

HISTORIC SITE DESIGNATION APPLICATION

Reed
2/2/12
P.D.

1. Name

Historic: Seeboth Residence

and/or Common: Chudnow Museum of Yesteryear

2. Location

Street & number 839 - 841 North 11th Street

Aldersperson: Robert Bauman

District(s): 4th

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	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commercial	<input type="checkbox"/> cemetery	<input type="checkbox"/> industrial	<input type="checkbox"/> other
<input type="checkbox"/> object	<input type="checkbox"/> both	<input type="checkbox"/> educational	<input type="checkbox"/> religious	<input type="checkbox"/> military	
<input type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> private-residence	<input checked="" type="checkbox"/> museum	

4. Owner of Property

Name: A. Chudnow and Sons Historical Museum Inc.

Street & number: 839 N. 11th Street

City: Madison

State WI

Zip 53233

5. Representation Existing Surveys

Inventory: #0109811

Date: (updated date)

federal state county local

Depository for survey records:

Organization State Historical Society of Wisconsin

Street & number 816 State Street

City Madison

State WI

Zip 53706

Previous historic designation:

<input type="checkbox"/>	National Register	Date	Name
<input type="checkbox"/>	City of Milwaukee Landmark	Date	Name
<input checked="" type="checkbox"/>	Other		
Name of Program Wisconsin Architecture and History Inventory			Date designated 2000

6. DESCRIPTION

Condition:

excellent
 good
 fair
 deteriorated
 ruins

Check one:

original site
 moved date
 altered
 unaltered

Building form: *Victorian*

Number of stories 2

Foundation:

stone brick concrete block concrete
 other

Roof:

gable (flank end cross)
gambrel (flank end cross)
 hip mansard flat
 other

Walls:

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

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

On Separate Sheet

6. Description

It is unknown how much of the building except for the foundation exists from before the c. 1905 remodeling done by Stiegerwald Construction and Architect J. Jacobi. As can be seen from the Sanborn maps of 1894 and 1910, the front porch and the west half of the building was extensively changed. The entire building is Cream City brick construction except for the front portion of the building which includes the porch. The walls are a solid three brick thick construction.

The front porch is supported by four solid, brick columns. At the top of the columns are subdued wooden cornices and corbels. There are two front doors, one in the middle of the building and the other on the north side for the upstairs duplex. In between the doors are a three window set of bow windows. Since the residence was a duplex, this is duplicated in the 2nd floor directly above. An additional set of 1st and 2nd floor bow windows are found on the south side of the building as part of the dining rooms.

The building has a very steep roof, almost forming a 45 degree angle. The front (east) gables contain decorative lattice work including several "S" motifs. This was probably to recognize the Seeboth family. The front gables and both cross section gables have a half-timbered exterior found in some T-plan style houses.

(See accompanying photographs and floor plan)

7. SIGNIFICANCE

Areas of significance:

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

Date built or altered: Built c. 1870 altered c. 1905

Builder/architect: Designer J. Jacobi, Builder E. Stigerwald & Shulz associated with 1905 alteration

Written statement of significance: (continue on a separate sheet, if necessary)

The hilltop area of Eleventh Street north of Wisconsin Avenue was mostly residential throughout the history of the city. When the city of Milwaukee was first incorporated in 1846, this was just outside of the commercial and industrial districts to the east but still within the street grid system. For several blocks in all directions, the three Cream City brick structures still standing at the corner of Eleventh Street and Kilbourn Avenue are the last remnants of single family houses, duplexes and apartments. The 839 North 11th Street residence is just a few hundred feet south of the original southern fork start of the Watertown Plank Road. This was quite an ideal location for a young cooperer to build his house. Lawyers, doctors, bankers, insurance agents, clerks and servants of Milwaukee have all called the location home over the last 150 years.;

Continued on separate sheet

7. Significance

Prior to 1930, the 839-841 North Eleventh Street address was 225-227 North Eleventh Street

1st known owners from 1870 to 1900 Daniel Schultz, wife Charlotte and family. They are also listed on 1850 and 1860 census but those years do not have corresponding street names and numbers. There is no known original construction date for the building. Daniel Schultz was originally a cooper but later was an Insurance Agent for the Milwaukee Mutual Fire Insurance company. His son, Alfred G. Schultz, became the vice president of the National Bank of Commerce of Milwaukee. (History of Milwaukee City and County Vol. II, 1922, p. 355)

There is a Daniel Schultz in the roll of the Old Settlers Club which would mean he had settled in Milwaukee County prior to 1843. This is possible since his date of birth is about 1816.

2nd owners from 1905 to 1924(?) were Albert G Seeboth, wife Mary and family. Both from Seeboth Family history (Mary Seeboth Higgins short biography) and the Sanborn Fire Insurance maps, there were extensive alterations done to the building (Milwaukee Sanborn map 1910 Vol. 3, Sheet 323). The Wisconsin State Historical Society associates this remodeling with architect Jacob L. Jacobi and the Steigerwald Construction company. Steigerwald is a 4th generation Milwaukee Construction Company still in business today. As a side note, Albert's wife Mary (or Marie), was born Mary Jacobi.

From roughly mid '10s to mid '20s a portion of the duplex was rented to Dr. Carl Schiedel, his mother Christina and sister Francis (listed on the 1920 census at that location; at a nearby house in the 1910 census). Seeboth Family history has the Schiedels there for 'about 12 years' and then an Anna Stoltz and two nephews for a few years. Also, the Seeboth Family history has the Seeboths selling in 1922.

As listed in the History of Milwaukee City and County vol. III, 1922 p. 93 and 94, Albert Seeboth and his brother formed the Seeboth Brothers Co, Inc. who dealt in scrap metal and paper stock. In the early 20th century, the Seeboths formed the Milwaukee Ornamental Metallic Manufacturing Co (later changed to Milwaukee Bronze Casting Company). Among other items, they took advantage of new business to be found in the regional auto production businesses. ("The Foundry" magazine, vol. 32, No.1, March 1908). Albert passed away in the 1940s.

3rd- 1930 census mentions a Florence Miller who was a 'keeper of rooming house' there but moved to an unknown address prior to the census. No other information can be found about the people who may have been living at this rooming house.

4th(?)- The 1938 George Washington University Alumni Directory lists Dr. Joseph Johns Eisenberg, surgeon, having his clinic at 839 North 11th Street. His wife is Bessie and they had two daughters at this time. The Eisenberg family did not live at this building but just used it as his clinic. There is a strong indication that the 2nd floor dining room (now the museum theatre) was used as his office. A relative of Dr. Eisenberg remembers having stayed at the building for several months sometime after WW2 when her family arrived from Europe.

5th(?)- Avrum M. Chudnow purchased the building in 1966. He then remodeled the house for offices to accommodate his growing real estate construction and management company. No exterior work was done at this time. In 1980, Zimmerman Architects did a comprehensive remodeling project on the three cream city brick buildings at 11th and Kilbourn (Milwaukee Journal, March 2, 1980).

8. Major Bibliographical References

The Milwaukee Journal, Home Section, March 2, 1980 "Old Buildings Hired Rescued and Restored"
Federal Census 1850 -1880 , 1900-1930
Eleanor Cecil Seeboth Higgins
Wright's Milwaukee City Directories , Various 1873-1947
Sanborn Insurance Map 1894 and 1910
History of Milwaukee City and County : Vol. III Chicago-Milwaukee 1922 pg. 93-94

9. Property Description

Acreage: Less than 1 Acre

Legal property description:

The North 50.00 feet of Lot 3 in Block 192 in the subdivision into city lots of the North 30 acres of the west 1/2 of the Northwest 1/4 and the North 14 acres of the West 24 acres of the South 50 acres of the West 1/2 of the Northwest 1/4 of Section 29, Town 7 North, Range 22 East in the city of Milwaukee, County of Milwaukee, Wisconsin

Tax Key: 391-0204-000

10. Form Prepared By

Name/Title: Joel Willems, Curator

Organization: Chudnow Museum of Yesteryear

Street: 839 N. 11th Street

City: Milwaukee

State: WI

Zip: 53233

Telephone (days) 414-274-6010

(evenings) 414-217-0590

Date: 01/31/12

Return to: Historic Preservation
City Clerk's Office
200 E. Wells St.
Room B-4
Milwaukee, WI 53202

(414) 286-5722

City of Milwaukee
Historic Designation Application Instructions
Site or Structure

Rec'd
2/21/08

To be considered for designation by the Milwaukee Historic Preservation Commission, it is necessary for an applicant to complete the enclosed application form and return it. The application is designed so that it can be completed without professional assistance. Although most of the items are self-explanatory, some may be unfamiliar to you. The following instructions explain the most frequently misunderstood items. If you have further questions, do not hesitate to contact the Historic Preservation Commission staff at (414) 286-5722.

1. **Historic Name:** This is ordinarily the first name given to the building or the name of the original owner. A name associated with a site at a later date may also be used if it can be demonstrated to have more historic validity than the name by which it was first known.

Common Name: This is usually the name by which a site is currently popularly identified. It may be the same as the historic name.

