

MILWAUKEE HISTORIC PRESERVATION COMMISSION  
TEMPORARY HISTORIC DESIGNATION PETITION

1. **Name of Property:** \_\_\_\_\_

Address of Property: 1247 N. Milwaukee Street 53202  
Zip Code

2. **Name and Address of Owner**

Name: JUSTABUCK LLC

Street Address: 1315 NW 11th Ave #332 Portland, OR 97209

City\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_  
(Area Code)

Applicant (if different from owner) Dawn McCarthy

Street Address: 2589 N. Lake Drive

City: Milwaukee State: WI 53211 Zip Code: \_\_\_\_\_

Daytime Phone: 414-520-5191 Evening Phone \_\_\_\_\_

3. **Attachments**

The following information is enclosed:

- Exterior photographs or digital images (required)
- Copy of newspaper notice of demolition permit application
- Copy of Orders from the Department of Neighborhood Services
- Other (explain) \_\_\_\_\_

4. **Legal Property Description**

FRACTIONAL WEST 1/2 OF SW 1/4 SEC 21-7-22 OR GAMMON FLOAT BLOCK 132 N 1/2 OF E  
97.5' LOT 1 BID #21

**5. Description of Structure**

Number of stories: 2

**Wall cladding** (check each that apply)

Clapboard  Brick  Stucco  Stone  Wood Shingle   
Terra Cotta  Asphalt Siding  Asbestos Tile  Aluminum/Vinyl Siding  Artificial Stone

Other: \_\_\_\_\_

Describe Outstanding Features:

The building is listed by the Wisconsin Historical Society as being of high Victorian Gothic style, with a steeply pitched roofline. On the Knapp Street side Brackets provide architectural detail. There is a projecting 2 story bay window at the front. The façade is brick veneer over a frame construction, however the upper story is covered with vertical wood siding.

**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 checked="" 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 type="checkbox"/> economics               | <input type="checkbox"/> military               | <input type="checkbox"/> other:                         |
| <input type="checkbox"/> education               | <input type="checkbox"/> music                  |   |

Date Built: C. 1865

Date(s) Altered (if applicable) 1899

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

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

The architect of the original building appears to be unknown, as is the date of the original construction. Research indicates that people were living at that address as far back as 1865 (Mack Montgomery – see attached Summary of Residents.)

Architect Theo F. Schutz appears to have altered the building, likely in 1904, for a “roof to be altered to a high pitch and covered with wood shingles to correspond with the old”.

In 1918 Schutz converted the building to a duplex.

Mr. Schutz was a prominent Milwaukee architect for both residential and commercial buildings. He is listed five times in the Improvement Bulletin: Volume 15, January 1, 1896 (Chapin Publishing Company) with his partner at the time A.V. Wiskocil. The buildings include a residence at Farwell & Summit, a seven-store front building at 4th and Wells, and a two-story solid stone warehouse for Toepfer & Sons (see attached advertisement) Menomonee Street factory.

Most notably Schutz is the architect for the German Revival style Hambach & Hellman Meat Store (see attached) at 1024 E. Brady Street which eventually became part of Glorioso’s.

Schutz served as a City of Milwaukee building inspector and father-in-law of John Schlehlein, Jr., Register of Probate and a Director of Milwaukee Mutual Loan & Building Associate.

A history of the structure is attached.

The significance of this site and structure is it is one of the last historic single-family residences in the downtown area. It shows the architecture of a period in Milwaukee of early residential architecture, which is heavily influenced by German immigrants. Theo Schutz, the architect who resided there for many years was very influential in the development of both commercial and residential architecture in Milwaukee.

