

1900-2000

An Urban Renaissance

Cedar Height

*...no man feels
more of a man
in the world if
he have a bit of
ground that he
can call his
own...*

Profile & Proposal

Cedar Heights

*...However small it is on the surface, it is
four thousand miles deep; and that is a
very handsome property.*

Proposed

Cedar Heights Conservation Area

Historically portrayed as "one of Milwaukee's finest residential areas," the Cedar Heights Conservation Area is destined to once again become a grand jewel in Milwaukee's crown of urban renaissance achievements.

The Cedar Heights neighborhood is an ideal location for the establishment of a Conservation Area as it meets and exceeds several key Conservation Area qualifiers including: topography; space; architecture; and added [appurtenant] features. What places the Cedar Heights Conservation Area above and beyond these standards is the sheer quantity and quality of the historically remarkable craftsmanship that remains.

The Cedar Heights Residential Association will work to unify the efforts of local government, community based organizations, and stakeholders living in the vicinity, to renew and revitalize two square blocks of Milwaukee's Near West Side through the establishment of the Cedar Heights Conservation Area. The implementation of the Cedar Heights Conservation Area is the first step in developing a much needed renewal program to sustain the restoration and revitalization of one of Milwaukee's oldest and most beautiful neighborhoods.

*Cover quote from Charles Dudley Warner, 1829-1900
"My Summer in a Garden [1870], Preliminary."*

TABLE OF CONTENTS

<i>Cedar Heights Conservation Area Principals</i>	1
<i>Cedar Heights Conservation Area Proposal</i>	2
<i>What Is a Conservation Area?</i>	3
<i>What Is a Conservation District?.....</i>	4
<i>Map of Cedar Heights Conservation Area</i>	5

The following are synopses of Cedar Heights historic homes, their stories, and their story-

1	2408 W. Kilbourn Avenue	10
2	2409 W. Kilbourn Avenue	11
3	2415-17 W. Kilbourn Avenue	12
4	2423 W. Kilbourn Avenue	13
5	2424 W. Kilbourn Avenue	14
6	2427 W. Kilbourn Avenue	15
7	2432 W. Kilbourn Avenue	16
8	2433 W. Kilbourn Avenue	19
9	2436 W. Kilbourn Avenue	19
10	2437 W. Kilbourn Avenue	20
11	2441 W. Kilbourn Avenue	21
12	2447 W. Kilbourn Avenue	22
13	2448 W. Kilbourn Avenue	23
14	2451 W. Kilbourn Avenue	24
15	2452-4 W. Kilbourn Avenue	25
16	2455 W. Kilbourn Avenue	26
17	2460 W. Kilbourn Avenue	27
18	2463 W. Kilbourn Avenue	27
19	823-833 N. 24th Street	28
20	843 N. 24th Street	29
21	849 N. 24th Street	29

22	855 N. 24th Street	30
23	915 N. 24th Street	30
24	931-3 N. 24th Street	31
25	939 N. 24th Street	31
26	943 N. 24th Street	32
27	947 N. 24th Street	32
28	955-9 N. 24th Street	33
29	2401-09 W. State Street	34
30	2411-19 W. State Street	34
31	2429 W. State Street	35
32	2441-63 W. State Street	36
33	2442, 2446, 2450 W. Wells Street ...	36
34	804, 808, 812 N. 25th Street	37
35	818 N. 25th Street	38
36	822 N. 25th Street	38
37	832 N. 25th Street	39
38	842-44 N. 25th Street	39
39	910 N. 25th Street	40
40	918 N. 25th Street	41
41	924 N. 25th Street	41
42	940 N. 25th Street	42

On the Cover:

Charles Dudley Warner
(1829-1900), *My Summer in
a Garden*. Preliminary

Cover Map acquired from the
American Geographical
Society Collection,
University of Wisconsin-
Milwaukee Golda Meir
Library. [Sanborn Perris Fire
Insurance Co. Milwaukee

John Kurth
Project Manager

Heather Winter
Editor & Creative Director

Sarah Stern
Research Assistant

Principals

- ◆ **Civic/political leadership through local government agencies.**

- ◆ **Contributing Agencies:**

- ◇ Milwaukee Project

The *Milwaukee Project* acts as a conduit for communication between city officials and community based associations to focus on strengthening diversity in inter-community and intra-community projects to promote cultural pride and education.

- ◇ Cedar Heights Residential Association

The mission of the *Cedar Heights Residential Association* ("CHRA") is to strengthen residential and governmental activism through the establishment and maintenance of a Conservation Area/Conservation District.

- ◇ West End Development Association: Neighborhood Strategic Planning Agency for Area #14.

- ◆ **Urban leadership through neighborhood residents:**

- ◇ 'Urban Pioneers' who buy the homes available on the south side of the 2400 block of W. Kilbourn Avenue back from the City of Milwaukee.
- ◇ Nearby residents include: Johnson Square, YW Villages and other rental properties bordering the proposed district.

Mission

The mission of the Cedar Heights Residential Association ("CHRA") is to strengthen residential and governmental activism through the establishment and maintenance of a Conservation Area/Conservation District.

Proposal

Goals:

- ◆ To gain the Common Council's approval of the Conservation Area/Conservation District concept.
 - ◇ This proposed area is legally recognized as Blocks 269 and 283 of Hawley's Subdivision (Block 269 is bound by 24th and 25th Streets, Kilbourn Avenue and State Street; Block 283 is bound by 24th and 25th Streets, Kilbourn Avenue and Wells Street).
- ◆ To generate private sector investments for the purpose of:
 - ◇ Ensuring successful and historically accurate completion of major thoroughfares, accompanying pedestrian sidewalks, crosswalks, trees and plantings, as part of a cohesive urban landscape.
 - ◇ Preserving Targeted Investment Neighborhood funds (county funds that can otherwise be used to purchase and rehabilitate surrounding properties).

Conservation District

"...possesses form, character, and visual qualities derived from arrangements or combinations of topography, vegetation, space, scenic vistas, architecture, appurtenant features, or places of natural or cultural significance, that create an image of stability, comfort, local identity, and livable atmosphere..."

as defined
by the National Parks Service

design

The principal responsibilities of a **Conservation District** lie with the local government itself.

The ... designation lies most heavily on ... the mayor, [common] council, planning staff and several line and staff agencies of the city government.

These primary responsibilities include: initial district planning; project implementation; and overall maintenance. As a result, various city agencies work together to improve and maintain such basic city needs as: *land use planning; transportation routes; accessibility; public facilities; open spaces; and urban design.*

Conservation Area

...a smaller component of a Conservation District, fitting within and complementing the Conservation District.