5. **Representation in Existing Surveys:** If you know whether or not your property has been included in the City of Milwaukee Historic Building Inventory or some other inventory or has been previously historically designated by either the former Milwaukee Landmarks Commission or the National Register of Historic Places, please indicate this information. If you do not know, just write "unknown."
6. **DESCRIPTION Written Description:** Describe the structure's shape, building materials, and exterior features in paragraph form. Specify types and colors of materials, the design or pattern of decorative ornament, and the arrangement of architectural elements. Also describe other features on the site such as outbuildings, decorative fences, sculpture, fountains, or landscape treatments that may add to the significance or historic character of the site. Briefly describe additions or alterations and non-historic features. Use continuation sheets, if necessary.
7. **SIGNIFICANCE Written Statement of Significance:** In a brief opening paragraph, enumerate the areas of significance previously checked and explain specifically why the site is important in each of these categories. In subsequent paragraphs, and on continuation sheets, if necessary, detail the history of the site and the people or events that have contributed to its significance. You may want to attach photocopies of documentation to support and further amplify your research.
8. **Major Bibliographical References:** Include major references. Use continuation sheets if necessary. Be sure to include publisher, city, and publication dates for books and edition dates for newspapers and periodicals.
9. **Property Description:** Indicate the acreage of the nominated property (if less than one acre, just say "less than one acre") and the legal property description from the deed or tax assessor's records.

Return the form to: Historic Preservation
City Clerk's Office
200 E. Wells St.
Room B-4
Milwaukee, WI 53202
(414) 286-5722





 **COPY**

839 - 41 North 11th
192 - 4
14200

*C. 1960
from Marquette University*

 COPY

HERMAN HURWITZ
ATTORNEY
2022 WEST VLIET STREET
MILWAUKEE 5, WISCONSIN
TELEPHONE WEST 3-7080

October 4, 1966

Lawyer's Building Co., Inc.
845 North 11th Street
Milwaukee, Wisconsin 53233

Re: 839 North 11th Street

Gentlemen:

I have examined the Abstract of Title to the real estate hereinafter described and herewith submit my conclusions based upon the following abstract extensions:

#9272	Milwaukee County Abstract Company	Apr. 7, 1905
#26120 A	Milwaukee Title Guaranty and Abstract Company	Apr. 3, 1924
#A 93811	Citizens Abstract and Title Company	Aug. 29, 1929
#A 94478	Citizens Abstract and Title Company	Sept. 27, 1929
#42287 B	Milwaukee Title Guaranty and Abstract Company	Nov. 13, 1929
#A 130429	Citizens Abstract and Title Company	Aug. 15, 1935
#232305	Security Abstract and Title Company	May 12, 1944
#233180	Security Abstract and Title Company	June 16, 1944
#B-32539	Title Underwriters, Inc.	Sept. 16, 1966 at 8:00 A.M.

DESCRIPTION OF PREMISES

The North Fifty (50) feet of Lot numbered Three (3), in Block numbered One Hundred Ninety-two (192) in Subdivision into City lots of the North 30 acres of the West One-half (1/2) of the North West One-quarter (1/4) and the North 14 acres of the West 24 acres of the South 50 acres of the West One-half (1/2) of the North West One-quarter (1/4) of Section Twenty-nine (29), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee.

TITLE

I am of the opinion, assuming that all matters affecting the title to said premises are fully and correctly set forth in said abstract and extensions and that the proceedings and conveyances therein shown are genuine, that the title to said premises according to said abstract and extensions was on the 16th day of September, 1966, at 8:00 A.M., good in BESSIE H. EISENBERG, F. MARCELLA EISENBERG and C. GLORIA BOYELL, nee EISENBERG, each an undivided one-third (1/3) interest, as joint tenants.

DEFECTS IN TITLE

A former owner is variously referred to as DR. JOSEPH J. EISENBERG FOUNDATION, INC. and DOCTOR JOSEPH J. EISENBERG FOUNDATION, INC. A recordable affidavit should be obtained establishing the fact that the foregoing references refer to one and the same entity.

from Chicago Milwaukee 11

October 4, 1966

At entry #5 of the final extension of the abstract, there is shown a Quit Claim Deed from MINNIE SCHOTTENSTEIN, nee Glickman, to BESSIE H. EISENBERG, F. MARCELLA EISENBERG and C. GLORIA BOYELL, nee EISENBERG, as joint tenants, and to the survivors or survivor, dated and acknowledged January 29, 1952 and recorded April 11, 1966, in Reel 302, Image 1097, as Document No. 4247980. There is doubt as to the validity of said deed by reason of the great lapse of time between the date of execution and the date of recording, which latter date may have been at a time subsequent to the death of the grantor in said deed so as to create a doubt as to whether or not there was a valid delivery thereof during the lifetime of said grantor. There should be obtained a satisfactory affidavit as to the fact of the delivery of this deed. The inheritance tax, if any due upon this transfer, should be determined and paid.

MATTERS NOT APPEARING OF RECORD

1. You should inquire into the right, title and interest of all persons in possession or occupancy of the premises.

2. You should inquire to determine if there are any lien claims of contractors, materialmen or laborers for materials furnished or for work performed on which the statutory lapse of time for filing has not yet expired.

3. Inquiry should be made to determine whether the premises are correctly surveyed and, particularly, whether any buildings, eaves, cornices, roofs, etc. on adjoining premises encroach upon the premises above described, and whether any buildings, eaves, cornices, roofs, etc. upon the premises in question encroach or trespass on the adjoining lot or lots.

4. This examination does not cover possible outstanding inheritance tax liens by reason of transfers given in contemplation of death where abstract does not set forth dates of deaths of grantors either by death certificates or probate proceedings.

5. This examination does not include:

(a) Taxes for the year 1966 and subsequent years.

(b) Special taxes or assessments, if any, payable with taxes levied or to be levied for the year 1966 and subsequent years.

(c) Liens or deferred charges not shown on the tax roll for installations and connections of water, heat, sewer and gas laterals, mains and service pipes.

(d) Laws, Zoning and other Ordinances unrecorded regulating and restricting the use of said premises.

Respectfully submitted,



 COPY

The George Washington University

ALUMNI DIRECTORY

1824-1937



The George Washington University Press
Washington, D. C.