**7. Major Bibliographical References**

City Directories  
Newspaper articles

**8. Form Prepared By:**

Name: \_\_\_\_\_ Dawn McCarthy \_\_\_\_\_ Date: 10/29/2019

Address: 2589 N. Lake Drive \_\_\_\_\_

City: Milwaukee \_\_\_\_\_ State: WI\_53211\_ Zip Code: \_\_\_\_\_

Telephone: \_\_414-964-8120 \_\_\_\_\_

Email: \_\_\_\_\_dawnhmcc@gmail.com\_\_\_\_\_

**Signature must be acknowledged by a notary**

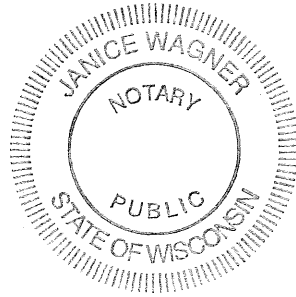
Signature of preparer/applicant: *Dawn McCaskey*

State of Wisconsin

County of Milwaukee

This document was acknowledged before me on 10/29/19 by Janice Wagner

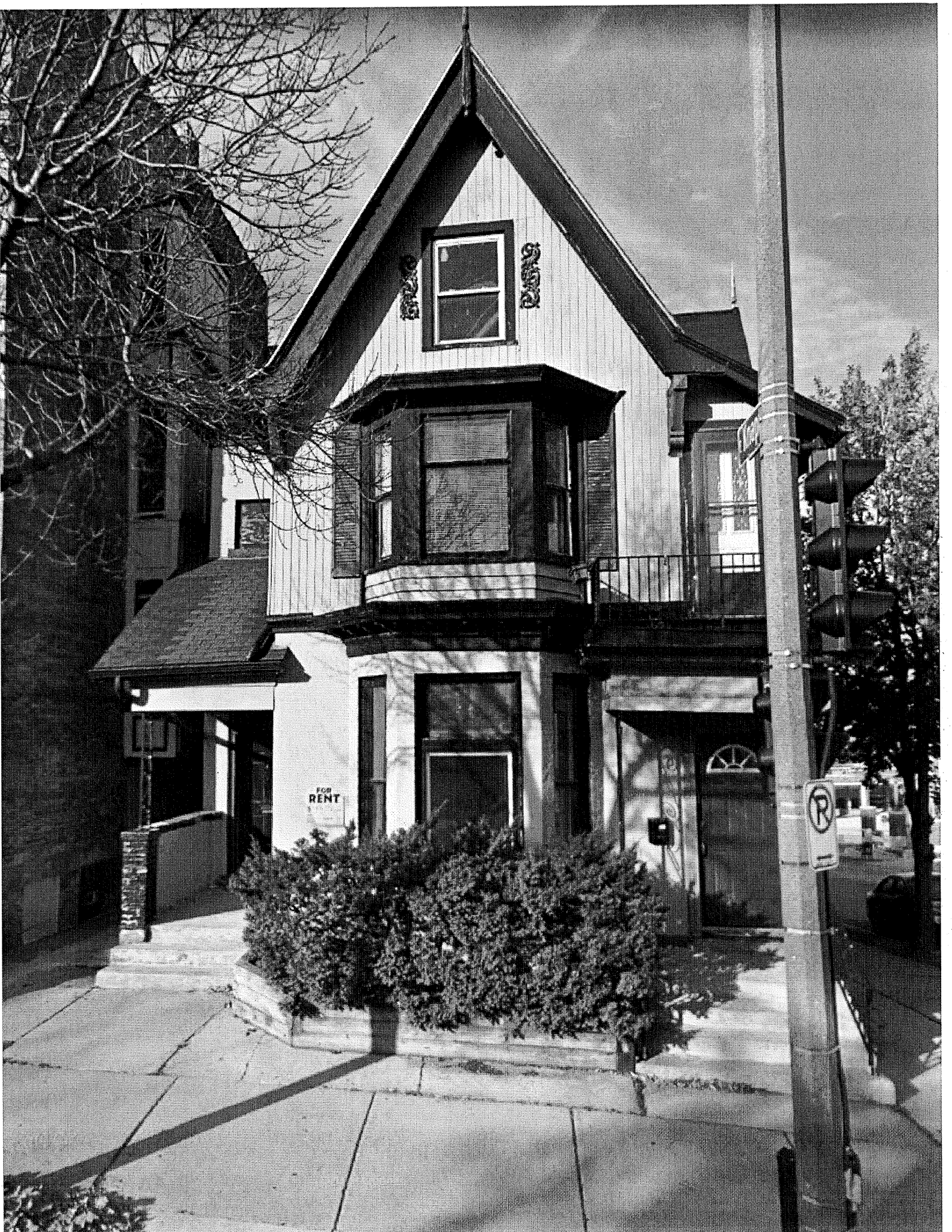
*Janice Wagner*  
Seal & Signature of notarial officer



