

**PERMANENT HISTORIC DESIGNATION STUDY REPORT  
Garner-Ranney-Schutz-Placeas House**

**DECEMBER, 2019**

**I. NAME**

Historic: Garner-Ranney-Schutz-Placeas House

Common Name: None

**II. LOCATION**

1245-1247 North Milwaukee Street

**Legal Description**

Tax Key No. 3921952000  
FRACTIONAL WEST ½ OF SW ¼ SEC 21-7-22 OR GAMMON  
FLOAT BLOCK 132 N ½ OF EAST 97.5' LOT 1 BID #21

**III. CLASSIFICATION**

Site

**IV. OWNER**

Justabuck LLC  
1315 NW 11<sup>th</sup> Avenue # 332  
Portland, OR 97209

**ALDERMAN**

Ald. Robert Bauman 4<sup>th</sup> Aldermanic District

**NOMINATOR**

Dawn McCarthy

**V. YEAR BUILT**

c. 1865 (Milwaukee tax rolls; City Directories)  
Remodeled 1892, 1904, 1918 (Permit records)

**ARCHITECT:**

Unknown c. 1865  
Theodore F. Schutz (1892, 1904, 1918)

**VI. PHYSICAL DESCRIPTION**

THE AREA
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The Garner-Ranney-Schutz-Placeas House is located at the southwest corner of North Milwaukee Street and East Knapp Street in the Central Business District and is bordered by these two streets. This area, on the east side of the Milwaukee River is commonly referred to as Juneautown, one of the original three settlements of the city. Much of the earliest development in Juneautown occurred further south along the east bank of the Milwaukee River with a commercial district clustering along Water Street from the harbor to about Mason Street. To the east and north of this early development were a mix of scattered businesses and residential properties. Many blocks adjacent to our subject property consisted of large substantial masonry and brick veneered houses between which were modest frame houses. Nearby, on Broadway, the Blatz Brewery evolved into a major complex of buildings. Catty

corner from our property was located the substantial convent complex built by the School Sisters of Notre Dame over time between 1853 and 1876. The convent occupied the entire block bounded by East Ogden, North Milwaukee, East Knapp and North Jefferson Streets. Three brick wings, each of which stood four stories high, enclosed a courtyard garden. The wings were generally Romanesque Revival in style. The grounds were surrounded by a stone wall.

Fire Insurance maps document the evolution of the area. The block in which our subject property is located was exclusively residential in 1876 with larger houses along Milwaukee Street and smaller scale houses along Broadway. There were a few double houses among the single family residences. By 1894 the neighborhood began to change with the introduction of larger flat buildings. By the turn of the twentieth century the Milwaukee Chemical Institute occupied a doublehouse along Broadway and a four-story apartment, the Beaumont, was constructed along Milwaukee Street in 1900 south of our subject property. A four-story apartment building, the Hamilton, was constructed immediately adjacent to our subject property in 1898. The apartments were by no means tenements and were designed and built with quality materials and had middle to upper middle class tenants if not some well-to-do occupants. They did not overscale the adjacent residential properties.

The greatest change in the neighborhood occurred after World War II. With the expansion of the Milwaukee School of Engineering and Urban Renewal, much of the original character of the area has been lost. The Notre Dame complex was demolished in 1959 but remnants of the wall remain. Convent Hill public housing for the elderly was constructed on part of the site in 1960-1961, itself recently replaced by a newer building. Very few residential buildings still stand west of Van Buren and north of Wells Street. The block on which our subject building is located now contains MSOE's Margaret Loock Residence Hall (1967), the Juneau Academy, now owned by the Milwaukee School of Engineering (1963), three surviving residential properties at the northeast corner of Broadway and Juneau Avenue, and a large warehouse building fronting on Broadway that was constructed in 1952 for Blatz Brewing.

## BUILDING DESCRIPTION

The Garner-Ranney-Schutz-Placeas House is located at the southwest corner of North Milwaukee Street and East Knapp Street. The two-and-a-half story brick veneered house fronts Milwaukee Street and has articulated elevations along both Milwaukee and Knapp Streets. It occupies almost its entire thirty-foot-wide parcel and has minimal setback from the city sidewalk along Milwaukee Street. Landscape there consists of a raised railroad tie planter bed with shrubs. Along the Knapp Street frontage the building is set back from sidewalk and is planted with grass. Several feet separate the rear of the building from a concrete block garage and a wood gate closes off the access to the rear from the street. At the south elevation the building sits up against a concrete walk that runs between the subject property and the Hamilton Apartments. Several feet separate the two buildings. The widening of Milwaukee Street after 1943 reduced/eliminated the terrace section between the sidewalk and the curb.

The house we see today is a remodeling of an earlier Italianate style residence and portions of the original house were retained in the rebuilding. The brick veneered structure is essentially rectangular in shape with shallow wings extending from the north and south elevations. [Note: the south wing was later extended the length the building so no longer matches the north wing in size.] The upper story was clad in stucco after alterations in 1904 but was later re-clad in asphalt siding and now has vertically applied beaded plywood.

The house has a cross gabled roof clad with asphalt shingles. The roof originally was of a shallower pitch but was raised in 1904 to increase its height and create a larger attic. Soffits are clad in beadboard and feature brackets. Two chimneys extend from the apex of the roof just beyond the cross gable. The westernmost one has traces of ornamental brickwork. The

basement is constructed of the same cream colored brick as the main body of the house (evident under the current blue paint) and is marked by a projecting brick beltcourse that runs around the building. The house is constructed on a site that slopes down toward the west so more of the basement is exposed toward the rear.

The east or front façade features a prominent central projecting bay with entrances tucked back on either side where the shallow wings project. The center bay has broad bargeboards and a prominent wood finial and is supported by decorative corbels. The current one-over-one attic story window appears to be a replacement for the original. At the second story is a projecting wood-clad three-sided bay with prominent cornice. Another bay, in brick, is located at the first story and has a prominent cornice with dentils. Both bays feature large central landscape sash with transom flanked by narrower one-over-one sash. From an 1898 illustration of the house, this first story bay is original to the house but lost its ornamental upper railing when the second story bay was constructed during a later remodeling. To the south or left of this center bay is located the original entrance to the house, protected by a shed roofed porch that is an original feature of the house. The 1898 illustration suggests that this shed roof may have been supported by large corbels. The corbels are no longer present. The side wall of the porch is masonry and a post-World War II iron post supports the roof. The door opening has a transom, now covered over and a modern six or eight paneled door. Above the porch is a small rectangular window that is original to the house. In the 1898 illustration it had its own gabled roof. The portion of the front façade to the north or right of the center bay features a doorway on the second story and an entrance to the upper flat on the first. This section was added to the house in 1918 when the house was converted into a duplex and the stairway addition was described as being clad in stucco veneer. The stucco cladding is visible in pre-1943 photos of the building. Like the upper story at the front, the entire north wall of this stairway addition is now clad with beadboard plywood. A small window is located in this stairway addition on the second story close to the projecting north wing. The deck for the upper portion of the porch extends beyond the cornice at the first story and now has modern metal railings. The door that accesses this porch is a modern replacement. The first story porch stoop is concrete and has metal railings and post. Photos pre-1943 show that the upper and lower railings were made of wood and that the porch post was square in shape. The entry door is modern and features four panels with a fanlight.