1938

*From the Charles Mason
Archives*

- EISENBEISS, V H *PharD 88 Res 19 Whittier St Washington DC*
- EISENBERG, Arthur Alexander *AB 10 MD (w d) 11 Phys Sydenham Hosp Res 395 Riverside Dr New York N Y*
- EISENBERG, Gerson Gutman *AB 30 Res 6317 Park Hts Ave Baltimore Md*
- EISENBERG, Herman *MD 31 Phys Spial Pediatrics 732 9th St NE Washington DC*
- EISENBERG, Joseph Johns *MD 14 (PharG 10 Marquette U) Surg De Joseph J Eisenberg Clinic 839 N 11th St Milwaukee Wis*
- EISENHOWER, Mrs Milton S (Helen Elsie Eakin) *3280 N St Washington DC*
- EISENSTEIN, Nathan *DDS 13 Dntst Res 3280 N St Washington DC*
- EISENSTEIN, Victor William *MD 29 (BS 25 U Pittsburgh) Res Box 13 Uptown Sta Pittsburgh Pa*
- EISINGER, John-Overton *BS in ME (w d) 23 Res 3503 Wis Ave Washington DC*
- EISINGER, Rudolph John *LLB 25 Asst Pat Atty Westinghouse Elec & Mfg Co Philadelphia*
- EISINGER, Walter George Jr *MD 21 Surg US Bur Pub Health Service Res 3503 Wis Ave Washington DC*
- EKLUND, Raymond Thorwald *MD 34 (AB 30 Stanford U) Phys & Surg Kula Sanatorium Maui H T*
- ELDER, Clarence M *LLB 31 (BS in Eng 35 Res 119 Church St Staunton Va)*
- ELDER, Harry M *MD 34 (AB 30 U Utah)*
- †ELDER, Thomas H *MD 1860*
- ELDRED, Jeannette Montague *AB 37 Res 414 5th Ave Warren Pa*
- †ELDRIDGE, C W *LLB 1869*
- †ELDRIDGE, Daniel *AM (h) 1845*
- ELDRIDGE, Harriet Dayton *AB & TD 17 AM 22 Res 2017 Park Rd Washington DC*
- ELDRIDGE, John Dupree Jr *LLB 33 (AB 29 U Arkansas) Atty Augusta Ark*
- ELDRIDGE, Maurice Owen *BS in Gen Sci 99 Asst Dir Traffic DC Dept Vehicles & Traffic Res 1789 Lanier Pl Washington DC*
- ELDRIDGE, Watson William Jr *MD 10 Asso Medicine The George Washington U Dir Med & Surg Dept St Elizabeths Hosp Washington DC*
- †ELDRIDGE, William Charles *LLM 94 (LLB LLM National U Sth Low)*
- ELGIN, Arthur Carpenter *LLB 35 (AB 28 St Johns Coll) Atty w Millan & Smith #722 Washington Loan & Trust Bldg Washington DC*
- ELGIN, Mrs Russell M (Ruth Clara St Clair)
- ELIAS, Max Allan *AB 37 Res 329 Van Brunt St Brooklyn N Y*
- ELIASON, Howard Russell *AB 29 Librn Feil Trade Commn Res 1314 Columbia Rd Washington DC*
- †ELIOT, Johnson *MD 1842 (AM 1869 PharD 1872 Georgetown U)*
- †ELIOT, Thomas Dawes *AB 1825 AM 1829*
- †ELIOT, William Greenleaf *AB 1829 (DD 1854 Harvard U)*
- †ELISEO, Pasquale Pio *MD 33 (AB 29 Columbia U)*
- ELKINS, Earl Cook *MD 33 (BS 27 Buena Vista Coll) Phys Mayo Foundation Rochester Minn*
- ELKINS, Harry Scott *LLB 15 Atty Nat Petroleum Assn #930 Munsey Bldg Washington DC*
- ELLENBERGER, William Joseph *BS in EE 30 BS in ME 34 Power Sales Engr Potomac Elec Power Co Res 1359 Parkwood Pl Washington DC*
- †ELLENBERGER, William P *DFS 97*
- ELLENBOGEN, Louis *AB 16 (AM 29 Columbia U) Tch'r Abraham Lincoln H Sch Res Half Moon Hotel Brooklyn N Y*
- ELLER, Ernest McNeil *AM 34 (Grad 25 US Naval Acad) Lt U S N c/o US Bur Nav Washington DC*
- ELLER, Evelyn Virginia (Mrs Walter Leon Rhinehart) *AB in Govt (w d) 32 Sec Res #433 1745 Troy St Colonial Village Arlington Va*
- ELLERSON, Edmund Murdaugh *MD 27 Phys 1726 I St Washington DC*
- ELLERY, Edward *LLD 37 Chem & Dean Faculty Union Coll Schenectady N Y*
- ELLFELDT, Lois Elizabeth *BS in PE 33 (MS 34 Wellesley Coll) Tch'r Modern Dance U California Hearst Gymnasium Berkeley Calif*
- ELLIOT, Janet Elizabeth *AB & B Dip in Ed (w d) 24 Tch'r French Powell Jr H Sch Res 3757 McKinley St Washington DC*
- †ELLIOT, John B *MD 1829*
- ELLIOT, William Saunders *BS 31 Lt U S A Air Corps Res 3757 McKinley St Washington DC*
- ELLIOTT, Charles S *MD 90 (M Acctt 81 Kansas Normal Coll) Res San Juan Tex*
- ELLIOTT, Edith Louise (Mrs Paul S Conger) *AB 24 Res 4602 DeKunsey Pkwy Chevy Chase Md*
- ELLIOTT, Edoa Taylor *PharD 12*
- ELLIOTT, Henry Harold *LLB 29 (BS in Eroc 20 U Pennsylvania) Atty w Baker Selby & Ravenel Res 4717 Linnecan Ave Washington DC*
- †ELLIOTT, Henry R *LLB 1870*
- ELLIOTT, J LeRoy *DDS 17 Dntl Surg 1029 Vt Ave Washington DC*
- ELLIOTT, John Gregg *LLB 1875 LLM 79 Pa Atty #1429 Moodnock Blk Chicago Ill*
- ELLIOTT, John Plummes *AB 21*
- ELLIOTT, Mrs Lawrence L (Fredda Lenore Rhodes)
- ELLIOTT, Leo Louis *MD 10 Phys Browning Mont*
- ELLIOTT, Middleton Stuart Jr *MD 94 Rear Adm U S N Res Res 936 H Ave Coronado Calif*
- ELLIOTT, Mrs Orrin Matthews (Rosemary Arnold)
- †ELLIOTT, Robert Franklin *LLB 91*
- †ELLIOTT, William Emmett *LLB 34 (BS in EE 30 Georgia Sch Technology) Examinr US Pat Off Res 6631 Western Ave Washington DC*
- †ELLIS, George Stoughton *LLB 23*
- ELLIS, Greer *BS 34 Res 150 Tenn Ave NE Washington DC*
- ELLIS, J William *LLB 93 LLM 94 (PhB 90 Cornell U) Atty #1103 D S Morgan Bldg Buffalo N Y*
- ELLIS, John W *LLB 94 Atty Mem Ellis & Hackett #801 69 W Wash St Chicago Ill*
- ELLIS, Lee Elbert *LLB 23 Contract Examinr & Reviewer US Gen Actngg Off Res 8 Ross St Brentwood Md*
- ELLIS, Virginia Margaret Craighead *AB 35 Clk US Dept Stato Rrr 1720 20th St Washington DC*
- ELLIS, William Leigh *LLB 33 LLM 36 (AB 29 Hultdale Coll) Spl Claims Examinr US Gen Actngg Off Res #514 5521 Colo Ave Washington DC*
- ELLISON, Enoch Edward *LLB 34 Atty US Dept Justice Res 307 Decatur St Washington DC*
- ELLISON, Everett Moore *MD 12 PharD 25 (AB 01 AM 03 U Chattanooga) Phys 1720 M St Washington DC*
- ELLISON, Mrs Everett Monroe (Fannie Mae Huff)
- ELLISON, Newell Windom *AB 17 LLB 21 Atty Mem Covington Burling Ruhlee Acheson & Shurb #701 Union Trust Bldg Washington DC*
- ELLISON, William Bascom *LLB 05 (AB 00 U Chattanooga) Atty Farmer Res R #2 Loudon Tenn*
- †ELLISON, William McElfresh *LLB 98*
- ELLSWORTH, German Smith *LLB 27*
- †ELLSWORTH, James H *LLB 84*
- †ELLYSON, Robert Maitland *MD 88*
- ELMS, Margaret Edelin *AB in Ed 35 Tch'r Jr H Sch Silver Spring Res 25 Dresden St Kensington Md*
- ELVOVE, Kady (Mrs Milton Ede) *Je Legal Assnt Off Judge Adv G Washington DC*
- ELWELL, Richard E *LLB 25 (ornia) Atty Investment DC*
- ELWOOD, William Adams *BS in Ed Albert Love Jr LLB 37 (I #1216 Leader Bldg Cleveland*
- ELY, Charles Russell *PhD 00*
- ELY, Fole U *AM 92 Gallaudet C Prof Natural Science Gallaudet Hall Green Washington DC*
- ELY, Grace Darling *AB & B Tch'r Kendall Sch Res 6 Keen Washington DC*
- ELY, Orville Ray *LLB 04*
- ELY, Robert Burroughs *LLB 2 (Hewy Coll) Atty Col Bee Co Jonesville Va*
- ELY, Selden Marvin *LLB 94*
- ELY, Wm O *Ret Supervising Pr 2918 Cortland Pl Washington DC*
- ELY, William James *DDS*
- ELY, K St Washington DC
- ELY, Lee Anna Pemberton (Liam Burns) *AB 33 w Loan Corp Res 605 Houston DC*
- EMERY, Lemuel Jackson *AB Printing Off Res 701 22d S*
- EMERY, Mrs Barton Stone (Ne) *EMERY, Neil Coleman (Mrs Emby) AB in Ed 35 Res 231 Washington DC*
- EMERSON, Adams *LLB 1866*
- EMERSON, Lee Earl *LLB (case U) States Atty Res E*
- EMERY, George Frederick *AM (dubroy Coll) Asst Histori Chattanooga Nat Mil Pk I*
- EMERY, James Armitage *MD*
- EMERY, Matthew Gault Jr *AM 82 Princeton U)*
- EMERY, Oliver V *MD 02 (I Sth Law) Sr Atty Alcohol Int Rev Res #12 1214 I S*
- EMMART, George Allen *Phar 17th St Arlington Va*
- EMMERICH, Harry Henry *(U Kentucky) Res 316 3d*
- EMORY, Mary Annette (Mrs E & B Dip in Ed (w d) 19 US Bus Entomology & Plai 1200 Jackson St NE Washin
- EMORY, William *PharD 89*
- EMSHWILLER, John Patterson *32 Asa Structural Engr Res 4 Oakwood Rd Hyattsv*
- ENCK, Mrs Schuyler Collax (Bixler)
- ENGEL, Abraham *BS in Chem 10 National U Sth Law) 170 Broadway New York N*
- ENGEL, Richard Drum *LLB US Vets Adminstrn Res 801 ington DC*
- ENGELHART, George Kemp *Lehigh Co Fullerton Pa Res Glencoe Ill*

HISTORY
OF
MILWAUKEE
CITY AND COUNTY

VOLUME II

ILLUSTRATED

CHICAGO—MILWAUKEE
THE S. J. CLARKE PUBLISHING COMPANY
1922

 COPY

Company, a director of the Peoples Land Company and a stockholder in numerous other enterprises.