My commission expires: 5/3/20

Milwaukee Historic Preservation Commission  
Office of the City Clerk  
841 N Broadway, Rm B-1  
Milwaukee, WI 53202  
HPC@Milwaukee.gov

414-286-5722



FOR RENT

P



## Theodore Schutz Dies; Public Official in 1891

Theodore F. Schutz, former building inspector and father-in-law of John Schlehlein, jr., register of probate, died of apoplexy late Friday at his home, 729 Forty-sixth-st. The funeral will be held at 9 a. m. Monday in St. Mary's Catholic church. Burial will be in Calvary cemetery.

Mr. Schutz was building inspector from 1891 to 1895. He was an architect and practiced his profession until six years ago, when he retired. He was born in Germany 72 years ago, and had lived in Milwaukee for more than 50 years.

Mr. Schutz is survived by his wife, Lina—four daughters, Mrs. Olga Schlehlein, Mrs. Margaret Markwiese, Mrs. Hilda Schroeder and Mrs. Olive Conlin, the last two of Chicago; and a son, Edmund G. Schutz.

### CITATION (AGLC STYLE)

*Milwaukee Journal*(online), 17 Nov 1923 6 <<https://infoweb.newsbank.com/apps/news/document-view?p=EANX-NB&docref=image/v2:1477BBDEA50EB75C@EANX-NB-16250D23148352AB@2423741-16219ECB0629F199@5-16219ECB0629F199@>>

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## 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 college. After his arrival in this country he devoted himself to the carpenter trade and afterwards became an assistant of Architect Douglas. For six years he practiced as architect until appointed assistant building inspector. His assistant will be Mr. Krieger, a popular young man of the South Side.

During April the building inspector issued permits for four solid brick buildings, two brick-cased buildings, 132 frame buildings and 73 alterations, total 211. The fees amounted to \$322.

#### CITATION (TURABIAN STYLE)

*Milwaukee Journal* (Milwaukee, Wisconsin), May 4, 1891: 1. *NewsBank: Access World News - Historical and Current*.  
<https://info.web.newsbank.com/apps/news/document-view?p=WORLDNEWS&docref=image/v2:1477BBDEA50EB75C@EANX-NB-164795AB0FEFF516@2411857-1647692725256925@0-1647692725256925@>

