

MILWAUKEE HISTORIC PRESERVATION COMMISSION HISTORIC SITE DESIGNATION APPLICATION

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

1. Name

Historic: Unknown

and/or Common: 1247 N MILWAUKEE ST

2. Location

Street & number 1247 N Milwaukee Street

Aldersperson(s): 4. Bauman

District Number(s): 4

3. Classification

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

4. Owner of Property

Name: Just A Buck LLC

Address: 1315 NW 11th Ave #332

City: Portland State OR Zip 97209

5. Representation in Existing Surveys

Inventory: Wisconsin AHI #115121

Date: 1980 federal state county local

Depository for survey records:

Organization Wisconsin Historical Society

Street & number 816 State Street

City Madison State WI Zip 53706

Previous historic designation:

National Register Date _____ Historic Name _____
 City of Milwaukee Landmark Date _____ Historic Name _____
 Other Name of Program _____ Date designated _____

6. DESCRIPTION

Condition:

- excellent
- good
- fair
- deteriorated
- ruins

- altered
- unaltered

Location:

- original site

- moved, date: _____

Building form:

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 vertically scored wood

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

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.

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"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> transportation |
| <input type="checkbox"/> communications | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> other (specify): |
| <input type="checkbox"/> community planning | <input type="checkbox"/> industry | <input checked="" type="checkbox"/> politics/government | Click here to enter text. |
| <input type="checkbox"/> conservation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion | |

Date built or altered: c. 1865

Builder/architect:

Original unknown. Altered by Theo Schutz

Written statement of significance: (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.

8. Major Bibliographical References

Wisconsin AHI #115121

9. Property Description

Acreage: 0.67

Obtain from <http://assessments.milwaukee.gov/>

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

10. Form Prepared By

Name/Title: Dawn McCarthy

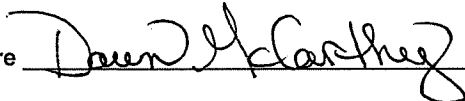
Organization: N/A

Street: 2589 N Lake Drive

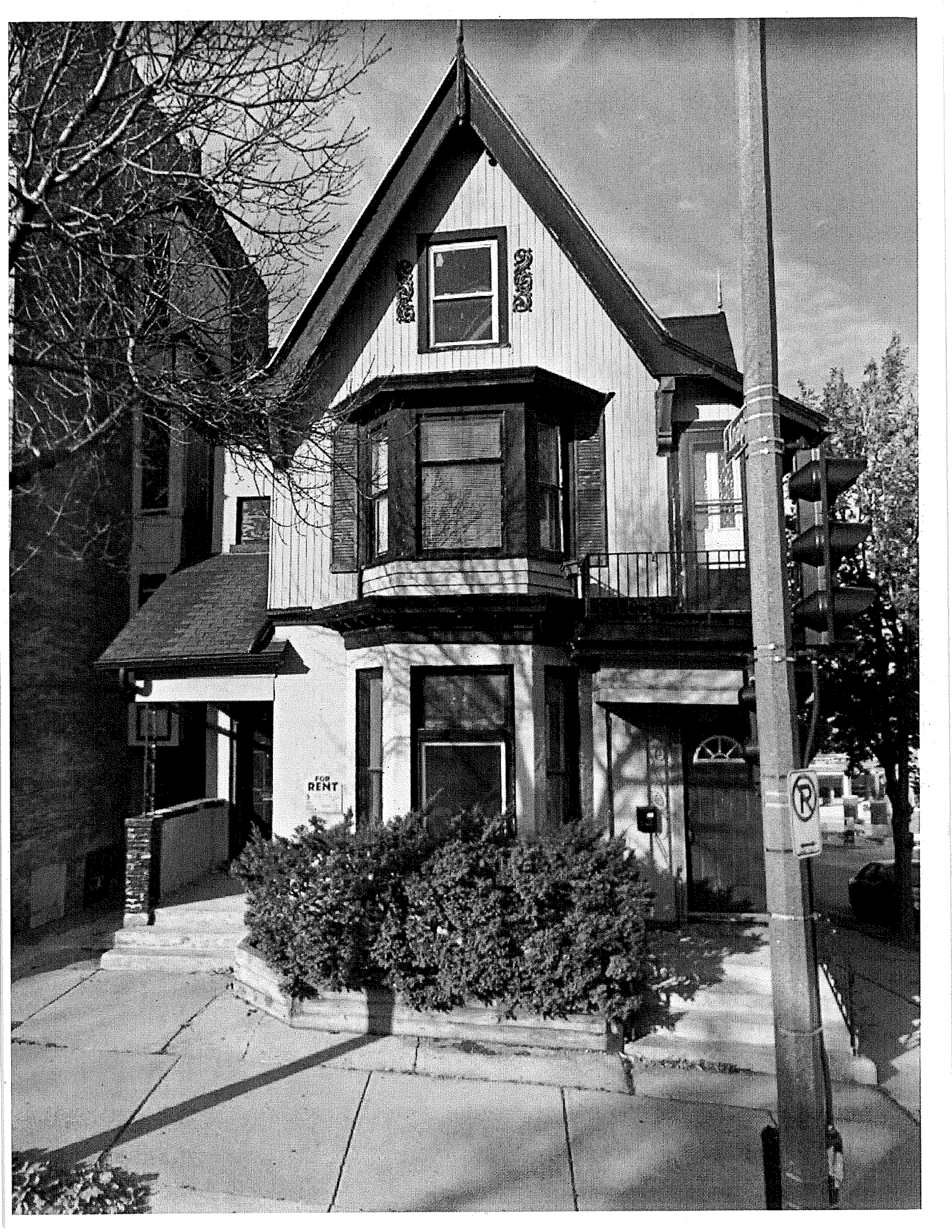
City: Milwaukee State: WI Zip: 53211

Telephone (days) 414-520-5191 (evenings) _____ Date: 10/29/2019

Email dmccarthy@milwaukeepreservation.org

Signature 

Return to: Historic Preservation
Common Council/City Clerk
200 East Wells Street Room B-4
Milwaukee, WI 53202
(414-286-5722)
HPC@milwaukee.gov