In 1900 Mr. Kunzelmann was married to Miss Elizabeth Betty Bambrick of Iilon, New York, and they have four children: Leroy, Lester, Norma and Fabian. The religious faith of the family is that of the Catholic church and Mr. Kunzelmann is a fourth degree member of the Knights of Columbus. He is also identified with other societies and he is a member of the Milwaukee Athletic Club. Coming to this city at the age of seven years, he has practically spent his life here and the course which he has followed has gained for him not only substantial wealth but also the confidence and warm regard of his fellowmen.

ALBERT HEATH.

Albert Heath, who has one of the largest exclusive grocery and delicatessen stores in Milwaukee, has developed his business along substantial lines, employing industry, close application, thoroughness and reliability as the salient features in attaining his present-day prosperity. Mr. Heath was born at Poquonock Bridge, Connecticut, August 16, 1846, his parents being John R. and Emily (Eldredge) Heath, the former a native of the state of New York, while the latter was born in New York city. They came to Wisconsin in 1856, settling at Brandon, Fond du Lac county, where the father engaged in buying wheat for about four years. In the spring of 1862 he removed to Milwaukee, where he resided until 1866 and then became a resident of New Jersey, where his remaining days were passed, his death occurring in 1871.

Two years before his father's death, or in 1869, Albert Heath, then twenty-three years of age, returned to Milwaukee. He had attended the public schools of Brandon and of Milwaukee and upon his return to this city he secured a clerkship in a grocery store at No. 196 West Water street, there continuing for ten years—a fact which indicates his absolute faithfulness and capability. He was also for two years connected with the store of C. J. Russell on Wisconsin street and in June, 1884, he opened a store at No. 2106 Wells street. In 1889 he removed to his present location at 2027-29 Wells and Twenty-first, beginning with a small store but increasing his stock in order to meet the growing demands of his trade until he had one of the largest exclusive grocery and delicatessen stores in the city, and for the past eight years he has conducted a bakery in connection therewith. For thirteen years, too, he has owned and conducted a store at No. 597 Downer avenue, where he carries a large stock of groceries and delicatessen products. In March, 1910, he incorporated his business under the name of The Albert Heath Company and has since conducted both establishments under that firm style. He is the president of the company, his associate officers being John H. Seip, vice president; Arthur S. Heath, secretary and treasurer; and F. O. Lovell, who is the manager of the east side store.

In 1876 Mr. Heath was married to Miss Martha S. Swain, a daughter of Colonel James A. Swain, an early pioneer of Milwaukee. To them were born three children: Arthur S.; Marie, the wife of Frank O. Lovell; and Alice, deceased. Mrs. Heath died August 13, 1916.

Mr. Heath is a member of the Old Settlers Club and also of the City Club and likewise has membership in the Association of Commerce. He has been a lifelong republican but never an aspirant for office, preferring always to concentrate his efforts and attention upon his business. His success is attributable in part to the fact that he has always continued in the line in which he embarked upon his return to Milwaukee in early manhood. He has thus become thoroughly acquainted with every phase of the trade and his increasing capability and power have brought him to a point of leadership among the grocery merchants of the city.

ALFRED G. SCHULTZ.

When one reviews the life record of a thoroughly successful man it is usually found that his early opportunities were not superior to those enjoyed by the majority nor have his chances been greater than come to the multitudes, his prosperity being won by reason of the fact that he has ever made wise use of his time, his talents and his opportunities. He has improved chances that others have passed heedlessly by and has shown an unusual degree of industry, determination and enterprise in conducting his affairs. This statement finds its verification in the life record of Alfred G. Schultz, who is the vice president of the National Bank of Commerce of Milwaukee and who through the steps of an orderly progression has reached the enviable position which he now fills. Born in this city on the 30th of July, 1865, he is a son of

Daniel and Charlotte (Koenig) Schultz, the former a native of Alsace-Lorraine, while the latter was born in Black Rock, New York.

Spending his youthful days under the parental roof Alfred G. Schultz enjoyed the educational opportunities afforded by the city schools and made his initial step in the business world when a youth of eighteen, by entering the Merchant's Exchange Bank in a clerical position in 1883. For ten years he remained with the bank, thoroughly mastering many features of the business as he was promoted from time to time in recognition of his developing power and ability. When a decade had passed he left that institution and was promoted to the assistant cashiership of the West Side Branch at Third and Chestnut streets, this becoming later the West Side Bank. A recognition of his sound business judgment and his influence in the community led to the choice of Mr. Schultz for the office of cashier upon the organization of the Germania National Bank early in the year 1903. The institution opened its doors on the 1st of July of that year and the success of the bank has been attributable in large measure to the capability, progressiveness and thoroughly reliable methods of Mr. Schultz. He had acquainted himself with every phase of the banking business and has ever maintained an even balance between conservatism and progressiveness in the conduct of the affairs of the institution of which he has been an official from the beginning.

In September, 1884, Mr. Schultz was married to Miss Busjaeger, a daughter of Albert and Fredericka (Salzmann) Busjaeger of Milwaukee. Two children have been born of this marriage: Armin D., who married Miss Erna Graf, a daughter of Charles A. and Matilda (Heinemann) Graf of this city, and is with the National Straw Works of Milwaukee; and Alfred F., who died in July, 1917. The family is well known in Milwaukee, the parents occupying an enviable social position. Mr. Schultz is a member of the Wisconsin Club, the Milwaukee Athletic Club, the Association of Commerce, the Benevolent Protective Order of Elks and the Milwaukee Musical Society. His membership relations indicate clearly the nature of his interests and activities outside of business and place him with the valued and representative residents of the Cream city.

WALLACE BEATSON WHITCOMB.

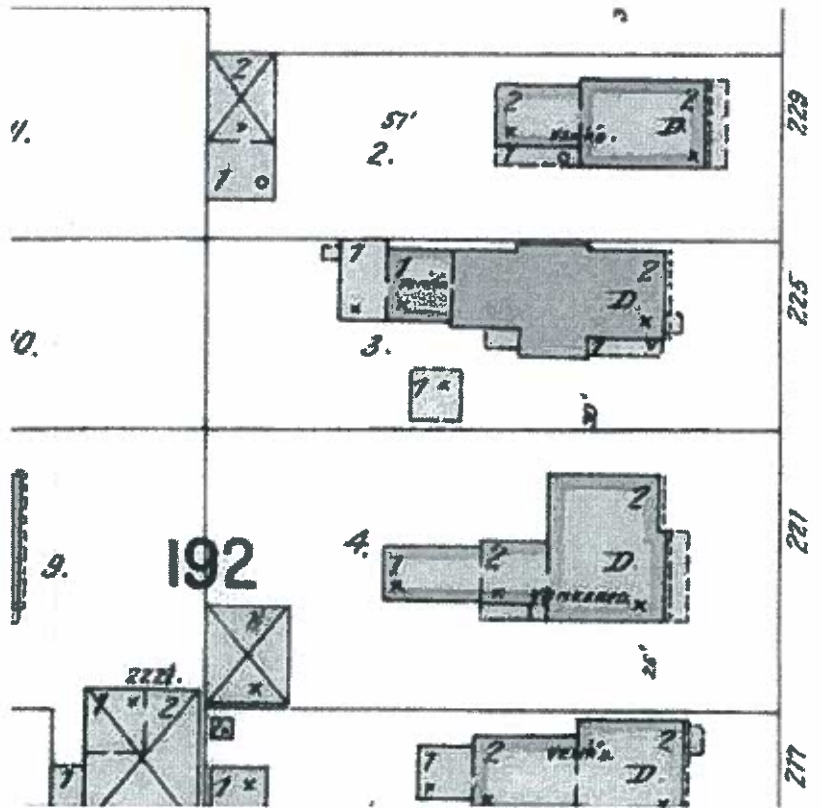
Wallace Beatson Whitcomb, violin maker of Milwaukee, whose productions are regarded as a valuable contribution to the realms of musical art, was born in Waterford, Wisconsin, on the 24th of November, 1856. He comes of a family that has been distinctively American in its lineal and collateral lines for many generations. His grandfather, Aaron Whitcomb, was born in Vermont, as was his wife. He followed the occupation of farming and on leaving New England removed to the state of New York, settling in Jefferson county. There occurred the birth of his son Albert W. Whitcomb, who in young manhood left the Empire state and for a time resided in Cincinnati, Ohio, where he was employed as paymaster and bookkeeper for the Cincinnati, Dayton & Ohio Railroad Company. He then came to Wisconsin and for some time worked on the road being built westward from Milwaukee. The grade was established but the line was never constructed. Mr. Whitcomb became principal of the schools at Waterford, Wisconsin, and afterward occupied a similar position at Sheboygan Falls and was the first superintendent of schools in Sheboygan county. He was likewise a practicing physician, a licensed member of the bar and a civil engineer. Moreover, he became assistant actuary of the Northwestern Mutual Life Insurance Company, which position he occupied for a year, and was then elected actuary, but his health failed, preventing his continuance in the position. He was a mathematician of notable ability and one of the six honorary members of the Paris Philosophical Society outside of France, an honor he obtained through his discoveries in the Tables of Logarithm. He wrote largely for mathematical magazines and was a deeply learned man. He was in close touch with mathematical professors of the leading colleges of this and other countries. His contributions to science were indeed valuable and he is numbered among those who have done much to push forward the wheels of progress. He married Rachel Scott Howard, a daughter of John Howard, a railroad contractor and of English descent. The first Howard to come to this country was the youngest son of the Duke of Norfolk, named Todd Howard. He was the father of John Howard, who settled in Lawrence county, New York, and purchased a large tract of land there. The foregoing record explains the extensive connection of Wallace Beatson Whitcomb with old families of New England and of New York. His father died in the year 1889 and was survived for a long period by his wife, who passed away in 1914.