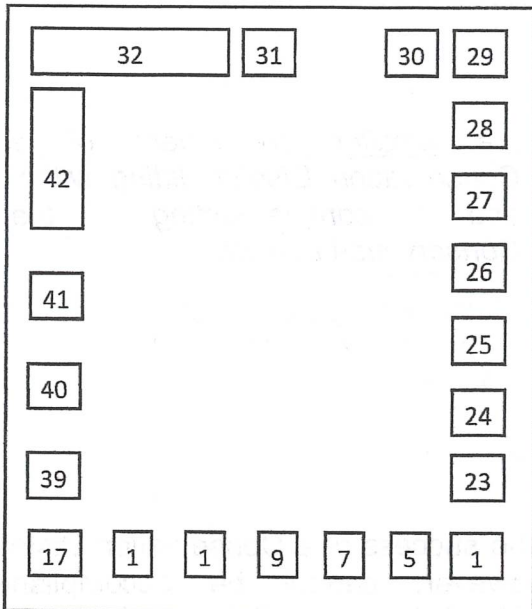
craftsmanship

The success of a Conservation District, however, cannot be accomplished without the essential contributions of each **Conservation Area**. The principal responsibilities of a Conservation Area rely heavily upon proactive communication between grassroots organizations, neighborhood stakeholders and the local government. Advocacy and input from Community Based Organizations and residents coupled with local city government and associated agencies work together to create benefits such as: *improved housing; education; employment; health; neighborhood protection; and the strengthening of related human services.*

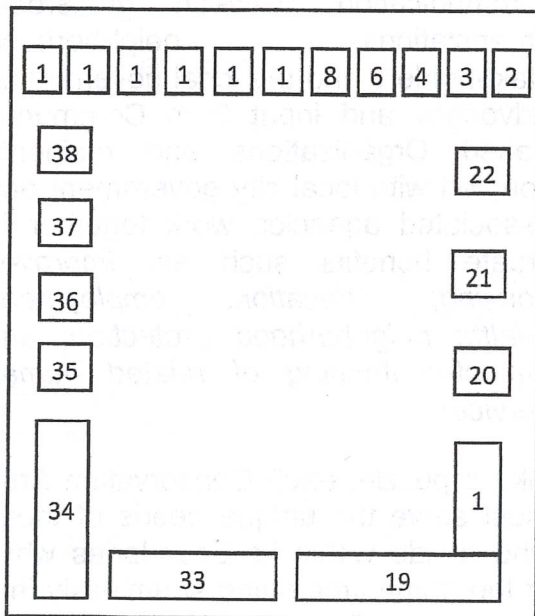
Like a puzzle, each Conservation Area must serve the unique needs of those who reside within its boundaries while at the same time fitting seamlessly into the larger Conservation District.

quality

State Street

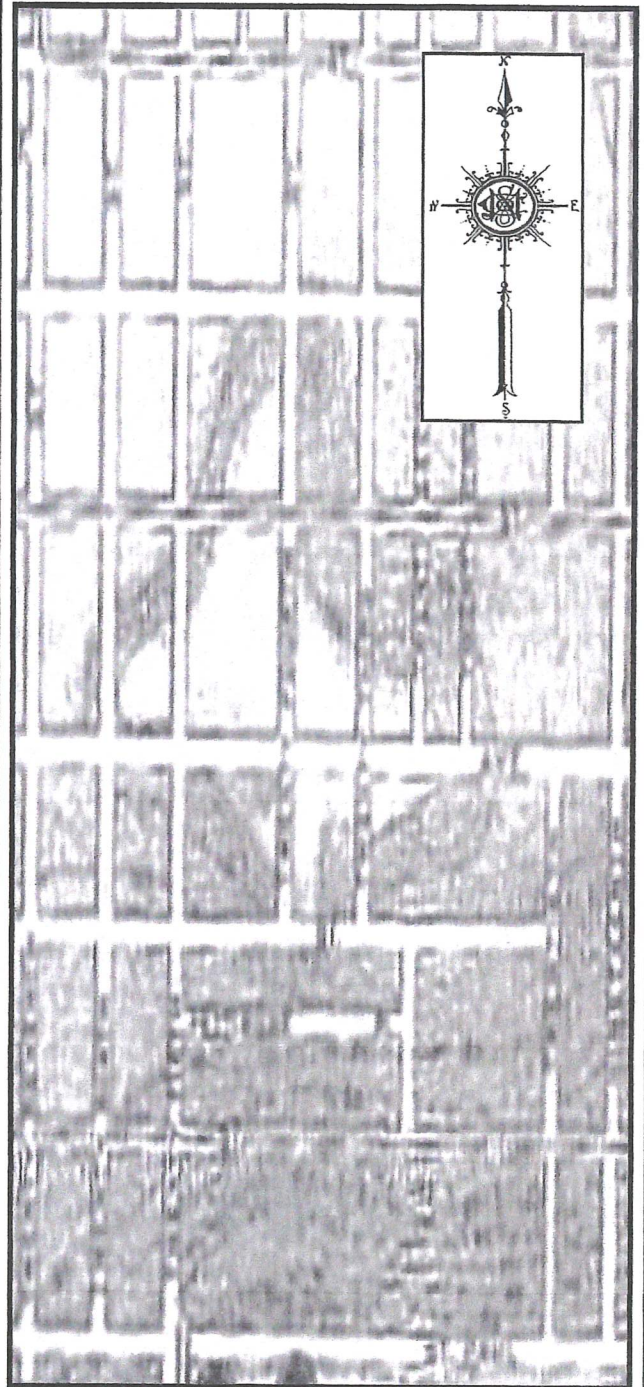


Kilbourn Avenue
[Cedar Street]



Wells Street

These Numbers correspond to the location numbers found in the left hand column of the table of contents.



2408 W. Kilbourn Avenue

249 N. 24th Street

In 1882 Mr. Christian Voechting paid \$8,200 for this 100' x 150' lot.

Shortly after his purchase of the lot, Mr. Voechting, then a principal in the firm of Voechting & Shape (the company responsible for bottling Schlitz — the “beer that made Milwaukee famous”), became President of the Joseph Schlitz Bottling Co. This advancement enabled Mr. Voechting to build an impressive home which included a carriage house designed by famed architect, Henry Messmer. (The carriage house met its fate by fire in 1951, due to the careless storage of building supplies by an area contractor.)

In the 1920s, Attorney John F. La Boule became the next resident of 2408 W. Kilbourn Ave. [249 N. 24th St.]. Mr. La Boule, an early supporter of civic improvements along Kilbourn Ave. between City Hall and N. 10th St., is

Historian William George Bruce wrote of Henry Messmer in his History of Milwaukee: City & County [1922]:

The following are a few among the many large jobs taken and completed by him: Obermann Brewing Company, ice houses, malt-house, and dwelling; Asmuth & Kraus, large malt-house; Frederick Miller's Beer Garden, ice houses, office, and cellar, the latter a very extensive

perhaps best known for his contributions while serving on the Board of Directors of the Civic Center Advancement Association. In part, Mr. La Boule aided Alfred Clas in developing a plan [later modified] for the E. Kilbourn Ave. corridor which today contains the Auditorium.