The north or side elevation along Knapp Street features a prominent gable atop the projecting wing and it has the same broad bargeboards, corner corbels, brackets and finial as does the front. The attic window is an eight-over-one sash, likely original to the time the roof was raised. Below this on the second story is a pair of multi-lite windows which each have six-lite storms. At the first story is a broad one-over-one sash that appears to be a replacement. At the basement level is a two-lite window with segmental arch shape. Cladding on the upper level of the projecting bay has the same beadboard plywood siding while original brick is below. To the west or right of this projecting wing the remainder of the house is all masonry clad and has two window openings on the first story and three on the second, the center one of which is small. All the sash appear to be replacements except for one that features two-over-two sash. Three basement windows are not aligned with the fenestration above.

The upper areas of the rear or west façade show a single window on the first story, a single window on the second and one window in the attic. All the sash in these windows appear to be replacements. The gable end is now clad in plywood. The lower portion of this façade is obscured by a masonry wall that connects the house to the garage.

The south elevation is hardly visible as it stands only several feet from the Hamilton Apartments next door. What can be seen is a full masonry wall with basement story separated by the same belt course that is seen in the rest of the building. One small window illuminates the entry area toward the Milwaukee Street entrance and there are other windows of various sizes on the upper and lower levels. One basement window is visible. What had been the location of a porch toward the rear now appears enclosed.

To summarize the building's description, the house was originally designed in the Italianate style, with a shallow gabled or cross gabled roof where the shallow north and south wings extended from the main body of the house. The house had a small one story rear section. The entry door was on the left or south side of the façade sheltered by a shed roof porch. Above the roof was a small rectangular window with its own roof. The front featured a one story three sided bay with ornamental balustrade on top. The second story had a pair of one-over-one sash within an arched opening.

The building we see today is not the Italianate house occupied by earlier owners although various walls date to the time of original construction. It reflects the efforts of architect Theodore Schutz to "modernize" the house and reflect his standing as an architect and his prestigious position as Building Inspector with the City of Milwaukee. Schutz embarked on the series of ambitious alterations beginning in 1892 when the permit August 6<sup>th</sup> stated that there would be an addition and other alterations and repairs at a cost of \$1,000. The exact nature of these changes is not known but the 1894 and 1910 Sanborn Fire Insurance Maps show that the south wing was extended to the rear, the second story was stuccoed "cement plastered" and a small porch was located at the southwest corner of the building. The rear of the house was increased from one to two stories. In 1904 during phase two of his alterations the permit dated June 16<sup>th</sup> shows the roof pitch was made higher and was to be clad in shingles to "correspond with old" at a cost of \$600 so the steep roof pitch shown on the gable ends, along with their bargeboards, finials, corbels and brackets transformed the house into Schutz's interpretation of the Arts and Crafts style. In 1918, the partitions were altered for the conversion into a "2 family flat" with a "stairway addition to be stucco veneer" at a cost of \$1,800. (Permit records March 12, 1918)

Later owners would make changes to the property, not all of which were documented with permits. Gregory Placeas (various spellings in the records and city directories) who acquired the property from the Schutz family build a twenty foot by twenty foot concrete block garage with hip roof right behind the house in 1929 at a cost of \$1,000 per permits dated April 29, 1929. The poured concrete and concrete block wall enclosing the back wall of the house was likely constructed at the same time. The same owner built a six foot by eleven foot wooden storm house over the rear entry and basement stairs and then clad the storm house enclosure in stucco at a cost of \$100 per permits dated January 4, 1933. Mr. Placeas resided the stucco portion of the houses with asphalt siding in 1943 at a cost of \$250 per permit dated August 23, 1943. That asphalt siding had since been covered over with plywood at an unknown date.

The house resulting from Schutz's remodeling is essentially what we see today and is still recognizable as an example of the Arts and Crafts style.

## **VII. SIGNIFICANCE**

The Garner-Ranney-Schutz-Placeas House is significant for what it tells us about the history of one corner of Milwaukee's downtown on a block that has transitioned from a prestigious neighborhood of well-designed houses occupied by prominent residents to an area of newly arrived immigrants to an area of apartments and education-related buildings. It is one of the few survivors still standing to tell the stories of the Garner's, the Ranney's, the Schutz's and the Placeas family.

The house is also significant as a work of Theodore F. Schutz who had a successful architectural career and served as city Building Inspector from 1891 through 1894. He skillfully transformed the original Italianate style house into a larger and more imposing example of the Arts and Crafts style. The fact that the house was remodeled does not diminish its character. We are looking at the house as it appears today. Among Milwaukee's locally designated properties are a host of buildings that were "updated" over time including: the Pettibone-White House (2051 W. Wisconsin

Avenue, 1850/1870/1902); Nunnemacher House-Wildenberg Hotel (2774 South 27<sup>th</sup> Street c. 1856; Schultz-Seeboth House (now Chudnow Museum) (838-842 North 11<sup>th</sup> Street 1869/1905); Crain-Claflin House (1773 North Cambridge Avenue 1880/1894); Wisconsin Consistory/Scottish Rite Temple 790 North Van Buren 1889/1936-1937; Schlitz Coventry Inn (2501 West Greenfield Avenue 1904/1935; Lorentz-Harris Pharmacy (2635-2637 West Greenfield Avenue 1896/1931). Although the position of Building Inspector was a relatively new one for the city, Schutz brought a new level of architectural expertise to the job having worked for one of the prominent architects in 19<sup>th</sup> century, James Douglass. Schutz appears to have been a more activist inspector advocating for changes to the city's various codes relating to construction.

## BUILDING HISTORY

The property at 1245-1247 North Milwaukee Street occupies the north half of the east 97 ½ feet of Lot 1 in Block 132 and was historically addressed as 657 Milwaukee Street prior to 1930-1931.

The entire Lot 1 was originally held as one entity and an improvement valued at \$450 was shown in 1860 with the real estate itself valued at \$1,600. This improvement represented one of six to eight improvements located on the entire block at that time. The assessed values of the improvements ranged from \$150 to \$2,500 so our subject lot likely represented something other than a frame cottage.

In 1865 Lot 1 is shown divided for the first time. The east 97 ½ feet fronting Milwaukee Street is shown as being owned by "Garner" with the land valued at \$1,200 and the improvements at \$400. The improvements consisted of a house, addressed at 657 Milwaukee Street, and we know this was tenanted by Mack Montgomery per city directories.