Wallace B. Whitcomb obtained his early education in the public schools of Sheboygan Falls, which he attended to the age of fourteen years, and then turned his attention to the watchmaking and jewelry business, which he followed for eight or ten

Milwaukee Sanborn Map
1894 Vol. 2, Sheet 148

Excerpt of block 192
showing lot 3

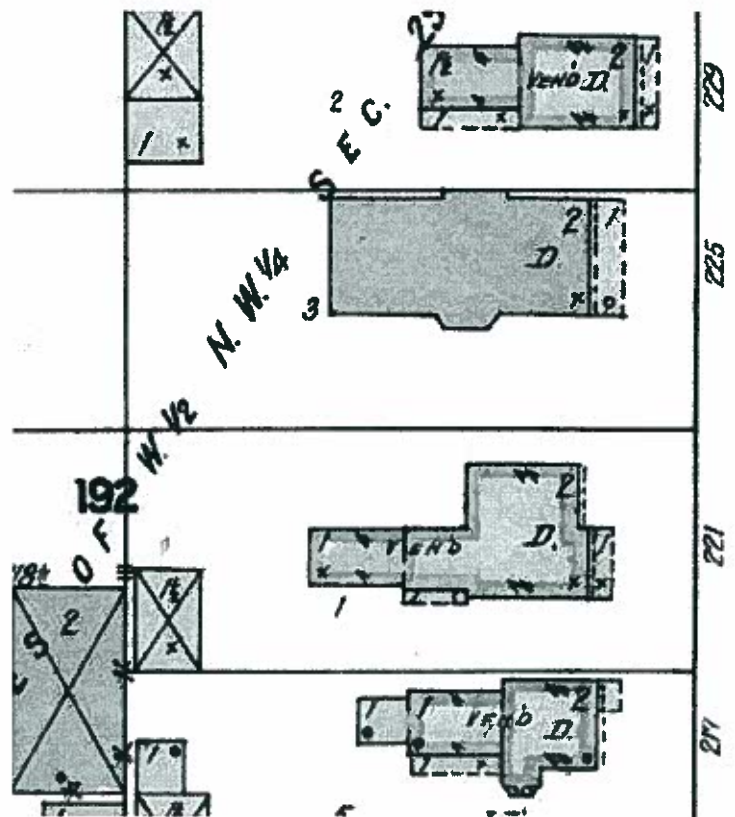
UWM Libraries Digital Col.



Milwaukee Sanborn Map
1910 Vol. 3, Sheet 323

Excerpt of Block 192
showing lot 3

UWM Libraries Digital Col.



Ephraim Marston to Edwin H. Gardner

This Indenture, Made the *11th* day of *October* in the year of our Lord one thousand eight hundred and *forty* between *Ephraim Marston* of the City & County of Milwaukee of the first part and *Edwin H. Gardner* of the same place of the second part

Witnesseth, That the said first part of the first part, for and in consideration of the sum of *seven thousand* dollars in hand paid by the said first part of the second part, the receipt whereof is hereby confessed and acknowledged, in & against, granted, conveyed, sold, remised, released, aliened, conveyed, and confirmed, and by these presents do & give, grant, bargain, sell, remise, release, alien, convey, and confirm, unto the said first part of the second part, his and assigns forever

The following described Real Estate to wit one half undivided of Lot one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve (i.e. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12) in Block of one hundred and twenty two (122) in the fourth Ward of the City of Milwaukee to *E. Gardner* bearing date August 18, 1855 and also for the payment of the sum of eight thousand dollars together with the undivided half of Lot six in Block one hundred and twenty three and the undivided half of the south part of Lot five in said Block being all of said lot lying south of the North fifty five feet of said lot and about six and one half feet in width, all in the fourth Ward of the City of Milwaukee



Together with all and singular the Rights and Appurtenances thereto in anywise appertaining, and all the estate, right, title, interest, claim, or demand whatsoever of the said first part of the first part, which in Law or Equity either in possession or expectation of, or any to the above-mentioned premises and their Heirs, Executors, and Assignments TO HAVE AND TO HOLD the said premises as above described, with the Heirs, Executors, and Assignments, unto the said first part of the second part, his and assigns forever.

And the said *Ephraim Marston* for himself, his heirs, executors, and administrators, do & give, grant, bargain, sell, remise, release, alien, convey, and confirm, unto the said first part of the second part, his and assigns, that at the time of the executing and delivery of these presents, he is not seized of the premises above described, as of, or in, or under, any perfect title, and indisputable estate of inheritance in the Law, in fee simple, and that the same are free and clear from all incumbrances whatsoever, and that the above-mentioned premises in the quiet and peaceable possession of the said first part of the second part, his and assigns, against all and every person or persons lawfully claiming the same in anywise forever. **WARRANT AND DEFEND.**

In Witness Whereof, the said first part of the first part, hereunto set his hand and seal, the day and year first above written

Witness my hand and seal
H. P. Bassworth
Notary Public

Ephraim Marston (Seal)

STATE OF WISCONSIN.)
County of *Milwaukee*) He it Remembered, that on the *11th* day of *October*
A. D. 18*84* persons by name before me the above-mentioned *Ephraim Marston*

is and known to be the person who executed the said Deed, and acknowledged the same to be his act and deed, for the use and purposes therein mentioned

Received for Record at *4* o'clock *P.M.*
H. P. Bassworth 18*84*

H. P. Bassworth
Notary Public Mil. Co. Wis.

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The State Historical Society of Wisconsin

Historic Buildings

Wisconsin Architecture & History Inventory

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County: Milwaukee	Record #: 0109811	Location: 839 - 841 11th St.
City or Village: Milwaukee	Town, Range, Section:	Quarter Sections:
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: 391	Historic Name: Saeboth Residence	Wall Material: Brick
Map Code: 91/6	Construction Date: 1870	Structural System Balloon Frame
Survey Date: 2000	Designer Name: J. Jacobi	Other Buildings on Site?: N
Style or Form: Craftsman	Cultural Affiliation:	
Resource Type: duplex	View Additional Comments	

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updated: January 04, 2001

State Historical Society of Wisconsin 816 State St, Madison, WI 53706 608-264-6400

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AHI: 0109811**Additional Comments:**

Construction date is either 1870s or early 1890s. Additions and alterations were made in 1905. Builder was E. Steigerwald & Schultz. A. Seeboth was associated with the 1905 alteration.n.

Bibliographic References:

Sanborn Insurance Map, 1888 and 1894. Building Permit Records - (no original building permit on file).

[Close this window](#)



COPY

ELEANOR CECIL SEEBOTH HIGGINS

I was born in Milwaukee, Wisconsin on March 26, 1904 to my parents, Albert and Mary Seeboth. I was born in our house on 4th and State St., which is now the site of the Milwaukee Journal Building. I was the youngest of five children. My siblings were Emily, Frances, George and Alice. Emily was 15 years older than me, Frances 14 years older, George 10 years older and Alice 7 years older. I was the real baby in the family. When I was about 2 years old we moved into a beautiful duplex that my father had built on 11th Street, between Kilbourn and Wells Street. Each side of the duplex had 3 bedrooms downstairs and 2 bedrooms upstairs. The other side of the duplex was rented out for about 12 years to Dr. Schiedel and his sister, Tilly. After Dr. Scheidel moved out, Anna Stoltz moved in with her two nephews from Green Bay. The boys were students at Marquette University.

While I lived in the duplex we were members of Gesu parish, where I attended grade school from 1st through 8th grade. After I finished Gesu I attended West Division High School, which was on 22nd and State St. I walked to and from school 4 times a day because I had to come home for dinner, our main meal, at noon time. It was a one mile walk each way. On very cold days I rode the street car, which cost about 7 cents a ride. The Catholic High School, Holy Angels was only 4 blocks from my house, but I chose West Division because of my dislike for the Notre Dame nuns at Gesu and I didn't want to spend any more time with nuns in school. To this day I regret my decision because all of my friends from Gesu Grade School went to Holy Angels and I knew very few people at West Division.

All the activities at our house on 11th St. took place in the diningroom. We studied there, celebrated Christmas Eve in there, when Santa would arrive and give us gifts and had special dinners there every Sunday and on holidays.

My mother had a Swiss girl living with us for several years.. Her name was Rosie Eggers and she was Archbishop Messmer's niece. He brought her to the United States to learn the American way. She lived with us for 3 years until her father became ill and called her back home to Godac, Switzerland. Rosie and I were good friends, eventhough I was about 10 years younger than her. She would take me to visit the archbishop at his house on 24th and Wisconsin Ave. on Sundays. I remember him being such a nice man. The house is still there and today is used as a museum.