In 1928 the La Boule residence had become part of the Roger Williams

Henry Messmer

Memorial Hospital complex. For the next ten years it served as the Home for the Aged and housed the Phi Chi Medical Fraternity.

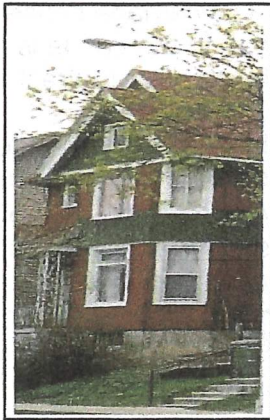
Sometime during the late 1930s the lot was divided into two 50' x 150' lots. By the late 1960's, each lot contained an apartment building (the Voechting/La Boule home was razed in 1964).

2409 W. Kilbourn Avenue

2409 Cedar Street

The original architect and/or builder of this two and a half story wood frame home is unknown.

In March of 1902, builder Andrew Tophooven was hired by William Jameson, the owner, to underpin the home's foundation with a brick basement at a cost of \$560.



In 1922, the City Directory attributed this address to Mrs. Mary Hope, widow of John Hope.

In August of 1948, asphalt siding was installed.

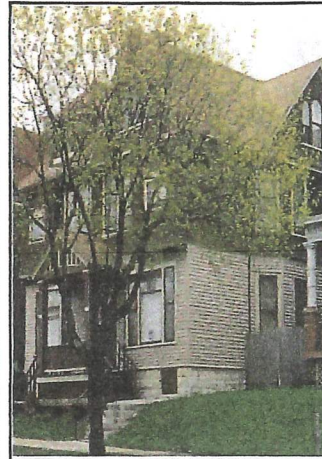
In January of 1957, Mrs. Nettie Jahns, a telephone operator, received permission from the City of Milwaukee's Department of Building Inspection and Safety Engineering to convert this single family residence into a duplex. The home has since been converted back into a single family residence.

2415-17 W. Kilbourn Avenue

2411-13 Cedar Street

Built for \$6,000 in 1892, this side-by-side double house configuration was designed by famed Architect Carl F. Ringer for John and Emil Reinhold (dyers and cleaners

located at 483 E. Water St.). Ringer's design was constructed (builder listed only as 'Hengel') upon an 18" rough-faced Wauwatosa limestone foundation (mason unknown).



The historian Bayrd Still, in his

Milwaukee: A History of a City, noted that in 1910 Ringer was appointed as Building Inspector by Mayor Emil Seidel.

In 1922 the eastern unit was occupied by William Piepenbrinck, a Department Manager of the Acme Chemical Co. and the western unit was the residence of Mary Caffrey, (occupation unknown).

Of architect Carl F. Ringer, Alexander Guth wrote in the 1926-27 edition of the "Wisconsin Magazine of History":

"Carl F. Ringer, Sr. can well lay claim to the fact that he is today the dean of

4 2423 W. Kilbourn Avenue

2417 Cedar Street

Dating to early 1889, this two-story wood frame home, one of the first homes along the 2400 block of Cedar St., was built by Kamerling & Kettelle Construction Co. for Edward Warden.



William George Bruce, the eminent Milwaukee historian, noted in the History of Milwaukee: City & County [1922]:

From 1874 to 1895 Kamerling & Kettelle "built many homes in Milwaukee, drawing their own plans and specifications and

The home's original cedar post foundation was replaced in the early 20th century by the current block foundation.

In 1922 the machinist Harry Smith called this residence home.

**Cedar Heights Conservation Area
Preliminary Observations**

In the tradition of many mid-nineteenth century professionals who began as 'master builders,' such as the prominent architects James Douglas and John F. Rague, the partners Kamerling & Kettelle left an influential impression on the architectural styling of the Near West Side.

Kamerling & Kettelle Construction Co.

2424 W. Kilbourn Avenue 5

2418-20 Cedar Street

This side-by-side double house (architect Carl F. Ringer) was built by Kamerling & Kettelle Construction Co. in the summer of 1889, for John G. Garaghty, a clerk at Northwestern Mutual Life Insurance Co.

In the late 1920's the home was purchased by the Roger Williams Memorial Hospital complex to serve as a Nurse's Home (the residence served as the Nurse's Home from about 1928 to 1938). This purchase was most likely the reason for the home's change from a double family residence to a single family residence in the late 1920's.



Carl F. Ringer

Since the mid-1950s the home has served as a rooming house.

In August 1951, the same fire that consumed the carriage house of the Voechting residence (2408 W. Kilbourn Avenue [249 N. 24th Street], see page 12) caused \$2000 in damage to the eastern wall and roof of this home.

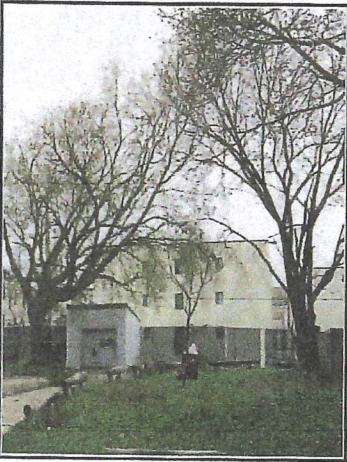
**Cedar Heights Conservation Area
Preliminary Observations**

Underneath the asphalt siding, this building retains many of its historic design features. By restoring the original exterior features and returning the home to its double house configuration, it will become an invaluable (re)addition to the Cedar Heights Conservation Area.

6 2427 W. Kilbourn Avenue

2421 Cedar Street

Unfortunately, the original building permit information for this home no longer exists. However, Sanborn & Perris Fire Insurance maps from 1894 do show a footprint of a two-story wood frame structure, a half-story frame garage and a storage building on this property.



In 1922 Attorney Frederick Groelle was listed as the home's resident.

On June 21, 1961, defective wiring in the attic caused \$3,500-\$5,000 in fire damage to the roof and rafters. By September 25th of the same

year, the damage had been repaired.

In 1972 the home became a Marquette University fraternity house for the Corporation of Sigma Phi Epsilon and remained so until the late 1980's, when it burned to the ground.

Cedar Heights Conservation Area Preliminary Observations

Today, a vacant lot occupies the site. An infill building from the 1890s moved from another neighborhood would be a perfect historical fit for this lot.

2432 W. Kilbourn Avenue

2424 Cedar Street

Begun in the fall of 1896 and finished by late summer 1898, Joseph Kalvelage, Secretary-Treasurer of the Hoffmann-Billings Manufacturing Co. (a company which produced plumbing, steam fitting, and brewery supplies), spared no expense building this German Baroque castle with a French Second Empire-inspired mansard roof. Better known as the Kalvelage *Schloss* ('*Schloss*,' German for 'castle') this mansion remains as one of Milwaukee's finest homes. The 9,000 sq. ft. mansion (not including the basement) visually and structurally exceeded the extremely conservative \$20,000 estimated cost that appeared on the building permit.