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://infoweb.newsbank.com/apps/news/document-view?p=WORLDNEWS&docref=image/v2:1477BBDEA50EB75C@EANX-NB-164795AB0FEEF516@2411857-1647692725256925@0-1647692725256925@>

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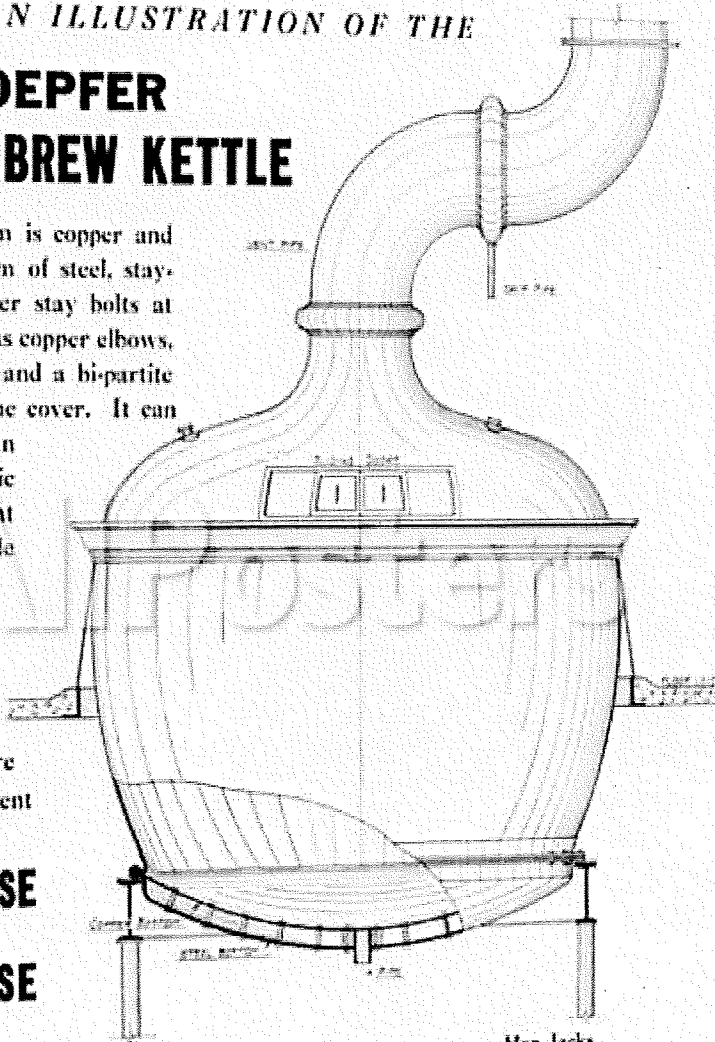
THE TOEPFER FAMILY

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 Kih 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.

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

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

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

	N 3d, h1245 Milwaukee	Probate Court House, h 1247 N Milwaukee
1937	Placeas, Gregory (Penelope) hat clnr 1151 N 3d, h1245 Milwaukee	John Schlehlein Jr. dies Schlehein, Olga (wid John Jr.) h709 E Juneau apt 410 Topitzes, Jas W (Despo) gro 517 Knapp, r1247 Milwaukee
1938	Placeas, Gregory (Penelope) hat clnr 1151 N 3d, h1245 Milwaukee Placea, Viola tchr r1245 Milwaukee	Topitzes, Jas W (Despo) gro 517 Knapp, r1247 Milwaukee
1939	Placeas, Gregory (Penelope) hat clnr 1151 N 3d, h1245 Milwaukee	Topitzes, Jas W (Despo) gro 517 Knapp, r1247 Milwaukee
1940	Placeas, Gregory (Penelope) hat clnr 1151 N 3d, h1245 Milwaukee Placeas, Viola student r1245 Milwaukee	Topitzes, Jas W (Despo) gro 517 Knapp, r1247 Milwaukee
1941	Placeas, Angeline student r1245 Milwaukee Placeas, Gregory (Penelope) hat clnr 1151 N 3d, h1245 Milwaukee Placeas, Viola r1245 Milwaukee	Topitzes, Jas W (Despina) gro 517 Knapp, r1247 Milwaukee
1942	Andreopoulos, Augustus USN r1245 N Milwaukee Andreopoulos, Geo shoe clnr Geo E. Poulos r1245 N Milwaukee Andreopoulos, Wm sprayer Spray-Rite Enameling Co. h1245 N Milwaukee	Topitzes, Jas W (Despo) gro 517 Knapp, h525 N 34 th
1943	Gregory Placeas , 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)	
1943-1949	Property for sale	