The west 30 feet of the lot was owned by J.Thwaites and valued at \$200 with an improvement of \$100 on the site. Improvements on this west 30 feet fronted on Knapp Street. Later tax rolls (1868) show William Thwaites as owner. In 1869 J. B. A. Kern owned the west 30 feet of the lot. Over time there would be multiple dwelling units constructed on this rear section of Lot 1.

## GARNER FAMILY OWNERSHIP

The first long term owner of our subject property was Dr. John Garner and his family who would be associated with east 97 ½ feet of Lot 1 for over the next twenty years. The year 1865 is the first time the tax rolls list ownership of the properties in Block 132 and "Garner" was shown as owner of the east 97 ½ feet. In 1865 Dr. Garner was living at 471 Milwaukee (old number), the location of his medical office, so he likely purchased the subject property as an investment and leased it out. From city directory listings Mack (Mc) Montgomery lived at our subject property in 1865 and was shown in directories first as a dry goods merchant then as partner in a merchant tailoring business with Charles R. Jones. Their business was located at the corner of today's East Wisconsin and Broadway. Mack's son Frank W. Montgomery lived on the premises as well.

Mack Montgomery was a native of New York born December, 1815. He relocated from New York to Milwaukee between 1860 and 1865. He lived at our subject property with his wife Jane E. (age 48), son Frank W. (age 19) and daughter Nellie M. (age 13) from 1865 through 1871. He may have suffered from financial setbacks as an ad in the Milwaukee Sentinel April 20, 1871 indicated that all of Montgomery's furniture would be sold at auction on April 26<sup>th</sup> consisting of parlor, chamber, dining room and kitchen furniture as well as crockery, glassware, etc. Montgomery disappears from the Milwaukee directories thereafter but the 1900 census shows him at age 84 living at Charles City, Floyd County, Iowa. He died in 1904 and was buried back in Milwaukee at Forest Home Cemetery. (Census information, Find a Grave at Ancestry.com; Milwaukee City Directories; Milwaukee Sentinel).

The owner of our subject property, Dr. John Edward Garner, was a prominent member of the medical profession in Milwaukee. He was a descendant of early colonial families and born on

May 16, 1823 in St. Mary's County, Maryland. Educated at William and Mary College, Williamsburg, Virginia, he received his medical degree from the Baltimore College of Physicians and Surgeons. Garner relocated to Chicago in 1847 but moved to Milwaukee in 1848. He developed a high profile in the city's medical community, with numerous references to him presenting coroners' reports, battling cholera, and possessing "an admirable union of high intellectual culture, extensive intelligence, profound experience and eminent attainments, with the winning characteristics of the gentleman and the humane sympathy of the philanthropist." In 1858 Wisconsin Governor Randall appointed him Surgeon General of the Milwaukee Brigade due to his reputation and his skills as a surgeon. He lectured on natural science topics as well. (Dr. Louis Frederick Frank, The Medical History of Milwaukee 1834-1914, Milwaukee: Germania Publishing Company, [1915], pages 18-19; Milwaukee Sentinel numerous articles)

As indicated above, Garner was owner of our property in 1865 but it appears he did not live in our subject house right away but rather leased it out. Dr. Garner lived at several addresses with wife Maria Louisa including the corner of Mason and Jefferson Streets where their youngest child Kate Haydn died on September 14, 1856, and 212 Wisconsin Street (today's East Wisconsin Avenue) where his wife Maria Louisa died at the age of 37 on January 17, 1870. In the 1870 Census Garner is listed as being 47 years of age with children Minnie (16), Bessie (12) and John (8) and there were two domestics living at the premises, Carrie Long and Rosa Medhiser. He is reported as having \$10,000 worth of real estate. (Milwaukee Sentinel, 1856 September 16, 1870 January 18; Ancestry.com 1870 Census John Garner)

Garner subsequently married Phoebe A. Burnham and the family was living at our subject property in 1873 where their infant son, George Ernest died of infant cholera on August 11, 1873. (Milwaukee Sentinel 1873 August 12 page 5) By 1874 the Garner's were constructing a new brick residence at the corner of Jefferson and Wells that he and Phoebe subsequently moved into. (Milwaukee Sentinel September 11 page 8) Tragedy struck when on March 3, 1876, Garner died from gunshot wounds inflicted by a mentally unstable stranger, Mrs. A. J. Willner of Geneva Ohio. Dr. Garner's funeral was held at St. John's Cathedral and the church was described as full of mourners. PLEASE NOTE: The site of the shooting was on Jefferson Street and NOT the property under review for local historic designation. (Frank, The Medical History of Milwaukee 1834-1914, pages 18-19; Milwaukee Sentinel, "Dr. Garner. He is Shot and Mortally Injured at his Residence" 1876 March 6, page 3; Milwaukee Sentinel 1876 March 6 page 8 "The Late Dr. Garner")

Widow Phoebe Garner went to live with her family on National Avenue by 1878. It is not clear at this time who was occupying 657 Milwaukee Street between the time the new Jefferson Street house was constructed and 1878.

In that year, 1878, Dr. Garner's daughter Minnie Bond Garner married Frederick G. Ranney on April 2<sup>nd</sup> and the two were living at our subject house on Milwaukee Street. (Milwaukee Sentinel 1878 April 3 page 8) The 1880 census shows them with a daughter Catherine age 1 and a son Frederick G. born that April. They later had daughters Mabel May (Baldwin) and Florence.

Frederick G. Ranney was listed in the papers as an official of the Western Union Railroad but census information has him associated with the Chicago, Milwaukee and St. Paul Railroad (Milwaukee Road). Both were under ownership or control of Alexander Mitchell and offices were in the Mitchell Building. Society news items mention the Ranneys hosting social gatherings and meetings at their Milwaukee Street home.

In 1884 Minnie's sister Bessie Wood Garner was married to Anthony D. Allibone at the house. The Allibones moved in next door south on what was the south half of the lot. (Milwaukee Sentinel 1884 February 24 page 8)

Research is ongoing on the house located at the south half of east 97 ½ feet addressed at 653 then 655 Milwaukee Street. It was likely built by Dr. Garner to be an investment and shows up on

the 1876 Rascher Fire Insurance Map. It became a handy residence when the second daughter married. The two sisters Minnie and Bessie and their respective husbands lived next door to each other.

The year 1888 would be a turning point for the property.

Minnie Bond Garner Ranney's brother John Leslie Garner, sold our subject property to his sister for \$4,000 as reported in the Milwaukee Sentinel March 17, 1887. She in turn sold the premises to Theodore F. Schutz for \$4,050 as reported in the Milwaukee Sentinel March 27, 1888. The Ranney's moved to Marshall Street and then to Chicago where Minnie died on August 21, 1915.