Boasting the likes of such extraordinarily gifted artisans as Otto Strack, Gerhard Stuewe, John Langenberger and Cyril Colnik, the architectural and craft heritage of this home befits that of any fairytale castle.

Otto Strack's remarkable career includes his design of the

Of Otto Strack from "Men of Progress," manuscript c. 1899:

"After graduating [from the Hamburg Building School], he [Strack] studied the building art at the Polytechnical Schools of Berlin and Vienna, and graduated in this special course in 1879. Two years later

Pabst Theater, the Goodrich-Pabst mansion, as well as several late 19th century Pabst Brewing Co. buildings (including the 1893 World's Fair Pabst Brewing Co. Pavilion — now attached to the eastern end of the Pabst Mansion). In 1890, Otto Strack was chosen to be the supervising

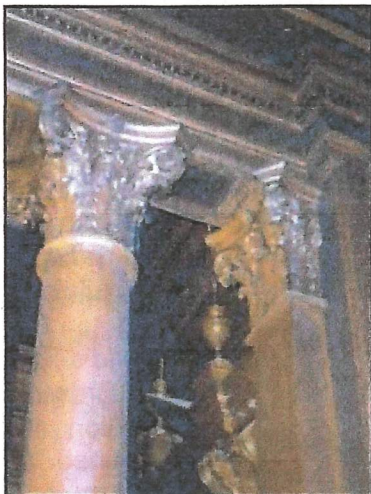
engineer for the construction of the highly anticipated Pabst Building, Wisconsin's first high-rise.

The mansion's gifted mason, Gerhard Stuewe,

Otto Strack

worked with Strack on the Pabst Theatre commission prior to this project. The outstanding work of master carpenter, John Langenberger, is prominently displayed in the mansion's impressive music room; and noted wrought iron master Cyril Colnik festooned the mansion with some of his finest work. Further glorifying these remarkable works are numerous exquisite stained glass windows and transoms.

Matching the caliber of its craftsmen, the physical attributes of the *Schloss* are simply astonishing. Spanning two lots, the



In 1920, Kalvelage retired from the Hoffmann-Billings Manufacturing Co. and moved from the *Schloss* into the Cudahy Towers on Prospect Avenue.

The *Schloss*' second owner, Percy Day, a Department Manager at the Falk Corp., subsequently divided the mansion's double lot back into two separate lots.

In 1927, the mansion was sold to the Reverend Otto Hauser and the Board of



finished limestone foundation, some 20 inches thick. With added brick piers supporting a reinforced iron beam balloon-framed structure, the resulting construction was then deftly and beautifully veneered in St. Louis tan pressed brick.

John Langenberger - Carpenter



Directors of the Roger Williams Memorial Hospital and Home for the Aged. Lasting for only ten years, the Hospital and Home for the Aged most likely succumbed to competition from the nearby County Emergency Hospital and Milwaukee (or Passavant) Hospital.

In 1938 the *Kalvelage Schloss* was divided into a rooming and halfway house and remained so until 1976.

... [the] *Schloss* includes a finished limestone foundation, some 20 inches thick. With added brick piers supporting a reinforced iron beam balloon-framed structure, the resulting

In 1976, the new owner began a systematic rehabilitation of the home, and until the early 1980s, managed to conduct weekend tours as a nonprofit house museum.

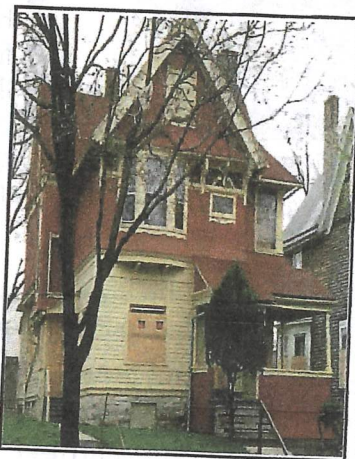
Cedar Heights Conservation Area Preliminary Observations

2433 W. Kilbourn Avenue

2427 Cedar Street

8 No building permit information remains for this home. However, 1894 Sanborn & Perris Fire Insurance maps of the area confirm that the two and a half story wood frame home (built on a rough-faced Wauwatosa limestone foundation), was already in place.

In the spring of 1919, a sleeping porch was added to the residence at a cost of \$500.



The 1922 City Directory indicates that Mr. Mathias Rausch, a claims agent, was living in the home.

Cedar Heights Conservation Area Preliminary Observations

The home's many decorative Victorian elements are in excellent condition. This home will benefit from a relatively simple rehabilitation process.

2436 W. Kilbourn Avenue

2428 Cedar Street

Originally part of the Kalvelage estate (see pages, 18-20), the westernmost 63 feet of the double lot was sold in the spring of 1926 to the Cedar Street Realty Co.

9 In September of 1926, the firm of Charles Keller & Son designed, completed and made ready for tenants the 24 unit Valencia Apartments at a cost of \$74,000.

Circa 1931, tenants included William L. Thompson, Secretary of Quality Oil Co., and Gordon E. MacTavish, special agent for Northwestern Mutual Life Insurance Co.

Cedar Heights Conservation Area

Charles Keller & Son

Preliminary Observations

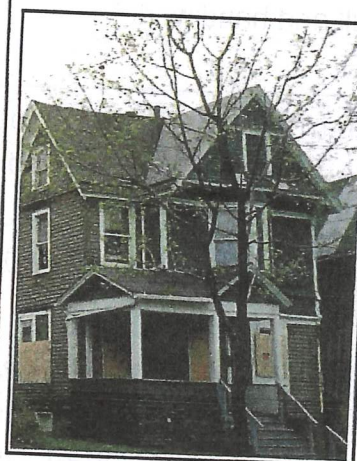
The building has been blighted and vacant for several years, and awaits a collaboration between its owner, Marquette University and the City of Milwaukee, to decide its fate of reuse, or condemnation/demolition.

2437 W. Kilbourn Avenue

2429 Cedar Street

This two and a half story wood frame home, built upon a brick foundation, (was constructed) for John P. Zetteler, a clerk at Northwestern Mutual Life Insurance Co.

In the fall of 1905, architect William Van Rhienen was retained to add an 1,800 sq. ft. two story addition to the back of the home.



Van Rhienen lived nearby (1902 W. Kilbourn Ave.), and it is very likely that he designed the original home as well.

William Van Rhienen is also known for designing the County Emergency Hospital on the site of the Emil

Schandein mansion (2400 W. Wisconsin Ave.) (Presently, this building houses the Grand Avenue St. School and remains little changed except for an addition to the north end of the building.)