In 1922 we sold the duplex because the 11th Street area was getting so run down and my mother wanted out. The house sold in one month's time and we had to get out fast. We moved into a duplex on 63rd St. and Wisconsin Ave. and lived there for 3 years, while our house at 538 N. 67th St., in Wauwatosa. was being built. During the 3 years that we lived there, Frances and I lived at home and Alice attended the University of Wisconsin-Madison for 2 years. Emily was married and living in New York and George was married and living in Milwaukee.

While living on 63rd St., I attended Milwaukee Normal School, which is now the University of Wisconsin-Milwaukee. I was very privileged because I was able to drive to school. I learned how to drive when I was 16 years old because my dad would not learn how to, and after George was married my dad was going to sell the car unless I would learn. I took three lessons from Jimmy Crowley, a neighbor and have been driving ever

THE · GEORGE · WASHINGTON · UNIVERSITY
CERTIFICATE · OF · SERVICE
UNIVERSITY · HOSPITAL

THIS IS TO CERTIFY THAT Joseph John Gizenberg, M.D.
SERVED AS Interne FROM July 1st, 1914,
TO December 1st, 1914, AND THAT THE SERVICE SO
RENDERED WAS SATISFACTORY.

WASHINGTON, DISTRICT OF COLUMBIA December 1st, 1914.

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CHAIRMAN, EXECUTIVE COMMITTEE.

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839 N. 11th Street 1970's (Pre-1980 work)



EHON

REAL ESTATE • BUILDING • REMODELING • ARCHITECTURE

Old buildings here rescued and restored

By LOIS HAGEN

Journal Home Furnishings Editor

Until recently, it has been far easier to find signs of decay on the fringes of Downtown than indications of revival and rebirth.

But that is changing. It's no longer considered entirely respectable to tear down a fine old building and replace it with a second-rate new one. And it's no longer necessarily true that it costs less to demolish and rebuild than to rehabilitate for "adaptive reuse," a phrase dear to the hearts of preservationists.

As a result, the slide toward deterioration has been reversed for some of the 19th and early 20th century homes that survive.

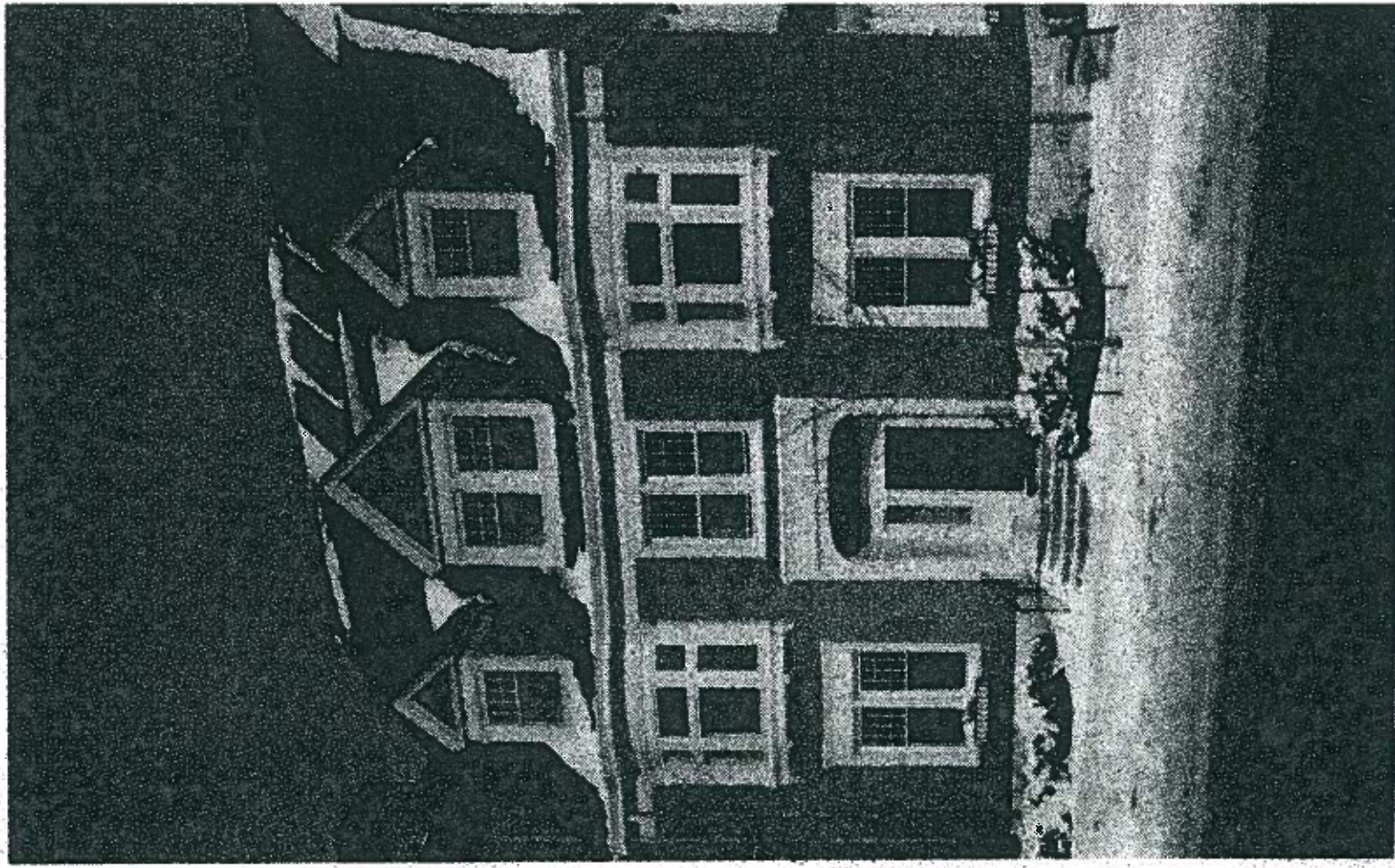
Two recently completed examples of recycling, one on the eastern fringe of Downtown, the other on the west, were prompted partly by practical considerations, partly by sentiment.

Rep. Henry Reuss (D-Wis.), seeking living quarters in Milwaukee, was drawn to the 89-year-old building at N. Astor and E. Knapp Sts. because his grandmother once lived there and he remembered visiting her home.

A. M. Chudnow, lawyer and collector of 19th century memorabilia, confessed that "I hate to destroy anything" in explaining why he and his brother, Joseph, and his law partner, Aaron Tilton, had gone to great lengths to restore three Victorian residences at the corner of N. 11th St. and W. Kilbourn Ave.

Another factor that prompted Reuss to buy, restore and tighten up an aging house was a desire to demonstrate his personal commitment to subjects that,

Turn to Page 2



from Chudnow Museum Archives

street railway system.

In historic company

The architects were Ferry and Clas, who also designed the Milwaukee Public Library, Abbot Row (also known as Ogden Row) and the Frederick Pabst mansion on Wisconsin Ave., all now listed on the National Register of Historic Places. The Montgomery house also has been nominated for the register.

The house had a succession of owners and from 1917 to 1922 was the home of Mrs. Emille Nunnemacher, Reuss's maternal grandmother.

When he bought the 24-room building, it was dreary and neglected but "in surprisingly good shape for its age," Reuss said.

It still retained 10 original fireplaces with wood mantels and tile fronts, front and rear stairways, original floors and woodwork, and the old brass and iron fixtures.

"What made the venture possible was the help of Herb Zien and his wife, Liz Levins," Reuss said. "I had met Herb when I dedicated a solar home he built near Dousman."

Since he knew Zien shared his interest in energy conservation, Reuss called him and they met at the Ziens' apartment, once the hayloft and attic of a former carriage house on the lower East Side. When he saw what they had done there, he asked them to take over the renovation on Knapp St.

Zien, executive vice president of Zien Mechanical Contractors, handled the plumbing, heating, air conditioning and installation of insulation, storm windows and rooftop solar panels. Liz Levins served as contractor.

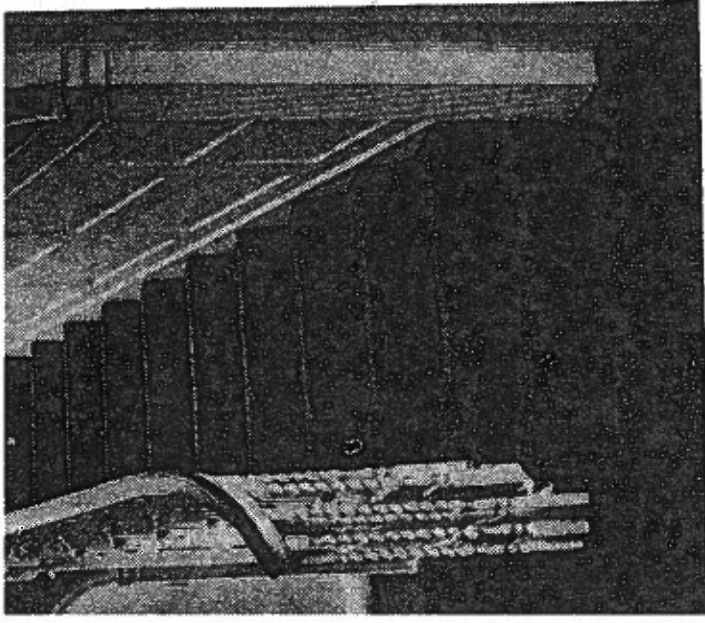
The work, begun last May, included such tasks as finding artisans to clean and polish some 150 brass doorknobs and back plates, dozens of andirons and scores of brass light fixtures and their frosted glass shades.