In 1888 Minnie's sister Bessie Wood Garner Allibone sold the south house to attorney John J. Kelly. The Allibones moved to other houses in Milwaukee then left Wisconsin to live in New York state. (Milwaukee Sentinel 1888 February 24 page 6; Milwaukee City Directories; Ancestry.com)

#### THEODORE F. SCHUTZ OWNERSHIP

Theodore F. Schutz was a German immigrant who was a practicing architect in Milwaukee from 1883 through about 1918. He would own our subject house for a period of 33 years. He would be the owner who transformed the house into the building we see today.

Schutz was a native of Prussia, born December 2, 1851. He settled in Milwaukee in 1874 and took up the carpentry trade then became an assistant to local architect James Douglas. His family consisted of wife Lena, daughters Margaret, Olga, Olive and Hilda and son Edmund. Wife Lina ran a hair goods store that also operated as a salon where trained assistants cut, curled, shampooed and singed hair for women and children. (Milwaukee of To-Day, the Cream City of the Lakes. Milwaukee: Phoenix Publishing Company, N.D. [c.1893], page 184)

Schutz designed both residential as well as commercial buildings and ecclesiastical buildings during his career. City directories list him as a mason (1880), a carpenter (1881) then as architect (1883) draftsman (1884) and then architect and superintendent (1887). Schutz was reported to have been an assistant to local architect James Douglas. Between 1882 and 1887 he and his family lived at 157 Wisconsin (old number) the block on which the old Federal Building would be constructed. He had offices at 433 Milwaukee (old number), the old Munkwitz Block at the southwest corner of Milwaukee and Mason Streets. (Milwaukee Journal 1891 May 4 page 1 "Bate Left Out"; Milwaukee City Directories)

Theodore Schutz was appointed Assistant Building Inspector by the Common Council in 1889 and Building Inspector in May 1891, a position he held through 1895. His assistant was Mr. Krieger, "a popular young men [sic] of the South Side". In that position he oversaw the operations of the city's inspection and permitting functions. During the month of April 1891 Schutz was reported to have issued permits for "four solid brick buildings, two brick-cased buildings, 132 frame buildings and 73 alterations, total 211. The fees amounted to \$322." (Milwaukee Journal 1891 May 4 page 1) The office of the building inspector was located at 495 Jefferson, the Schlitz Building, across from the courthouse. At that time a majority of the city's functions were housed in a portion of the County Court House at today's Cathedral Square, until the current city hall was constructed later in the 1890s on the site it remains today. The Schlitz Building is today's 831-833 North Jefferson Street housing Elsa's restaurant. The Romanesque style building was constructed in 1887 and housed various professional offices on the upper floors and a saloon on the first. The city appears to have rented space in the building since the city functions were outgrowing their space in the County Courthouse.

After Schutz's term as Building Inspector ended, he resumed his architectural practice first with A. V. Wiskocil then on his own. Schutz remained in his house even as apartment buildings began to develop on his block and even had a hand in designing some of them.

Schutz's house at the time of purchase was an Italianate style rectangular front gabled structure with a projecting bay window on the first story and paired round headed windows above. Setback from the front were two shallow projecting wings, one to the north and one to the south. The entrance was located at the south wing and sheltered by a shed roofed porch. A small window/dormer was located above this porch. The only image we have of this house appears in the rendering of the proposed Hamilton apartment building next door depicted in the Milwaukee Sentinel in their Sunday edition February 20, 1898, page 5. Fire insurance maps indicate that the two-story house had a prominent wood cornice and that the rear portion was only one story, a typical treatment for the time since that was usually where the kitchen and other utility spaces were located. A porch was located at the south side of the house at the junction of the extended wing and the main body of the house.

Schutz took out a permit to "build an addition to present house and make other alterations and repairing" on August 5, 1892 estimated to cost \$1,000. The exact nature of the addition is not known but fire insurance maps show the south wing extended to the back of the house. In 1904 a permit was pulled to raise the pitch of the roof and clad it with wood shingles to match the existing. This alteration was estimated to cost \$600. The 1910 Sanborn Fire Insurance Map shows that the upper story was now "cement plastered" a change from the original necessitated by raising the roof and giving us the steep pitch we see today. In 1918 a permit was pulled to change partitions and convert the house into a two family flat and build a stairway addition to be stucco veneered. This was right at the time Schutz retired from his architectural practice and coincided with the marriage of his daughter Olga to John Schlehlein Jr. They would live upstairs in the new flat.

While he was working on his house, the block on which he lived began to change to denser development, and he was the architect on some of the projects. The earliest documented apartment building on the block was constructed right next door to the Schutz family. The large Kelly family had occupied the house to the house beginning in 1888. The Milwaukee Sentinel reported on July 28, 1892 that John Kelly transferred the property to his daughter Margaret J. Kelly and the senior Kelly moved elsewhere. Margaret subsequently married Robert Hamilton in 1895 and the two lived on the premises addressed as 655 Milwaukee Street. (Yenowine's News 1895 February 23 page 2)

Not long afterwards, Margaret Kelly Hamilton was reported to be having plans prepared for a dwelling, then an addition to her dwelling. Ultimately a brand new structure was constructed, an \$11,000 flat building designed by architect Charles Fitzgerald. The four story building was constructed of cream colored brick with stone trim and a prominent feature of the façade was the large bay that extended up all stories on the south half of the front façade. The interior would accommodate five families with a parlor, drawing room, library, dining room and four bedrooms in each apartment. The interior was finished in oak. The building was likely completed and occupied by January 1899 when an article reported on the Hamiltons having a party. The building was named "Hamilton" for the owner and carved in stone above the entrance and the Hamiltons lived in one of the apartments for some time. (Milwaukee Sentinel 1897 October 31 page 6, November 7 page 27, December 14 page 5; Milwaukee Sentinel 1898 February 20 page 5; Milwaukee Sentinel 1899 January 29 page 3)

This apartment building loomed over the Schutz house and was just a few feet away from the architect's house. Schutz himself designed a two story brick veneered double house on what was the west 30 feet of the original Lot 1, in other words, right behind his house. The project was commissioned by Mrs. Helen Kern Peshorn who lived along Milwaukee Street with her husband Charles in a double house also occupied by her brother and before that her father. Her father, J.B.A. Kern had purchased the west 30 feet back in 1869 and the senior Kern passed away in January of 1892. This double house Helen built was addressed at 113-115 Knapp Street (old address) but has long since been demolished.



Another project designed by Schutz on this block was the Beaumont Apartments, built in 1900, which occupied formerly open land on the block. It still stands. It remains a very noteworthy example of the apartment building type.

More detail on Schutz's architectural career is provided below. After his service as city Building Inspector Schutz formed a partnership with A. V. Wiskocil from 1895 through about 1900. He thereafter worked out of offices at 296 West Water (today's North Plankinton Avenue) north of Kilbourn Avenue. City directories show him at this address through 1919 when he retired.

Schutz and his wife Lena moved to 729 46<sup>th</sup> Street in 1922 (today's 2147 North 46<sup>th</sup> Street) no longer extant. Schutz died on November 16, 1923.