William Van Rhienen

1

1

2441 W. Kilbourn Avenue

2431 Cedar Street



Designed by respected architect William Davelaar and constructed in 1892 by the McCann Brothers contractors, this home was built for Attorney Frederick J. Downer, Jr. for a cost of \$2,900.

William Davelaar

Originally trained in Pittsburgh as a decorative plasterer, Davelaar had "many monuments to his skill and handiwork."

In 1922, this home was the residence of Dr. Timothy O'Donovan, who kept his office near 11th and Walnut Streets.

In 1933, according to Wright's City Directory, John Kelly of Kelly & Schmidt, Wholesale Produce was listed as the occupant of 2441 W. Kilbourn Ave.

William George Bruce wrote of Architect William Davelaar in The History of Milwaukee: City & County [1922]:

The Davelaar family comes of Holland ancestry. The family was founded in America about 1847 by Gerrit Davelaar, blacksmith, who settled in Pittsburgh, Pennsylvania. William Davelaar [youngest son of Gerrit] was one of the early architects of Milwaukee ['William Davelaar,

Carl F. Ringer

Cedar Heights Conservation Area

Preliminary Observations

Recently several Victorian architectural elements, previously hidden under artificial siding, have been revealed. Of particular interest is the fishscale pattern created by bands of shingles, bordered by thin clapboard banding. With a sensible rehabilitation plan, this two and a half story wood frame house promises to be a comfortable home for the next one hundred years.

2447 W. Kilbourn Avenue

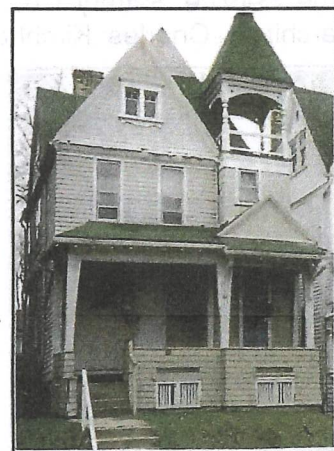
2435 Cedar Street

1

Little is known of the origins of this home.

In 1911, H. B. Dewey, owner, hired builder Richard Riesen to "remodel and enlarge" the front porch for a cost of \$250.

Riesen, a resident of the neighborhood himself (at the southeast corner of 24th St. and Kilbourn Ave., across the street from architect Carl



F. Ringer), was principally retained as a builder of garages and additions to homes in his immediate neighborhood. However, Riesen is best known for his work on the Colby-Abbott Building on Mason Street downtown.

The 1922 Wright's City Directory lists the home's resident as Albert Grobert, Manager.

Cedar Heights Residential Association

Preliminary Observations

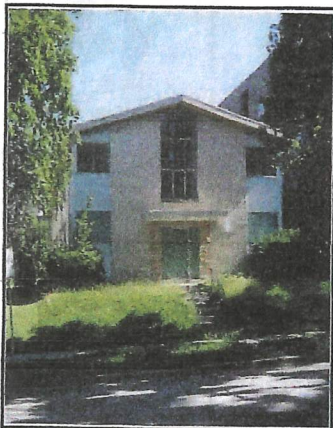
This residence still retains its unusual open tower and much of the fish scale shingling along its upper story and a half. Unfortunately, the front façade along the porch level has been modified to accommodate the home's change from a single-family residence into a duplex. Nevertheless, with a few changes — such as reverting the floor plan back to a single family residence and a new roof — the home can be returned to a beautiful example of 1890s modified Queen Anne architecture.

2448 W. Kilbourn Avenue

2440 Cedar Street

1

In April of 1895, Oscar Schmidt, President of the Service Battery Co., retained famed local architect Charles Kirchhoff, Jr. (better known for his commissioned works for the Schlitz Brewing Co.), and builder F. K. Schomow to create a two story, wood frame home with an 18" rough-hewn Wauwatosa limestone base.



In 1909, an 1,800 sq. ft. addition was added by the firm of Kirchhoff & Rose, which designed the the Milwaukee County Historical Society (the former Second Ward Savings Bank).

Olga, Oscar's wife, resided there until some time after 1922. In 1933, Oscar, Jr. was listed as the resident-owner.

In 1948 the home's owner, Elizabeth Thompson, leased the house to Mrs. M. DuBruiel. Subsequently Ms. DuBruiel divided the home into a series of sleeping rooms and two and three room apartments.

William George Bruce wrote of [Charles] Kirchhoff & [Thomas L.] Rose in his The History of Milwaukee: City & County [1922] :

'...[they have] designed some of Milwaukee's finest buildings, among, there earliest productions being the Majestic office building, the Alhambra

In November 1961, the Victorian home was leveled by Art-Way Builders, to make way for a fourteen unit apartment building [pictured].

2451 W. Kilbourn Avenue

2437 Cedar Street

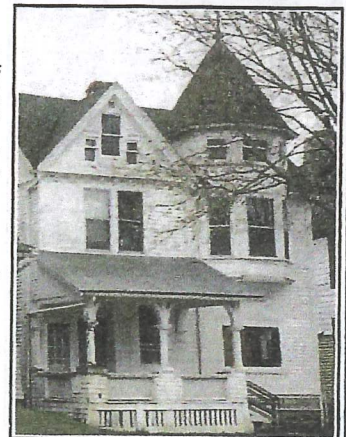
1

This turreted, two and a half story wood-frame home was built by Kamerling & Kattelle Construction Co. to the designs of architect Carl F. Ringer. The permit, pulled in January of 1893, estimated its costs at \$3,800. Mrs. B. Cohen, Manager of Cohen and Neissen Wholesale Jewelers, was the original owner.

In 1922, Nathan L. Gross, President of the Paris Suit and Cloak Company, made 2437 Cedar Street his residence.

In 1940, Tannhauser Investment Co., owners, leased the home to Ms. Lila Vanderhoef for use as a rooming house.

In 1977, the home was returned to single family residence by Attorney Michael Knoeller.



Cedar Heights Conservation Area Preliminary Observations

Twenty-three years later, Mr. Knoeller has graciously offered The Milwaukee Project his

home as a model for volunteer home rehabilitation. By sponsoring the project through publicly raised funds and volunteer labor, the *Milwaukee Project* hopes to offset the high costs associated with rehabilitation while at the same time preserving a Victorian gem.

2452-54 W. Kilbourn Avenue

2444 Cedar Street

In January of 1895 Moritz Friedlander, President of the M. Friedlander Knitting Works, retained famed architect Jacob Jacobi and the Kern Brothers builders, to erect a two and a half story, wood frame home on an 18" thick Wauwatosa limestone foundation.

1 Though listed as one address on the original 1895 building permit, the home was split into two units in 1896. One unit was home to Moritz Friedlander and Alexander Friedlander,



As seen on Bob Vila's

Superintendent of M. Friedlander Knitting Works, occupied the second unit.