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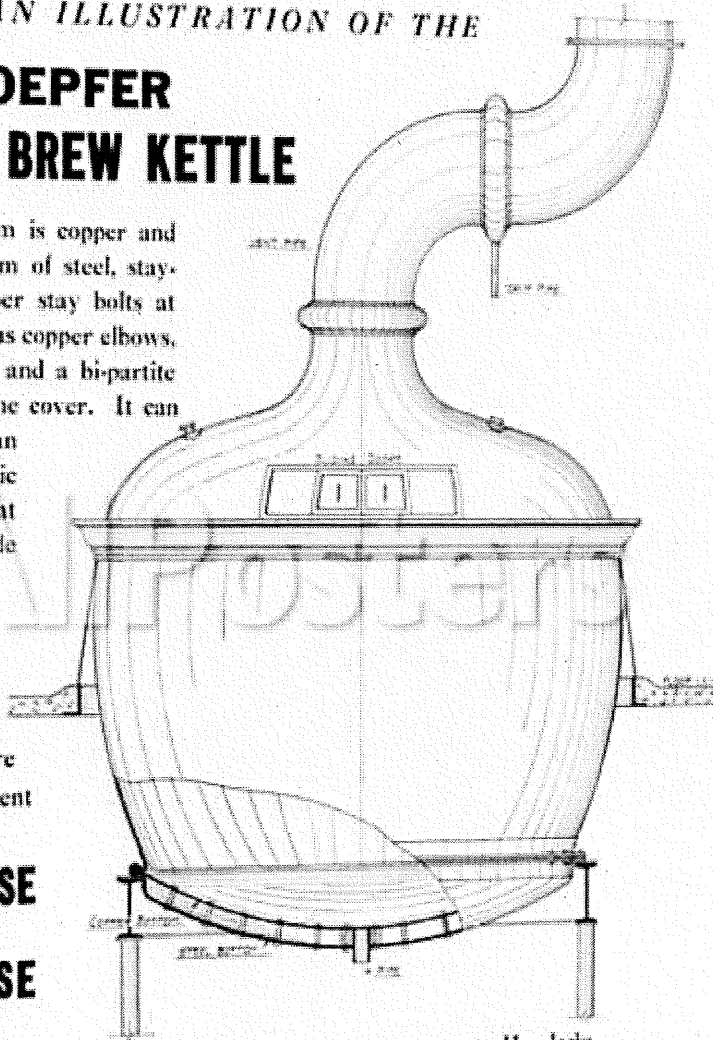
# THE TOEPFER FAMILY

Has Been Serving the Brewing Industry Since 1855

HERE IS AN ILLUSTRATION OF THE

## TOEPFER COPPER BREW KETTLE

The inside bottom is copper and the outside bottom of steel, stay-bolted with copper stay bolts at close centers. Has copper elbows, brass mouldings, and a bi-partite sliding door in the cover. It can be fitted with an eye glass, electric light and float gauge. Also made in "Pear Shape."



We manufacture complete equipment for the  
**BREW HOUSE**  
and  
**MALT HOUSE**  
including

Brew Kettles  
Copper and  
Brass Work  
Slotted Bronze  
False Bottoms

Mash Tubs  
with  
Hydraulic or  
Stationary  
Mash Machines  
Toepfer's Patent Dumping Malt Kiln Floors

Hop Jacks  
Water Tanks  
Baudelot  
Coolers  
Perforated Metals

## W. TOEPFER & SONS CO.

MILWAUKEE, WIS.

2549 No. 30th STREET

**Current Address:** 1245 + 1247 N Milwaukee Street

**Old Address:** 657 Milwaukee Street (657 ½ added in 1918)

**Location:** Lot 1 – Block 132 – Ward 1

**Summary of residents:**

- 1865-1871** Mack Montgomery (Frank W. Montgomery 1869-71)
- 1873** John E. & Phoebe A. Garner
- 1878-1879** Frederick G. Ranney (Wife Minne Garner)
- 1889-1923** Theodore F. Schutz (bldg. inspector, architect, Wiskocil & Schutz, later Schutz)
- 1918** Property converted to two family by Theo F. Schutz
- 1918-37** John Schlehlein Jr. (Register of Probate, son-in-law of Theo Schutz)
- 1923-1943** Gregoryos (Phinelopia) Placeas
- 1937-42** Topitzes, Jas W
- 1943-49** Duplex for sale

**Detailed chronology of residents and related persons:**

Year	Resident Information
1858	John E. Garner, phys, 331 Milwaukee St.
1862	Dr. John E. Garner, 331 Milwaukee St.
1865	Mc Montgomery, dry goods merchant, r 657 Milwaukee St. John E. Garner, phys, office 471 Milwaukee, residence same
1866	Mc Montgomery, Jones + Montgomery merchant tailor 99 Wisconsin, r 657 Milwaukee St.
1868-69	Mc Montgomery, Jones + Montgomery merchant tailor r 657 Milwaukee St. John E. Garner, phys Garner & Allen, corner Mason and Milwaukee
1869-70	Mack Montgomery, Jones + Montgomery merchant tailor, r 657 Milwaukee St. Frank W. Montgomery, clk C.D. Adsit, r 657 Milwaukee St. John E. Garner (Garner & Allen) corner Mason and Milwaukee, r 212 Milwaukee St.
1870-71	Mack Montgomery, r 667 Milwaukee St. (typo likely 657 Milwaukee St.) Frank W. Montgomery, bookpr, bds. 657 Milwaukee St.