Meanwhile daughter Olga and her husband John Schlehlein Jr. (married in 1907) lived in the upper flat at 1247 North Milwaukee Street through 1937 when John Schlehlein died. He had been the Register of Probate at the Milwaukee County Courthouse during his career and was also a director of the Milwaukee Mutual Loan & Building Association. Widow Olga Schutz Schlehlein moved to an apartment at 709 East Juneau. Census records identify them as renters at the property.

#### GREGORYOS PLACEOS (GREGORY PLACEA)

The new owner of our subject property, beginning in 1922 was Gregoryos (Gregory) Placeous also spelled Placeos/Placeas/Placea and his wife Penelope. He was a shoe shiner on Third Street and was also shown as hat cleaner in the census. He was born on May 4, 1877 per his draft registration card dated September 12, 1918. He had come to the United States in 1907. (Ancestry.com) Census records from 1930 indicate he was the owner of our subject house. The family included daughters Angeline and Viola. City directories show other family members on the premises at various times including a widow Helen, Mary, George Jr.

The area around our subject building became one of several clusters of Greek culture in the city and the Annunciation Greek Orthodox Church was built nearby at Broadway and Knapp in 1914. By 1920 there were forty Greek immigrants who operated shoe shining businesses, the early occupation of the Gregoryous Placeous. Our subject property also shows that the immigrants were able to acquire real estate and establish flourishing businesses. (Encyclopedia of Milwaukee. Greeks. <https://emke.uwm.edu/entry/greeks/> )

The Placeous/Placeas family built the rear concrete block garage behind the house in 1929. That structure still stands.

After the Schlehleins, the upstairs tenants included Jas. W. (Despo) Topitzes, a grocer with a store on Knapp Street.

Members of the Andrekopoulos family, Augustus, George and William, occupied the lower flat in 1942 although it appears that Gregory Placea was still owner. Gregory Placeas took out a permit to apply asphalt siding over the dormers and upper story stucco in 1943.

The building was for sale from 1943 through 1949.

Research is ongoing but city records show that later owners included Frederick P. Graef Jr., George G. Rohde, Timothy Olson, Ervin Sijaric, Milica Kosevic then current owner Beach House LLC which transferred ownership to Justabuck LLC in July 2019.

#### **VIII. THE ARCHITECT**

Research about the exact construction date and original architect of 1247 N. Milwaukee Street is ongoing. We do know an improvement was on the lot by 1860 and possibly as early as 1854. There is an interesting ad in 1854 offering a desirable brick building, 655 Milwaukee, in exchange for a stock of goods suggesting that it could be one of the two buildings on Lot 1 that fronted Milwaukee Street. (Milwaukee Sentinel 1854 October 24) Whether it represents our subject house, the house that used to stand where the Hamilton Apartments are or a house at the rear 30 feet of lot cannot be determined at this point. Deed and tax roll research is ongoing.

Theodore F. Schutz was born in West Prussia on December 2<sup>nd</sup>, 1851. Schutz attended college in West Prussia before moving to Milwaukee in 1874. He worked as a carpenter and mason until roughly 1881 when he became the assistant to Architect Jas. Douglass. An article from the *Milwaukee Daily Journal* in 1886 states that Schutz “acquired high proficiency in his calling under the careful training of Mr. Jas Douglass.” In 1884 Schutz began practicing architecture independently out of Rooms 12 and 13 at 433 Milwaukee Street while living at 157 Wisconsin Avenue (old addresses). Lena Schutz worked as a hairdresser at 418 Broadway for many years (old address). The couple eventually had four daughters, Olga, Margaret, Hilda and Olive, and one son, Edmund. In 1889 Schutz and his wife Lena bought the north 30 feet of east 97 ½ feet of Lot 1, Block 132, first Ward, from Frederick G. and Minnie Ranney for \$4,050. From 1889 until 1891 Theodore Schutz served as the assistant to building inspector Arthur Bate. In 1891 Mayor Somers appointed Schutz to the position of Building Inspector, which he served from 1891-1895.

Famously, Milwaukee’s Third Ward suffered a devastating fire due to an accident at the Union Oil and Paint Company building on October 28th 1892, during Theodore Schutz’s tenure as building inspector. Debates ensued following the fire about whether the region was suitable for residential construction, as the Third Ward had access to water and rail which led city leaders to believe that the area was best suited for industry and warehouses. Prior to the fire, Schutz had voiced concerns with Milwaukee’s building ordinance and laws as early as 1891 when his tenure as city building inspector began. Following the fire, Schutz pressured Common Council to make changes to the city’s building ordinance and include the Third Ward within fire limits. Finally, a resolution was adopted to temporarily freeze the issuance of building permits for wood frame structures in the area and appoint a special committee to draft new building laws. Schutz served as the head of the building committee and the pioneer of the new laws.

Initially, angry former residents pressured city officials, including Inspector Schutz, to issue building permits for the erection of wood frame homes as they could not afford to erect expensive brick buildings. Many of the people worked in the gas and freight houses of the Chicago & Northwestern Railway company and wanted to live close to their place of employment. Following the resolution, a search was organized by former Third Ward residents to find Schutz, who was hiding out at his home at 657 N Milwaukee St. and refusing to issue building permits for wood framed structures. However, this was found to be unlawful because no changes had yet been made to the building ordinance that allowed Schutz to block the issuance of permits for wooden structures. As head of the special committee, Schutz pressured the Common Council for over two years following the Third Ward fire to address the building laws. Following the examination of extant building ordinances in cities throughout the United States, Schutz and fellow committee members drafted a new law that would divide buildings into three classes and exhaustively dictate construction methods to ensure optimum safety and fire prevention. It wasn’t until January of 1895 that the special committee successfully presented the comprehensive bill to the Common Council, which adopted the bill into law later that year.

An article from June 2, 1895 published in The Milwaukee Journal describes Schutz’s departure as the city’s Building Inspector: “Mr. Schutz has been an active worker in the interest of a better building ordinance, and it was through his persistent efforts, to a large extent, that the passage of the new building law was due.”

Following the conclusion of his appointment as Building Inspector, Schutz partnered with Augustin V. Wiskocil, a native of Austria who immigrated to Milwaukee in 1871, to create the

architectural firm Wiskocil & Schutz. The architects worked out of an office at 53 in the University Building on the corner of Broadway and Mason. The firm designed dozens of commercial and residential buildings throughout Milwaukee. Notable projects include: the 1897 Neoclassical Charles Ross Hardware building on Brady Street, the 1897 addition to St. Joseph's Hospital (no longer standing), the 1895 Bohemian American Society Hall formerly on the corner of 12<sup>th</sup> and Vine streets, and the 1896 chapel of the St. Aemilianus Orphan Asylum in St. Francis (no longer standing), among many other residential and commercial properties. Wiskocil and Schutz practiced together until disbanding their firm sometime in 1899.