Louis Wiemann, President and Treasurer of the L. Wiemann Mask and Novelty Co., became the home's next resident in 1922.

In 1933, Dr. Lemuel D. Smith purchased the home. While

living in one unit, he converted the second unit into a mini-clinic for his patients. During Dr. Smith's ownership, asphalt siding was placed over the clapboards and a garage was carved into the basement and front yard.

Cedar Heights Conservation Area Preliminary Observations

In 1999, much of the 1940's asphalt siding was removed and the original clapboard

siding was restored, primed and painted. In the summer of 1999 the progress was filmed for Bob Vila's cable television program *Restore America*. The producer was so intrigued by the grassroots efforts, known as *Kilbournfest*, that the home became one of only eight Wisconsin homes featured in Vila's travels. The home, originally slated for demolition in 1992 due to its severely dilapidated state, stands today as a testament to the vision and ongoing efforts of the nonprofit organization, the *Milwaukee Musical Arts Center*.

2455 W. Kilbourn Avenue

2447 Cedar Street

Little historical information survives for this two and a half story wood frame home since the building permit no longer exists.

In 1922, the Wright's City Directory identifies Mrs. Kate Van Pietersom, widow of Mr. Richard Van Pietersom, as the occupant of the home.

In 1923, a 10' x 13' a two story rear addition was added to the home by Guy Radley, the home's new owner, for Nora Van Pietersom. August Filter is listed as having been the builder of this addition.

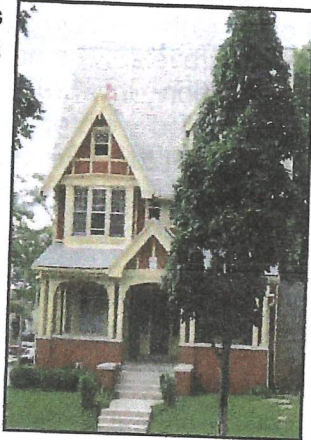
In the spring of 1939, Guy Radley allowed Mr. Fred Kent to run a rooming house from this location.

In 1947, W. E. Thompson, listed as living next door at 2451 W. Kilbourn Avenue, converted the rooming house into a four family building.

1 2460 W. Kilbourn Avenue

2450 Cedar Street

The original building permit information has not survived for this interesting home.



It is known, however, that its former resident Albert Stoltz, moved from this home into a home located directly across the street in 1922. At the time of his move, Stoltz was part owner of Stoltz and Wright, Truck Dealers, located on the corner of Third St. and National Ave. It is certainly possible that his move to the new home (a slightly larger home and architecturally more interesting with its half-timbered elements in the upper story and a half), may have accommodated a larger family and/or reflected an upward shift in Stoltz's social status.

1 2463 W. Kilbourn Avenue

2449 Cedar Street

In December of 1905, Albert J. Stoltz, proprietor of the Stoltz Teaming Co., hired prominent architect Otto C. Uehling, masons A. Schmitt and Co., and carpenter Richard Riesen, to construct his home on the southeastern corner of 25th St. and Kilbourn Ave., for a cost of \$5,500.

In 1922, Edward Clasen, a clerk at the Northwestern Mutual Life Insurance Co., made this home his residence.

According to Wright's City Directory of 1933, Kate Van Pietersom was listed as resident of this address. It is possible that Ms. Van Pietersom moved to this address after Mr. Guy Radley converted her former residence, one door east (2455 W. Kilbourn Ave. [2447 Cedar St.]), into a rooming house.

In the summer of 1953, the home's original

Otto C. Uehling

clapboards were covered over with asphalt siding in an effort to reduce maintenance costs and save energy.

823-33 N. 24th Street

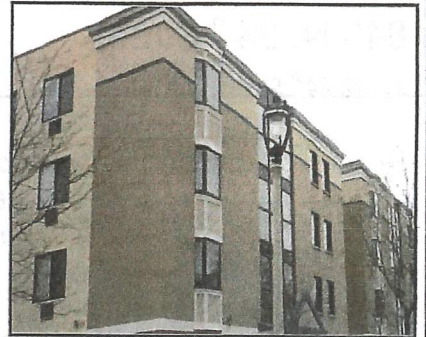
209, 215, 217, N. 24th Street

The present day Johnson Square complex includes several buildings stretching from the corner of N. 24th and W. Wells Streets both west (2402-2424 W. Wells St.) and north (823-833 N. 24th).

Today, the Greta Garbo apartment building on the northwest corner (originally known as , the Ellenton Court Flats) is a wonderful example of a nicely appointed historic apartment building, and dates from about 1905.



There was a large two story brick home on the site of the Greta Garbo, c. 1894, as well as three smaller wood frame houses west along W. Wells St., where the newer portion of Johnson Square, ca. 1960, is now located.

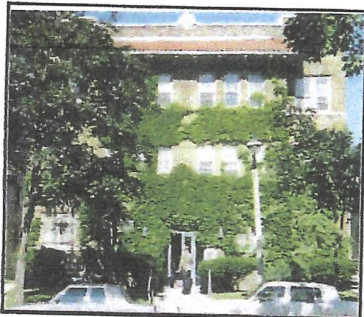


Likewise, the newer Johnson Square buildings that face N. 24th St., also dating from the 1960's, replaced three two story wood frame houses from the 1890s.

20

843 N. 24th Street231 N. 24th Street

In 1900 the original home located at this address was the retirement home of August D. Meiselbach, an engineer, inventor, and President of the A. D. Meiselbach Bicycle Co. in North Milwaukee. Interestingly, the A. D. Meiselbach Bicycle Co. was one of the largest enterprises of its type in the country before 1900. After Meiselbach's retirement around 1900, the Bicycle Co. may have evolved into the better known American Bicycle Co.

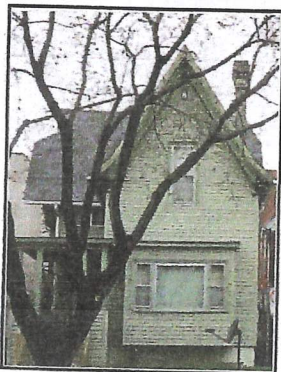


Today, the above-pictured apartment building occupies the site.

21

849 N. 24th Street233 N. 24th Street

Record of this two story wood frame home with deep overhangs, first appears on a Sanborn & Perris Fire Insurance map in 1894. (The original building permit for this home has not survived.)



In the 1980's this home came under the ownership of the Good Samaritan Medical Center and was used to house the Emergency Needs Program for the Central City Churches partnership.

22

855 N. 24th Street237 N. 24th Street

Similar to the previously listed home, the original building permit information for this residence no longer exists.