An elaborate leaded and stained glass window was missing from its original position on an interior wall and the opening was covered with orange plastic. But Zien found the window in a storeroom and convinced the former owner of the house to let them put it back in place.

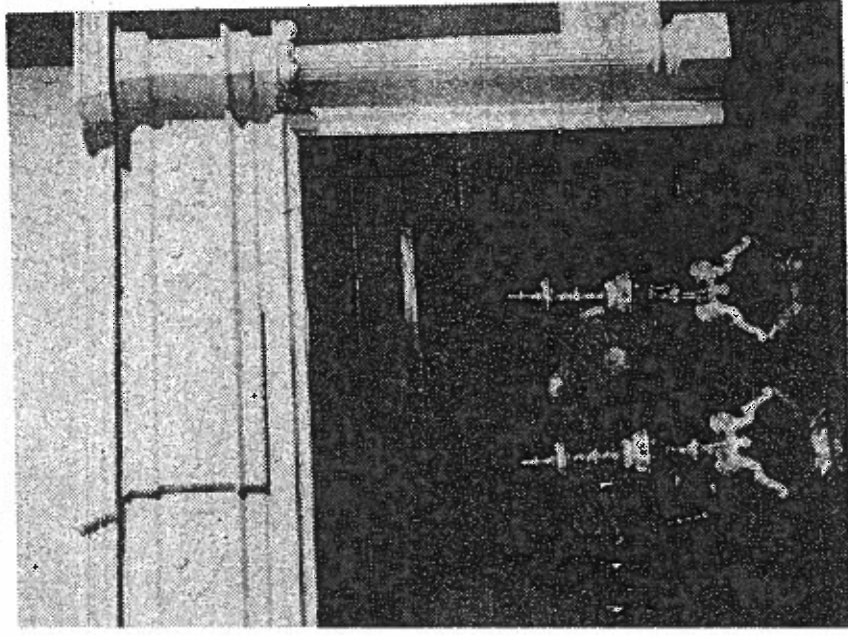
A whole lot of help

Many of the spindles were missing from the front stair rail; wood floors were hidden by linoleum and worn carpeting; walls were covered with painted layers of wallpaper. Professional painters weren't interested in stripping off old wallpaper so high

f carved wood and ceramic tile, one of 10 in the use, is still in good condition in the former parlor. Brass andirons have been cleaned and polished.



and-turned spindles in the front staircase in g were broken or missing and had to be replaced. The handrail was stripped of wallpaper, patched and painted and the ceiling was



rooms would have been prohibitive, Liz Levins said. He has a two-room apartment with compact kitchen and bath at the rear of the building.

Substantial savings in energy are expected, Zien said. He used a method developed by the US Department of Energy to express them by converting the savings in British thermal units to savings in "equivalent barrels of oil."

The heating system was improved by installing a new boiler, converting from steam to hot water and changing from oil to gas. The attic was insulated and storm windows were installed, as were automatic setback thermostats to turn down the heat at night. Three solar panels near the peak of the roof on the south side now help provide hot water.

These measures, which cost a total of \$15,180, are expected to cut heating costs by more than \$3,500 annually. The energy savings, expressed in terms of oil, would amount to about 50 barrels a year, Zien estimated. (There are 42 gallons in a barrel.)

But the biggest conservation factor, Reuss and Zien believe, is the one-time saving that results when an existing building is remodeled rather than demolished and reconstructed.

Many of the improvements entitle the property to tax credits under state and federal energy conservation legislation. And the building's designation as a historic site make it eligible for accelerated depreciation for tax purposes, Reuss said.

Restored Victorian flavor

Across town, the Chudnows and Tilton are enjoying the restored Victorian flavor of buildings acquired a period of several years at the corner of N. 11th St. and W. Kilbourn Ave.

Once residences, the 19th century structures earlier had been remodeled for office use with picture windows, inappropriate entrances, glass block and air conditioners sticking out of windows. Porches had been torn off and brick walls had been painted.

Working with architect Richard Blake, the owners had new heating, air conditioning and plumbing systems installed, had the houses insulated and weatherstripped and refurbished the interiors. But they made no structural changes, keeping the rooms in their original size and shape.

When it came to exterior work, Blake recommended architectural historian H. Russell Zimmermann as a consultant. Under Zimmermann's guidance, two of the three buildings have returned to the mid-19th centu-

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for 'adaptive reuse'

ry. The third, at 839 N. 11th St., was not as old and needed less work so the owners merely repaired it, cleaned the brick, painted the trim and put on a new roof. But the buildings at 845 N. 11th St. (photo on Page 1) and at 1119 W. Kilbourn Ave. underwent major surgery.

Zimmerman took pictures, made blowups, then had half-tone blueprints made from the enlargements.

"I drew all my suggested changes on those blueprints," he said. "After they were approved, Joe Chudnow, who is in the construction business and has his offices in one of the buildings, did the contracting.

"The usual direction in remodeling is to modernize and update," Zimmermann said. "We went the other way, making the buildings look older."

He described the process as "corrective surgery to erase the scars of earlier operations." Carrying the analogy further, he said, "Just as skin is often taken from other parts

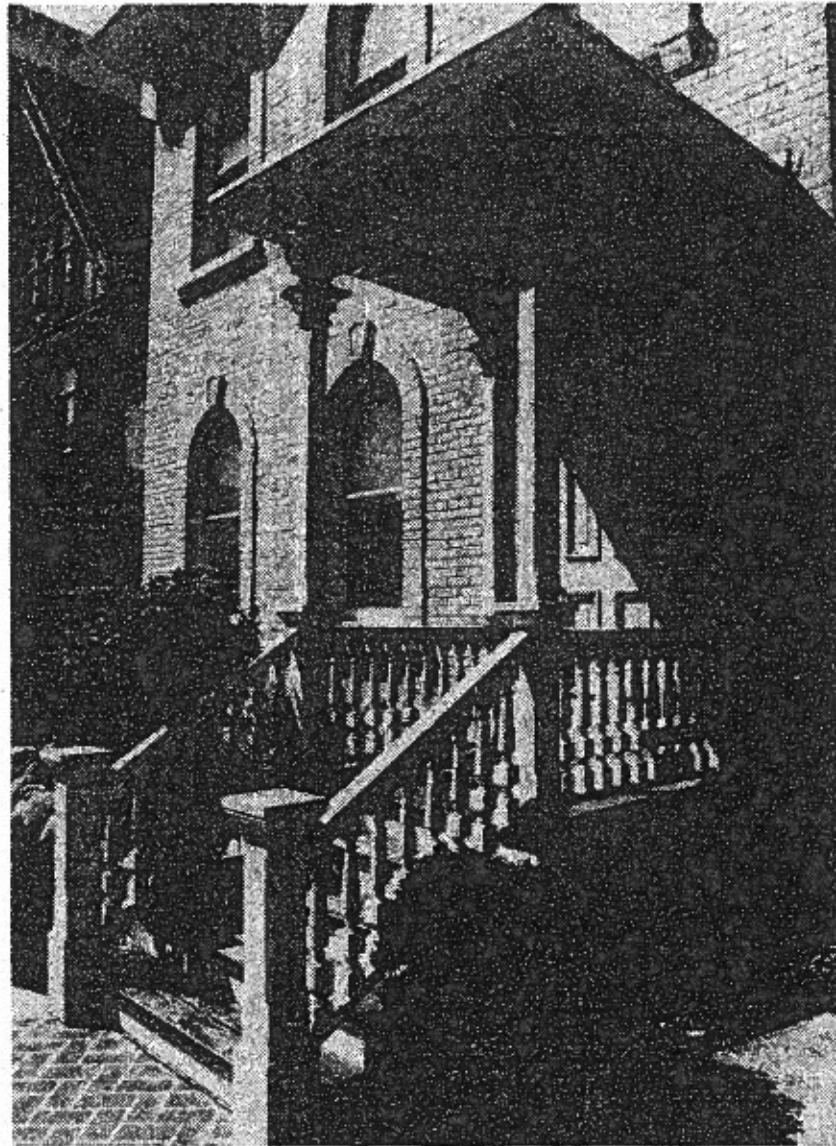
of the body in plastic surgery, we took old bricks from the rear of the houses and used them to restore arched windows and rebuild doorways on the front."

Then they found used brick from demolished buildings to patch the back sides. They also found authentic old hardware for new entrances designed by Zimmermann in the style of the period.

