_\_\_\_

Builder/Architect: \_\_\_\_\_

Written Statement of Significance, including history of structure:  
(continue on a separate sheet, if necessary)

3 story Boarding House  
excellent exsample of Queen Anne  
Built by Crane & Barkhausen - 1906

Built by George J. Schuster  
who built Schuster Mansion Bed: Breakfast



| Printable Record Card | Previous Assessments | Sale Owner History | Permits

Card 1 of 1

Location 3217 W WELLS ST	Property Account Number 3880405000	Parcel ID 3880405000 Old Parcel ID
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**Current Property Mailing Address**

Owner SHAAN REAL ESTATE INC Address 1049 W SUNRISE PASS	City OAK CREEK State WI Zip 53154 Zoning RT3
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**Current Property Sales Information**

Sale Date 11/17/2023 Sale Price 100,100	Legal Reference 11382800 Grantor(Seller) PENNY B BIGALKE
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**Current Property Assessment**

Year 2024 Land Area 0.15496 - AC	<u>Total Parcel Value</u> Building Value 119,400 Yard Items Value 0 Land Value 10,200 Total Value 129,600
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**Narrative Description**

This property contains 0.15496 - AC of land mainly classified as Mercantile Apartments with a(n) R/M (Res. Multiple) or Rooming House - commercial style building, built about 1906 , having Brick exterior and N/A roof cover, with 0 commercial unit(s) and 17 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

**Legal Description**

DOUSMAN'S SUBD IN NE 1/4 SEC 25-7-21 PART LOT 7 COM S LI W WELLS ST & 104.02' W OF W LI N 32ND ST TH S 150'-TH W 45'-TH N 150'-TH E 45' TO BEG BID #10

**Property Images**

<p>No Sketch Available</p>	<p>No Picture Available</p>
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## PROPERTY RECORD

# 3217 W WELLS ST

## Architecture and History Inventory



### NAMES

Historic Name:

Other Name:

Contributing:

Reference Number: **111484**

### PROPERTY LOCATION

Location (Address): **3217 W WELLS ST**

County: **Milwaukee**

City: **Milwaukee**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

### PROPERTY FEATURES

Year Built: **1891**

Additions: **1906**

Survey Date: **1979**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System: **Balloon Frame**

Wall Material: **Brick**

Architect: **Crane and Barkhausen; G.H. Grand-1906**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## **NATIONAL AND STATE REGISTER OF HISTORIC PLACES**

National/State Register Listing Name: **Not listed**

National Register Listing Date:

State Register Listing Date:

## **NOTES**

**Additional Information:** As of 1906, George S. Schuster was the owner. He was in the dry goods business. Builders in 1906 were Fred Werner and Richard Riesen. Ernst Winter was the builder.

**Bibliographic References:**

## **RECORD LOCATION**

**Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin**

### **Have Questions?**

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

**[leah.penzkover@wisconsinhistory.org](mailto:leah.penzkover@wisconsinhistory.org)**

If you have an update, correction, or addition to a record, please include this in your message:



## Receipt of Historic Designation Fee

Date:	7/9/24
Received Of:	Laura Sue Mosier
Property at:	3217 W. Wells St.
Received By:	LME
Check # (If Applicable):	Cash
Amount Received	\$25.00