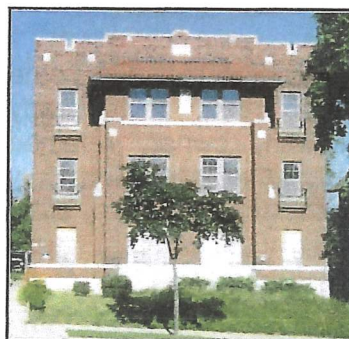


It is possible, however, that this home was the result of the design and construction efforts of one or both architect Carl F. Ringer, and carpenter-contractor Richard Riesen, as both men lived directly across the street. This likely effort would date the home's original design and construction to sometime prior to 1894.

23

915 N. 24th Street251 N. 24th Street

The building permit for the house originally located on this property has not survived.



In 1894, Charles F. Seefeld, who ran a commercial merchant house with his father Joachim (located downtown near Broadway and Wells St.), enlisted architect Carl F. Ringer to design a two story stable/carriage house for the property, built by contractor Adam Baltes for \$775.

In 1925, the West Side Apartment Co. built the 18 unit Wesco apartment building (pictured above) for a cost of \$54,000, replacing both the home and the stable/carriage house.

24

931-3 N. 24th Street255, 259 N. 24th Street

No building permits exist for these two addresses, which today make up one multi-unit rooming house.

In 1952, special permission was needed from the Board of Zoning Appeals to construct a connecting addition between these two single family homes for the creation of one multi-unit rooming house. (A city ordinance required that rooming houses not exceed 3,200 sq. ft.)

***Cedar Heights Conservation Area
Preliminary Observations***

This rooming house, still in use, has tremendous potential for restoration back into single family residences. It is most likely that original historical details of the home, long obscured (and perhaps protected) by aluminum siding, will be in need of only minimal restoration.

25

939 N. 24th Street265 N. 24th Street

Surviving paperwork indicates that this home was in existence prior to 1892. In the early 1890s James O. Martin, owner, retained architect Carl F. Ringer and a builder, only known as 'Thebes,' to add a single story addition to the rear of the home for \$500.

In October 1947, a sleeping porch was added to the front of the home.

***Cedar Heights Conservation Area
Preliminary Observations***

Removal of metal siding from the original clapboards will most likely reveal historic architectural details hidden away for the past half-century or more. The sleeping porch, though sixty years younger than the rest of the house, may be considered a

William Davelaar

historic part of the house and should be preserved.

943 N. 24th Street269 N. 24th Street

26

In 1892, architect William Davelaar designed this home located high above N. 24th St. As Davelaar already maintained a home in Wauwatosa, this modest two-story wood frame home with a brick foundation, built by V. Piron for a cost of \$2,000, may have simply been an income property for Davelaar.

In May of 1946, Richard and Martha Clark leased the home from Arthur Jones, owner. The Clarks (who also ran the rooming house one door south — but lived at this location), divided the original floor plan into four sleeping rooms with a common bathroom on each floor and installed the insulated brick-patterned siding.

947 N. 24th Street271 N. 24th Street

27

No building permit survives for this home overlooking N. 24th St. and W. State St.



In 1940, Mrs. Martha Fuller leased the home from its owners, Zingers & Bearne, Agents and converted it into a rooming house. The resulting

conversion included two double room apartments and a single room apartment on the first floor, and two double room apartments on the second floor.

***Cedar Heights Conservation Area
Preliminary Observations***

24

like 931-3 N. 24th St. [255, 259 N. 24th St.] see page 33) this home is an ideal candidate for conversion back into a single-family home or perhaps an owner-occupied duplex.

955-9 N. 24th Street

273-5 N. 24th Street

28

Sanborn & Perris Fire Insurance maps of 1910 show the footprint of a two-story wood frame structure, similar in size and setback to neighboring homes on N. 24th St.

In 1911 Alvin J. Farnham, owner, converted the home into a store with living quarters above it. Mr. Farnham began selling and repairing typewriters from this location.

In 1925, Mr. Farnham became President of the A. J. Farnham Co., which produced and sold dictating machines.

Shortly thereafter, the Farnham home was razed and replaced by an 18-unit apartment building by the Sorena Apartment Co. for a cost of \$50,000.

The building located next door at 959 [275] N. 24th St. housed a series of garages and storefronts before it was partially demolished in 1999.

These buildings have since been razed and the lots remain vacant.

2401-09 W. State Street

2401-09 W. State Street

In 1888, M. Grossmann hired the building firm of [John] Stein & [George] Tyre to construct a Wauwatosa limestone foundation under the two-story wood frame commercial building located on this lot.

In 1925, the wood frame commercial building was replaced by a modern brick version including four storefronts with 12 apartments above (architect William J. Kozick). This endeavor cost the owners, Priebe Realty Co., \$50,000.

In 1999 Marquette University razed the building and the lots remain vacant.

Cedar Heights Conservation Area Preliminary Observations

Returning a sensible mix of businesses along the north boundary of Block 269, 2401-2409 W. State St., would befit the location's historical tradition.

2411-19 W. State Street

2411-19 W. State Street

Like 2401-2409 W. State St. (see above), Otto F. Priebe of Priebe Realty Co. owned this series of four storefronts with three apartments and offices above.

In the late 1920s, Priebe Realty Co. employed architect

William J. Kozick to design the above-pictured brick building, for a cost of \$27,000.



In 1930, Ms. Sara Pasch, owner, ran a soft drink parlor out of one of the storefronts.

29

30

During the Great Depression c. 1931-35, a few of the businesses operating out of the various storefronts included: a furniture sales and repair shop; a shoe repair business; a tavern; State Street Malt and Hops Co.; a bottlers' supply store; a hardware store; a pet shop specializing in songbirds; and a bakery.

Today, these same storefronts are empty and await redevelopment.

Cedar Heights Conservation Area Preliminary Observations

This location is a key site for the reintroduction of specialty shops or businesses. Businesses that would ultimately support the vitality of the Conservation Area while further benefiting from the reinvigorated N. 27th Street shopping and commercial district nearby.

2429 W. State Street

This lot is the former site of the Bailey Motor Car Co.

Today, Ameritech owns the 125' x 150' foot tract of land immediately east of the Hong Fat Chinese Food Co.

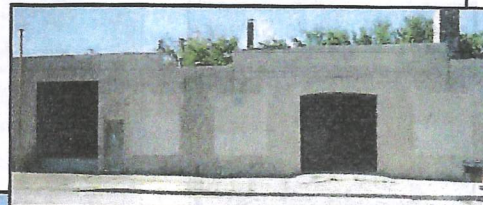


2441-63 W. State Street

2421 W. State Street

In the 1920's, the 2400 block of W. State St. (originally divided into 11 residential lots as early as the 1890s), was dominated by the Bailey Motor Car Co. (2429 W. State St.) and the Edgar Stein Motor Co. (2449 W. State St.) continuing almost to the corner of N. 25th Street.