The following year, Schutz served as a congressional delegate for the First Ward and attended the 1900 Congressional Convention that nominated former Democratic Governor George W. Peck as the Fourth District representative in congress.

In 1900, Schutz began practicing architecture independently once again out of an office at 296 West Water St (old address, now Plankinton Avenue). According to City Directories, Schutz practiced out of this office until his retirement sometime between 1918 and 1919. Throughout this time, Schutz designed residential and commercial buildings in a variety of architectural styles, including Craftsman, Neoclassical, and German Renaissance Revival to name a few. Notable projects include: the 1910 Hambach and Hellman Meat Store (more recently Glorioso's) on Brady Street (in the Brady Street Historic District) designed in the German Renaissance Revival style, a Queen Anne home at 2863 N. Downer Avenue built in 1906, two adjacent Craftsman style homes at 2730-32 and 2726-28 W. Garfield Avenue built in 1913, a commercial building at 145 S 1<sup>st</sup> Street in a vernacular style (in the South First and Second Street National Historic District) built in 1909, the Catholic Church of St. Theresa in Theresa, WI built ca. 1901, a Moving Picture Theater for Washington Amusement Co. formerly at the corner of Lisbon Avenue and 36<sup>th</sup> Street built ca. 1911, and the Beaumont Apartments in the Neoclassical style at 1227 N. Milwaukee Street built in 1900 and only three doors down from Schutz's home at 1247 N. Milwaukee St. According to building permits, Schutz even designed a small, two family flat at the West end of his lot for Mrs. Helen Penshorn (Kern) in 1899, which, although it is no longer standing, is the source of confusion regarding the exact construction date of the property at 1247 N. Milwaukee St. These are only a few examples to demonstrate the quantity and diversity of the projects that Schutz undertook throughout the city in his later architectural career.

Although his architectural portfolio spans many styles and uses, Schutz is an especially important figure regarding Milwaukee's ethnic architecture. The Milwaukee Historic Ethnic Architecture Resources Survey conducted in 1994 cites him as a contributing architect. The Hambach and Hellman Meat Store, which since the 1960's has been a part of Glorioso's Market, is a "fine example of the German Renaissance Revival style of architecture" and many of its formal characteristics signaled a "visual link to 'Old World Traditions' and culture which many German-American and their descendants remembered with admiration and pride." (Milwaukee Department of City Development, *Milwaukee Ethnic Commercial and Public Buildings Tour*, September 1994: 14-15.)

Schutz converted his home at 657 N. Milwaukee Street (old address) to a duplex not long after his daughter Olga married then-Register of Probate John Schlehlein Jr. in 1918. Schutz and his wife continued living in the unit addressed 657 Milwaukee Street while Olga and John Schlehlein Jr. lived in the newly created upper 657 ½ Milwaukee Street unit (old addresses). According to the 1920 census records, Schutz's daughter Margaret, her husband Edward Markwise, and their daughter were also living in the lower unit at 657 N. Milwaukee St.

Theodore and Lena moved from the property to 729 46<sup>th</sup> St in 1922 (old address) until Theodore died on November 16<sup>th</sup>, 1923. According to his obituary, the architect was laid to rest in Calvary Cemetery.

John Schlehlein Jr. and Olga continued to occupy the unit at 657 ½ Milwaukee Street from 1918 until John's death in 1937. Census records indicate that they rented their flat and were not the

owners. According to his obituary, Schlehlein Jr., a Milwaukee native, held his position as Register of Probate at the Court House for 24 years.

For Convenience a listing of Schutz's known commissions in Milwaukee is below.

1888---1101-09 East Brady Street --- Trzebiatowski building --- Queen Anne  
1899---169 South 2<sup>nd</sup> Street—Seeboth Brothers offices—astylistic  
1904--- 1338-40 East Brady Street --- Adam Kolinski Store --- front gabled 2 ½ story  
1908---1418 North 38<sup>th</sup> Street--Mrs. Mary Schultz House—Front Gable 2 ½ story, significantly altered  
1909—145 South 1<sup>st</sup> Street---Milwaukee Bronze Casting Building—Romanesque  
1910---1024 East Brady Street---Hambach & Hellman Meat Store—German Renaissance Revival  
1911---1300-1304 North 25<sup>th</sup> Street---J. J. Feksecker Apartment—Arts and Crafts demolished  
1911—2134 North Sherman Boulevard---Dr. F. W. Hambach house –German Renaissance Revival  
1911--- 1227 North Milwaukee Street---The Beaumont Apartments --- Neoclassical  
1912---2212 North 28<sup>th</sup> Street—Fr. Schoman—Arts and Crafts –Germanic  
1913---1344 East Brady Street --- Huebsch Garage  
1913—2730-2732 West Garfield—Fr. Schoman House—Arts and Crafts Germanic  
1913—2726 West Garfield—Fr. Schoman—Arts and Crafts Germanic  
1913—2722 West Garfield—Fr. Schoman—Front Gabled 2 ½ story masonry porch replaced with wood porch  
1914---915 South 18<sup>th</sup> Street—Mrs. Anna Mahan House—Bungalow  
1915—1303 North 25<sup>th</sup> Street---C. W. Bigott House—Arts and Crafts

WITH PARTNER AUGUSTIN V. WISKOCIL

1895—1136 South Layton Boulevard—John W. Gilles House—Front gabled 2 ½ story, altered  
1896—1022 West Greenfield Avenue—Mrs. A. Holand (sp?)—Front Gabled 2 ½ story mixed use  
1897—2722 N. King Drive—Hrobsky/Berg Building  
1897—1234-1238 East Brady Street—Charles Ross Hardware Building --- Neoclassical  
1897—1554 East Irving—John Seng House—Front gabled 2 ½ story, altered  
1898—1729-1731 North Pulaski—Peters & Weiland—livery stable

## SOURCES

Ancestry.com. Information on all the occupants and owners connected with this property through the early 20<sup>th</sup> century.

Encyclopedia of Milwaukee. Greeks. <https://emke.uwm.edu/entry/greeks/> )

Frank, Dr. Louis Frederick. The Medical History of Milwaukee 1834-1914. Milwaukee: Germania Publishing Company, [1915].

Milwaukee City Building Permits.

Milwaukee Department of City Development, Milwaukee Ethnic Commercial and Public Buildings Tour, September 1994.

Milwaukee Journal (1895-1937)

Milwaukee of To-Day, the Cream City of the Lakes. Milwaukee: Phoenix Publishing Company, N.D. [c.1893], page 184)

Milwaukee Sentinel (1850s – 1899)

The Moving Picture News (July 1, 1911)

Yenowine's News.

## **IX. STAFF RECOMMENDATION**

Staff recommends that the Garner-Ranney-Schutz-Placea House be given permanent historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria e-1, e-3, e-6 and e-9 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.