	<b>John E. Garner</b> (Garner & Allen) corner Mason and Milwaukee, r 212 Milwaukee St.
<b>1871</b>	<b>M. Montgomery</b> leaves Milwaukee, Estate Sale at 657 Milwaukee St.
<b>1872-73</b>	<b>John E. Garner</b> , phys (no partner) 212 Wisconsin, residence same
<b>1873</b>	<b>Dr. John E. Garner + Phoebe Garner</b> child death at home 657 Milwaukee St.
<b>1874-75</b>	<b>John E. Garner</b> , phys, 212 Wisconsin, no residence listed
<b>1877</b>	<b>Frank W. Montgomery</b> , cashr singer mfg, rm 96 Pfister's Block <b>Phoebe A. Garner (wid John E.)</b> 464 Jefferson
<b>1878</b>	<b>Minnie Garner</b> marries <b>Frederick G. Ranney</b> <b>Frank W. Montgomery</b> , cashr singer mfg co, b 268 Knapp <b>Nancy Asdit</b> (wid Chas D. Asdit, sister of Frank Montgomery) 268 Knapp <b>Phoebe A. Garner (wid John E.)</b> r 813 National Ave <b>Robert J. Garner</b> , clk, bds 374 Milwaukee <b>Frederick G. Ranney</b> , sec + treas WURR, r corner of Milwaukee & Knapp
<b>1879</b>	<b>Frank W. Montgomery</b> , cashr, r 687 Marshall <b>Mrs. Chas D Asdit</b> , 268 Knapp <b>Phoebe A. Garner (wid John E.)</b> r 813 National Ave <b>Frederick G. Ranney</b> , treas WURR 54 Mitchell, r 657 Milwaukee
<b>1884</b>	<b>Bessie Wood Garner (sis)</b> marries <b>Anthony D. Allibone</b>
<b>1887</b>	<b>John Leslie Garner (son John E. Garner)</b> to <b>Minnie B. Ranney et. al.</b> E 97 ½ ft Lot 1 \$4,000 <b>Theo F. Schutz</b> living in home on Wisconsin St.
<b>1888</b>	<b>Bessie W. Allibone</b> to <b>John J. Kelly</b> pt Lot 1 \$10,150 (Western Half) <b>John J. Kelly</b> , lawyer, r 655 Milwaukee St. <b>Frederick G. Ranney</b> , treas CM + STP 24 Mitchell Bldg, r 707 Marshall <b>Minnie B. Ranney + Husband</b> to <b>Theo F. Schutz</b> Pt. Lot 1 \$4,050 (Eastern Half, 657 Milwaukee St.)
<b>1889</b>	<b>John J. Kelly</b> , lawyer 112 Wisconsin Ave, r 655 Milwaukee St.
<b>1892</b>	<b>Theo F. Schutz (owner + architect)</b> bldg. permit "to build an addition to present house and make other alterations an repairs"
<b>1894</b>	<b>Carl Peashow</b> (Penshorn?) died at 2yrs age, 657 Milwaukee St. (rear house on lot?)
<b>1899</b>	<b>Helen Penshorn</b> bldg. permit for 2 family flat at Lot 1, Block 132, Ward 1, Architect <b>Theo</b>