In the 1950s and 1960s, Mr. Walter Laev,



previously Vice President of the Bailey Motor Car

Co., consolidated the two car dealerships to create the Walter Laev Ford dealership.

Today, this site is the home to the Hong Fat Chinese Food Co.

2442, 2446, 2450 W. Wells Street

2434, 2438, 2442 W. Wells St.

William George Bruce wrote of George Schley & Sons in his The History of Milwaukee: City & County [1922] :

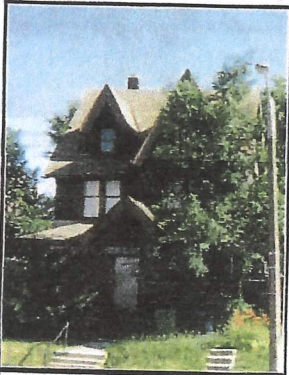
...They are architects and engineers and specialize in the building of high class homes, having erected some of the finest

During the fall of 1907, these three homes were simultaneously built for Mr. George Schley at \$5,000 each.

All three homes, each different



2442 W. Wells Street



2450 W. Wells Street

architecturally but similar in size (24' x 38' x 18') and front porch treatment, were the resulting efforts of Louis Wilke, mason, and George Schley, carpenter (Schley & [J. D.] Steuerwald). It is



2446 W. Wells Street

believed that shortly after construction, Schley moved into one of these homes from his previous residence (two blocks north at 335 N. 26th St.) and used the other two homes as investment properties.

Schley & Steuerwald

34 804, 808, 812 N. 25th Street

200, 204, 208 N. 25th Street

These three homes were built in the fall of 1907 by Schley & Steuerwald. Louis Wilke is credited with the masonry work.



804 N. 25th St.

The 804 (200) N. 25th St. home, built slightly larger than the others, was constructed of brick for a cost of \$5,500.

The other two homes, 808 and 812 N. 25th St. (204 and 208), while varying slightly in size, are two-story

808 N. 25th St.



812 N. 25th St.



wood frame homes on brick foundations.

In the 1920's, 808 (204) N. 25th St. was the residence of Merton Yewdale, President of J. H. Yewdale & Sons, printers and publishers. The resident of 812 (208) N. 25th St. was Charles Printy, credit manager of the Plankinton Packaging Co.

818 N. 25th Street

212 N. 25th Street

35

No building permit survives for this home. The large front porch, similar in scale to the neighboring Schley homes, along with the fact that its lot was once part of a larger lot owned and subdivided into smaller parcels by Schley & Steuerwald, indicate that this home most likely dates from 1907 as well.

In the 1920's, Thomas R. Mahoney, a foreman with Milwaukee's Department of Public Works, lived here with his family.

822 N. 25th Street

218 N. 25th Street

36

According to Sanborn & Perris Fire Insurance maps, the home which originally stood on this site was a two and a half story wood frame house, with a large iron covered front porch that wrapped around most of the front façade. The home was built for Albert Haeger, President of Badger Wire and Iron Works.

Today, a ca. 1959 apartment building occupies this site.

832 N. 25th Street

224 N. 25th Street

37

The home originally located on this lot, as indicated by Sanborn & Perris Fire Insurance maps, was a large stone and brick two and a half story home (approximate dimensions of 44' x 28') that included a large covered front porch (23' x 9'). This was the home of Christian Schroeder, President of the Schroeder Truck Company, and his wife Amalia, who continued to live in the home well into the 1920's.

842-44 N. 25th Street

234-36 N. 25th Street

38

Unfortunately, no building permit has survived for this site. An early owner of the duplex, William Reese, was the Advertising Manager for Sterling Motor Company.

In September of 1899, builder August Holstein was contracted to construct a wood frame 17,040 cubic ft. (30' x 16') two-story addition to a large barn located here, at a cost of \$600.

In 1926, Robert Hopkins, owner, hired the Eslein Co., contractors, to modify the building, and effectively split the barn into two distinct outbuildings. (It is known that Richard Riesen was contracted in the early part of the 20th century to construct a 2,160 cubic foot brick garage on this lot.)

By 1947, Peter Erickson, owner, turned this duplex (listed as an 'apartment building' prior to his ownership), into a rooming house including the following units: the first floor — three one-room and one two-room units; the second floor — one one-room, two two-room units, and two sleeping rooms; and, the third floor remained vacant.

Richard Riesen

In 1972, the Board of Zoning Appeals allowed owner Thomas Piper to run a half-way house for twenty residents out of the building.

Today, the City of Milwaukee owns this property.

910 N. 25th Street

250 N. 25th Street

The original 1905 building permit lists this home as a 'cottage' built at a cost of \$3,300. Mr. J. D. Steuerwald, owner, retained the services of Henry Messmer & Son, architects, but built the cottage himself. (J. D. Steuerwald was the builder-contractor of



many homes along W. Wells and N. 25th Streets.)

In the 1920s, this was the home of Albert Shong, Principal of West Division High School

(Milwaukee School of the Arts).

This two-story wood frame home remains in good condition, with many original exterior features intact.

918 N. 25th Street

252 N. 25th Street

In 1898, mason R. Gehring built a two-story wood frame house with a brick foundation for Mrs. L. Yanke at a cost of \$2,200 to the

Henry Messmer & Son

designs of architects Henry Messmer & Son.

In the 1920s, the Reverend Bennett Grad called this residence home.

The home has since been razed, but the vacant lot's location is in proximity to a wonderfully preserved brick paved alley.

924 N. 25th Street

254 N. 25th Street

In the summer of 1910, builder Richard Riesen and mason Ernst Winter constructed a two and a half story brick dwelling design (45' x 39', 38,068 cubic ft.) on the 50' x 200' lot belonging to Mr. Clarence Hill for \$6,000 (architects Betis & Hosmer).

This building was taken down to make room for the ca. 1950s Oxford Apartments. The Oxford Apartments have since been razed.



Cedar Heights Conservation Area Preliminary Observations

Until the mid-twentieth century, Block 269

had an 89' x 208' courtyard in its center. A possible use for this space left vacant by the demolition of the Oxford Apartments would be to recreate, with a few modifications, the central courtyard originally meant to occupy Block 269.

940 N. 25th Street

260 N. 25th Street

Originally a large two and a half story wood frame home stood high upon this hill on three 50' x 200' combined lots.

Cedar Heights Conservation Area Preliminary Observations

The present day Cliff Court Apartments, a four-story apartment complex consisting of three Mediterranean-style brick connected buildings, ca. 1930s, lends itself well as an integral part of the potential Cedar Heights Conservation District.

Bibliography

Warner, Charles Dudley. "My Summer in a Garden [1870] Preliminary" Familiar Quotations, John Bartlett. Ed. Emily Morison Beck. 14th Ed. Little Brown and Company (Inc.), 1968, p. 733(a-b).