- e-1. Its exemplification of the development of the cultural, economic, social or historic heritage of the City of Milwaukee, State of Wisconsin or of the United States.

Rationale: The history of this house has revealed the story of evolution and transition and development of a block that is a microcosm of the history of the downtown itself. This area was initially far enough removed from commercial activities to lend itself to residential development by the 1850s. We do not have that many residential structures in the heart of the downtown that retain portions of their original fabric

In this block, bounded by Broadway, Knapp Street, Milwaukee Street and Juneau Avenue, the lots along Broadway were smaller in size and evolved with double houses and smaller scale residences. Along Milwaukee Street the lots were more spacious and some of the most prominent business people erected or occupied large mansions including Asahel Finch, B. Goldsmith, J. B. A. Kern and Adolph Meinecke. Our subject house was part of this prestigious setting, albeit more modest in scale, but its occupants socialized with and traveled in many of the same circles as the very well to do. Some of the occupants descended from old east coast families but there were also many immigrant families, particularly of German heritage, that made their fortunes in various areas of real estate, manufacturing and trade. Descendants of the original families moved on to newer and more fashionable neighborhoods and even constructed apartments on the old family grounds so our subject block began to see increasing density by the end of the nineteenth century. Another change took place in the neighborhood in the early twentieth century. Greek immigrants began to settle in the adjacent blocks and engage in a variety of occupations and they began to acquire real estate, including our subject property. Today's Annunciation Greek Orthodox Church in Wauwatosa was once located in an impressive church at the corner of Broadway and Knapp, a block away from our house, serving this immigrant population. Our subject property was acquired by Greek immigrant Gregory Placeas (anglicized) who owned the premises from about 1922 into the 1940s. He worked as a shoe shiner then hat cleaner and had a business on today's Old World Third Street.

- e-3. Its identifications with a person or persons who significantly contributed to the culture and development of the city.

Rationale: The house/duplex at 1245-1247 North Milwaukee Street was home to several families whose contribution to Milwaukee history might otherwise be overlooked had the research on this house not been conducted.

Dr. John Edward Garner, the first known owner of the property, came from an east coast upbringing where he is said to have descended from a long line of colonial families. Like many of the early settlers in Milwaukee he brought a level of expertise and professionalism not yet available in the city or state when he came in 1848. He was well known and highly regarded in the medical profession as well as an intellectual who not only handled coroners' inquests, performed surgery, battled cholera outbreaks but also lectured on a variety of non-medical natural science topics. Our subject property may have been used at times as a rental but we know Dr. Garner lived on the premises for a period of time and the house was passed along to his children.

Bessie Bond Garner married Frederick G. Ranney in 1878 and moved into our subject house where she would host parties and events documented by the press in society columns. Husband Frederick G. Ranney was an official with the Western Union Railroad and also the Chicago Milwaukee and St. Paul Railway. He shows up in various articles related to the two railroads. Bessie's house was the location for her sister Minnie's wedding and Bessie would live next door.

Theodore F. Schutz represents another era of our subject house when German Americans came into social, political and governmental prominence in Milwaukee. Schutz was a German immigrant who established his own architectural practice and was appointed city Building Inspector by Mayor Peter J. Somers, with the affirmation of the Common Council in 1891. In an era of unprecedented growth in the city, research on Schutz has allowed us to understand that building codes were not keeping up with technology and that the role of Building Inspector played a far more important role that has been noted in the past.

Schutz was thrust into the limelight over the conflicts about rebuilding in the Third Ward after the disastrous fire of 1892. Schutz urged the Common Council to extend the fire limits to the Third Ward and require masonry buildings. The Council was slow to act and temporarily suspended the issuance of building permits resulting in mobs of angry property owners storming Schutz's office. The matter was eventually resolved with some areas rebuilt with frame buildings and the remainder falling within an zone that required fireproof building. Schutz spearheaded efforts to change the building codes.

Schutz in the meantime set about to alter our subject house, raising the roof, adding stucco cladding and ultimately converting the house into a duplex. In this manner, Schutz conforms to practices often seen with German American residents in Milwaukee, who tended to occupy their homes for long periods of time instead of frequently moving and buying new. This observation has been seen in numerous architectural/cultural surveys of west side middle class German American neighborhoods contrasted with east side Yankee neighborhoods. Schutz was not above designing apartment buildings for some of his neighbors right on the block where he lived. Schutz had a successful architectural career following his public service. He designed in a variety of styles but most visually prominent are his projects in the German Renaissance Revival and the Arts and Crafts style, including his own house.

Gregory Placeas represents the changing demographic of the neighborhood at a time in the early twentieth when Greek immigrants clustered in the area and even built a prominent house of worship, known today as Annunciation Greek Orthodox Church.

- e-6 Its identification as the work of an artist, architect, craftsperson or master builder whose individual works have influenced the development of the city.

Rationale: Architect Theodore F. Schutz is admittedly not as high profile as Alexander C. Eschweiler or the firm of Ferry and Clas. Those architects developed large offices with numerous employees. They published books highlighting their commissions and got articles in the architectural periodicals. Schutz is characteristic of the many smaller offices that flourished in the city with only a principal and a few draftspersons. Yet he played an important role in his capacity of Building Inspector for the city of Milwaukee from 1891 through 1894. Following the horrific Third Ward Fire of 1892 Schutz urged the Common Council to enact fire limits in the Third Ward as they had been enacted over time in other parts of the downtown and led to new and more up to date building ordinance. He was one of a number of talented Milwaukee architects that gave neighborhoods a special character as they interpreted popular styles through a Germanic lens. His buildings do stand out from the crowd. Details of Schutz's life are outlined in the above.

- e-9. Its unique location as a singular physical characteristic which represents an established and familiar visual feature of a neighborhood, community or the city.

The subject house at the corner of Milwaukee and Knapp Streets stands out as one of the very few houses remaining in the portion of downtown bounded by Van Buren Street, East Mason Street, the Milwaukee River and East Ogden Avenue. It sits today surrounded by apartment buildings, parking lots and buildings associated with MSOE, a reminder of what was once a fashionable neighborhood with many notable high style architect designed houses and mansions.

**Preservation Guidelines  
For the  
Garner-Ranney-Schutz-Placeas House**

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding the permanent historic designation of the Garner-Ranney-Schutz-Placeas House. The intent of the commission is to preserve the historic, existing exterior features of the building and guide any changes and restorations that might be done on the exterior.

Building maintenance and restoration must follow accepted preservation practices as outlined below. Any exterior changes such as masonry repair, re-roofing, and so on but exclusive of routine painting will require a certificate of appropriateness. Most certificates are issued on a staff-approved basis and only major new construction or alteration requests typically will go before the Historic Preservation Commission. The Commission reserves the right to make final decisions based upon particular design submissions.

A.       Roofs

Retain the cross gabled roof shape. No changes can be made to the roof shape which would alter the building height, the roofline or its pitch.