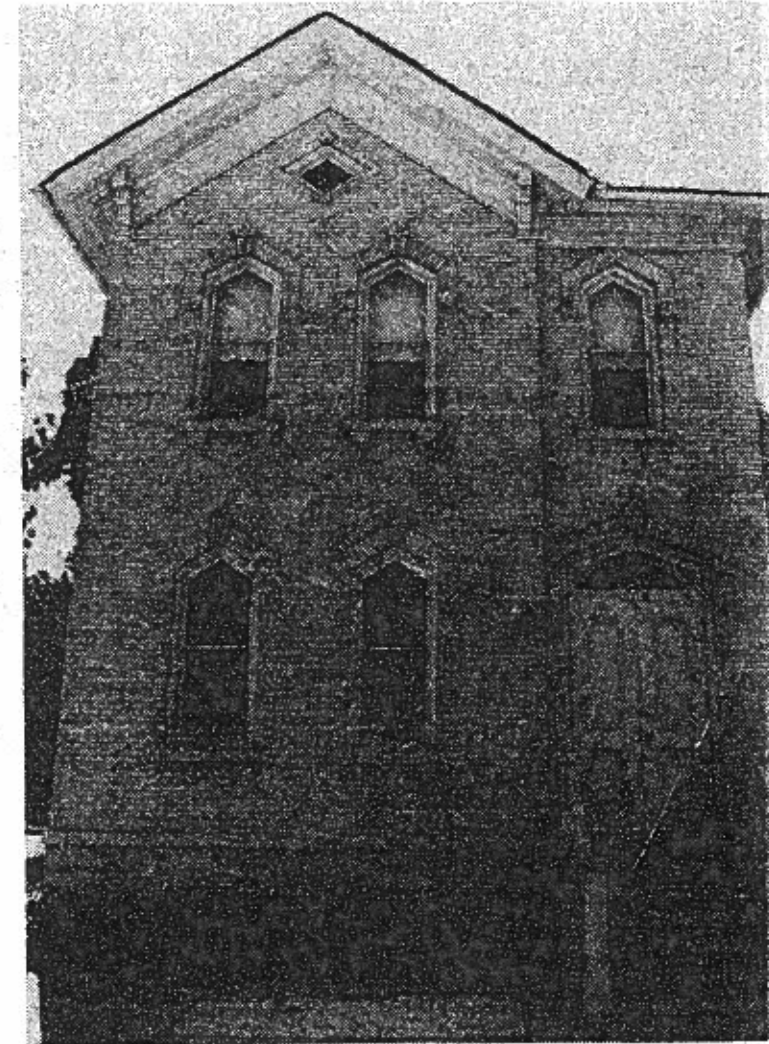
"It was expensive to go to such lengths for authenticity," Abe Chudnow confessed, "but we enjoy this style. I've always loved the Gay '90s period."

When all was finished, he said, "Russ and I went across the street for a look and he said, 'It needs a frame.' So we wound up spending \$18,000 more for a fence of Cream City brick that ties it all together."

Now the interiors are being restored. Chudnow said he was not sure how much the total cost would be and was almost afraid to ask, but, despite the expense, "We're delighted with the results."

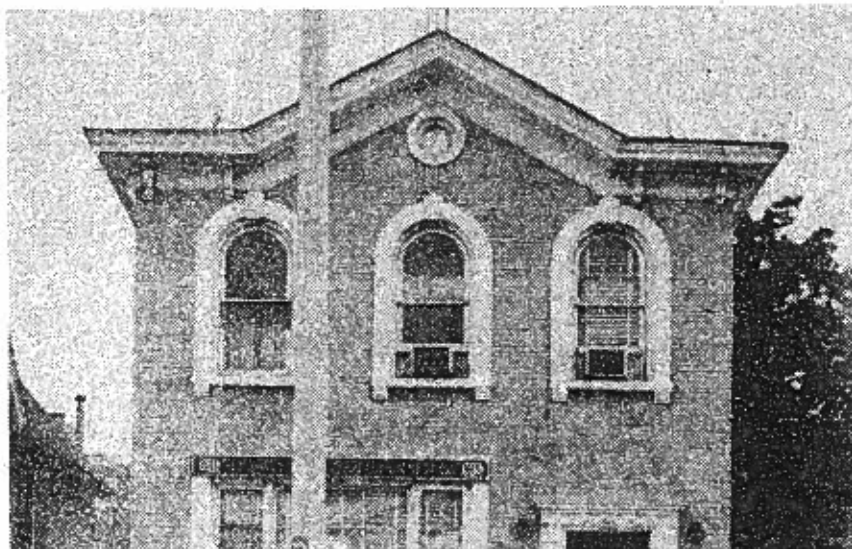


A Victorian porch and a four-panel door designed by H. Russell Zimmerman have replaced a colonial-style entrance and concrete stoop on the house at 845 N. 11th St. Brick from the rear of the house was used to rebuild two arched windows.

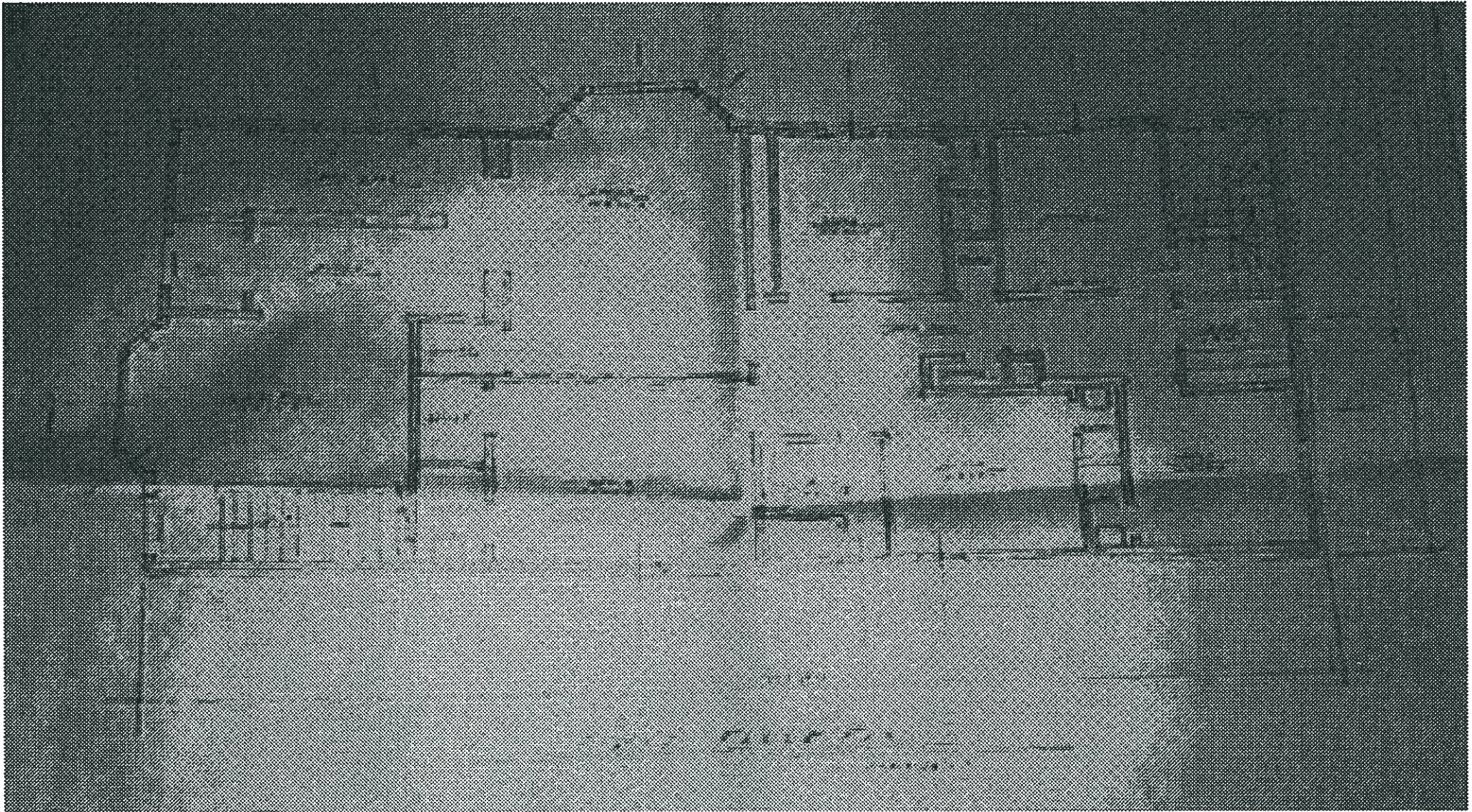


—H. Russell Zimmermann

This house at 1119 N. Kilbourn Ave. also has undergone major surgery. A picture window was replaced with two arched windows matching those on the second floor. A custom-designed double doorway of Victorian styling was installed and the bricks were turned to go straight down, as they probably did originally.



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First Floor Plan
from Chudnow
Museum Archives
c. 1916.