1899	F. Schutz (according to Sanborn Maps this duplex construction sited at rear of existing 657 Milwaukee home, permit is the source of confusion surrounding date of construction for the home)	
1900	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1901	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1902	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1903	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1904	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St. Theo F. Schutz, alterations permit for "roof to be altered to a high pitch & covered with wood singles to correspond with old."	
1905	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1906	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1907	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1908	Theo F. Schutz, archt + sup 296 W. Water, r 657 Milwaukee St.	
1909	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1910	Theo F. Schutz, archt + sup 296 W. Water, r 657 Milwaukee St.	
1911	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1912	Theo F. Schutz, archt + sup 296 W. Water, r 657 Milwaukee St.	
1913	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1914	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1915	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1916	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1917	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	
1918 : Theo F. Schutz, alterations permit to "alter partition in present residence with 2 family flat, stairway addition to be stucco veneer." <b>Converted to duplex</b> , likely same year that Schlehlein married his daughter and the two moved into the newly constructed upper		
1918	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	Schlehlein, John Jr. (Olga) Register of Probate Court House, h 657 ½ Milwaukee
1919	Theo F. Schutz, archt 296 W. Water, r 657 Milwaukee St.	Schlehlein, John Jr. (Olga) Register of Probate Court House, h 657 ½ Milwaukee
1920	Theo F. Schutz, r 657 Milwaukee St.	Schlehlein, John Jr. (Olga) Register of

		Probate Court House, h 657 ½ Milwaukee
1921	<b>Theo F. Schutz (Lena)</b> , r 657 Milwaukee St.	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 657 ½ Milwaukee
1922	<b>Theo F. Schutz (Lena)</b> , r 729 46 <sup>th</sup> <b>Placeos, Gregoryos (Penelope)</b> shoeshiner 355 N 3d, r 657 Milwaukee <b>Placeos, Helen Mrs.</b> r657 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 657 ½ Milwaukee
1923	<b>Theo F. Schutz</b> dies <b>Placeos, Gregoryos (Penelope)</b> shoeshiner 355 N 3d, r 657 Milwaukee <b>Placeos, Mary</b> r657 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 657 ½ Milwaukee
1924	<b>Placeos, Geo (Kergakola)</b> shoeshiner 657 Milwaukee <b>Placeos, Gregoryus (Penelope)</b> shoeshiner 355 N 3d, r 657 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 657 ½ Milwaukee
1925	<b>Placeos, Geo</b> shoeshiner 657 Milwaukee <b>Placeos, Gregoryas (Penelope)</b> shoeshiner 355 N 3d, r 657 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 657 ½ Milwaukee
1926	<b>Placeos, Gregoryas (Penelope)</b> shoeshiner 355 N 3d, r 657 Milwaukee <b>Placeos, Helen (wid Geo)</b> r657 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 657 ½ Milwaukee
1927	<b>Placeos, Gregoryas (Penelope)</b> shoeshiner 355 N 3d, r 657 Milwaukee <b>Placeo,s Helen (wid Geo)</b> r657 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 657 ½ Milwaukee
1928	<b>Placeos, Gregoryas (Penelope)</b> shoeshiner 355 N 3d, r 657 Milwaukee <b>Placeos, Helen (wid Geo)</b> r657 Milwaukee <b>Placeos, Mary</b> bindery wkr r657 Milwaukee <b>Placeos, Viola</b> student r657 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 657 ½ Milwaukee
1929	<b>Placeas, G.</b> construction permit for	<b>Schlehlein, John Jr. (Olga)</b> Register of

	concrete block garage at rear <b>Placea, Gregre (Phinelopia) h657</b> Milwaukee	Probate Court House, h 657 ½ Milwaukee
<b>1930</b>	<b>Placeas, Gregore (Phinelopia)</b> shoeshiner 355 N 3d, h1245 Milwaukee <b>Placeas, Geo</b> (Parthenon Hat Shop) r256 Kewaunee <b>Placeas, Geo Jr.</b> shoeshiner r222 Brady <b>Placeas, Mary (Wid Geo)</b> h222 Brady	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 1247 Milwaukee
<b>1931</b>	<b>Placeas, Gregore (Phinelopia)</b> shoeshiner 1151 N 3d, h1245 Milwaukee <b>Placeas, Viola (wid Geo)</b> r1245 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 1247 Milwaukee
<b>1932</b>	<b>Placeas, Gregore (Penelope)</b> shoeshiner 1151 N 3d, h1245 Milwaukee <b>Placeas, Viola (wid Geo)</b> r1245 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 1247 N Milwaukee, elected a director of the Milwaukee Mutual Loan & Building Association.
<b>1933</b>	<b>Placeas, G.</b> permit for rear storm house addition <b>Placeas, Gregory (Penelope)</b> shoeshiner 1151 N 3d, h1245 Milwaukee <b>Placeas, Viola (wid Geo)</b> r1245 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 1247 N Milwaukee
<b>1934</b>	<b>Placeas, Gregory (Penelope)</b> hat clnr 1151 N 3d, h1245 Milwaukee <b>Placeos, Viola Mrs.</b> r3516 Center	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 1247 N Milwaukee
<b>1935</b>	<b>Placeas, Angeline</b> student r1245 Milwaukee <b>Placeas, Gregory (Penelope)</b> hat clnr 1151 N 3d, h1245 Milwaukee <b>Placeas, Viola</b> r1245 Milwaukee	<b>Schlehlein, John Jr. (Olga)</b> Register of Probate Court House, h 1247 N Milwaukee
<b>1936</b>	<b>Placeas, Gregory (Penelope)</b> hat clnr 1151	<b>Schlehlein, John Jr. (Olga)</b> Register of

	N 3d, h1245 Milwaukee	Probate Court House, h 1247 N Milwaukee
<b>1937</b>	<b>Placeas, Gregory (Penelope)</b> hat clnr 1151 N 3d, h1245 Milwaukee	<b>John Schlehein Jr.</b> dies <b>Schlehein, Olga (wid John Jr.)</b> h709 E Juneau apt 410 <b>Topitzes, Jas W (Despo)</b> gro 517 Knapp, r1247 Milwaukee
<b>1938</b>	<b>Placeas, Gregory (Penelope)</b> hat clnr 1151 N 3d, h1245 Milwaukee <b>Placea, Viola</b> tchr r1245 Milwaukee	<b>Topitzes, Jas W (Despo)</b> gro 517 Knapp, r1247 Milwaukee
<b>1939</b>	<b>Placeas, Gregory (Penelope)</b> hat clnr 1151 N 3d, h1245 Milwaukee	<b>Topitzes, Jas W (Despo)</b> gro 517 Knapp, r1247 Milwaukee
<b>1940</b>	<b>Placeas, Gregory (Penelope)</b> hat clnr 1151 N 3d, h1245 Milwaukee <b>Placeas, Viola</b> student r1245 Milwaukee	<b>Topitzes, Jas W (Despo)</b> gro 517 Knapp, r1247 Milwaukee
<b>1941</b>	<b>Placeas, Angeline</b> student r1245 Milwaukee <b>Placeas, Gregory (Penelope)</b> hat clnr 1151 N 3d, h1245 Milwaukee <b>Placeas, Viola</b> r1245 Milwaukee	<b>Topitzes, Jas W (Despina)</b> gro 517 Knapp, r1247 Milwaukee
<b>1942</b>	<b>Andreopoulos, Augustus</b> USN r1245 N Milwaukee <b>Andreopoulos, Geo</b> shoe clnr Geo E. Poulos r1245 N Milwaukee <b>Andreopoulos, Wm</b> sprayer Spray-Rite Enameling Co. h1245 N Milwaukee	<b>Topitzes, Jas W (Despo)</b> gro 517 Knapp, h525 N 34 <sup>th</sup>
<b>1943</b>	<b>Gregory Placeas</b> , owner 1247 N Milwaukee St. bldg. permit for residing with 5/8" insulated brick at the dormers and partial sidewalls to replace stucco (Placeas likely repairing/rehabbing for sale)	
<b>1943-1949</b>	<b>Property for sale</b>	