Locate mechanical systems and vents on portions of the roof not visible at all from the public right of way and paint them out to minimize impact. Re-roofing requires consultation with historic preservation staff and a Certificate of Appropriateness to ensure appropriate materials and installation and proper construction of flashing, gutters, downspouts and valleys. Electronic devices such as satellite dishes require review with historic presentation staff and a Certificate of Appropriateness. The request for the installation of solar devices will be reviewed on a case by case basis based on provisions of 66.0401, Wis. Stats. No large rooftop construction or addition is allowed, such as a full story, as this would have a negative impact on the historic character and proportions of the building. The construction of other rooftop features, such as but not exclusive to a dormer, requires review by the Historic Preservation Commission and a Certificate of Appropriateness.

B.       Materials

1.       Masonry

- a.       Unpainted brick or stone must not be painted or covered. Painting masonry is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date. Covering masonry with other materials (wood, sheet metal, vinyl siding, etc.) is not allowed. The masonry cladding is currently painted but the paint is failing in spots. The original cream city brick is visible in areas. It is strongly encouraged that the paint be removed by the gentlest methods possible as indicated below. Should the masonry be repainted, care needs to be taken to not paint over stone sills, lintels, and decorative features if any. Removal of the plywood siding is recommended as it may be doing harm to the substrate below. This may be covering a layer of asphalt siding that was applied in 1943. Below this asphalt siding was stucco. Fire Insurance maps and permit records confirm that there were areas of stucco cladding on the 2<sup>nd</sup> story. It is encouraged to replace areas that had stucco with new, actual stucco cladding. These areas include the rear gable end, the



second story of the north wing, the front entry on the north side of the façade, the front second story and gable end as well as any locations on the south elevation of the building. Stucco was an important design feature of architect Schutz's remodeling of the house and his mix of brick and stucco can be seen in a number of his other commissions. Alternatives to stucco may be considered by the Commission if they will be appropriate to the building.

- b. Re-point defective mortar by duplicating the original in color, hardness, texture, joint finish and joint width. See the masonry chapters in the books, *As Good As New* or *Good For Business* for explanations on why the use of a proper mortar mix is crucial to making lasting repairs that will not contribute to new deterioration of the masonry. Using much harder, contemporary Portland cement mortar will not make a lasting repair and can damage the historic brick and stone. Replaced mortar joints should be tooled to match the style of the original. Do not use mortar colors and pointing styles that were unavailable or were not used when the building was constructed. Consultation with historic preservation staff and a Certificate of Appropriateness is required before starting any re-pointing.
- c. In the future should masonry cleaning be necessary (to remove paint, environmental pollutants, graffiti etc.) it should be done only with the gentlest method possible. Sandblasting or high pressure water blasting or the use of other abrasive materials (baking soda, nut shells, dry ice, etc.) on limestone or brick surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. The use of accepted chemical products to clean masonry is allowed and a test panel is required before general commencement of the work. Work should be done by experienced individuals as the chemical cleaning process can have a negative impact on the masonry. Consultation with historic preservation staff and a Certificate of Appropriateness is required before any cleaning would begin.
- d. Repair or replace deteriorated masonry with new material that duplicates the old as closely as possible. The use of EIFS (exterior insulation and finish systems) which is synthetic stucco is not permitted. The application of plywood, metal, vinyl or other substitute products is not permitted. Consultation with historic preservation staff and a Certificate of Appropriateness is required before attempting work on the masonry.

## 2. Wood/Metal

- a. Retain original material, whenever possible. Do not remove architectural features that are essential to maintaining the building's character and appearance such as but not limited to bargeboards, finials, corbels, brackets, cornices.
- b. Retain or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Covering wood with aluminum or vinyl or other substitute material is

not permitted. Spot replacement or spot repair of any deteriorated elements is encouraged rather than complete removal and replication.

C. Windows and Doors

1. Retain existing window and door openings. Some openings date to the original construction of the house, some were added as a result of architect Schutz's alterations. Retain original doors and windows within those openings if any are extant. It appears that many of the windows are replacements but some, such as the windows in the front bays and one two-over-two sash on the north elevation are from the time of Schutz's occupancy. Do not make changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Do not change the size or configuration of original window panes or sash. The installation of additional windows is discouraged but approval will depend on the proposal submitted.

All visible doors appear to be modern era replacements. Should these need to be replaced, there are examples being made today that would be appropriate for the building. Consultation with Historic Preservation staff is required for replacements.

2. In the event any windows need to be replaced, consultation with Historic Preservation staff is required to determine appropriate replacements. New glass must match the size of the historic glass. Do not fill in or cover openings with inappropriate materials such as glass block or concrete block.

Any original windows on the building must be retained and repaired if at all possible. Vinyl, vinyl clad, metal, and metal-clad or fiberglass prime window units are not permitted. Storm windows and storm doors are encouraged for the preservation of the prime windows and doors. The Commission has approved wood storms. Any changes to doors and windows, including installation of new doors and windows, require consultation with Historic Preservation staff and a Certificate of Appropriateness.

3. Steel bar security doors and window guards are discouraged. If permitted, the doors or grates must be of the simplest design and installed so as to be as unobtrusive as possible. A Certificate of Appropriateness is required for this type of installation.

D. Trim and Ornamentation

Wood trim can be found in the bargeboards, finials, corbels, brackets, at the front bays, at the north front porch and around some of the windows. These need to be preserved and there appropriate ways to repair instead of removing and replacing them. Metal railings and posts are modern replacements and should be replaced by wood. Photos of the house from before 1943 show how the railings and post were constructed. Work on the trim, rebuilding porches and other details will require consultation with historic preservation staff and a Certificate of Appropriateness.

E. Additions

No additions can be constructed on the front, south or north elevations as the property will not support such an expansion per code. To the rear of the property stands a hip roofed garage built in 1929. It is non-contributing to the property and may be removed.

An addition may be considered at the rear. The roof of the house may not be removed or reconfigured to allow for an addition. Should a small addition be contemplated, approval shall be based upon its compatibility with the primary building in terms of window proportion and placement, building height, roof configuration, scale, design, color, and materials. Additions must be smaller than the original building and not obscure the historic building. They should either complement the historic building or have a neutral effect on it.

F. Signs/Exterior Lighting

Plastic internally illuminated box signs with a completely acrylic face are not permitted. Approval will be based on the sign's compatibility with the architectural character of the historic building.

G. Guidelines for New Construction on the Site

See also Additions above. It is important that any proposed new construction be designed to be as sympathetic as possible with the character of the house. Small scale structures such as a gazebo or fountain may be permitted depending on their size, scale, and form and the property's ability to accommodate such a structure. Complete replacement of the current garage with a new garage may be possible depending on the submission. The following categories are consistent with all sites that receive local historic designation.

1. Site work

New construction must respect the historic site and location of the building. The primary building on the site must maintain the appearance of a freestanding structure as it was built.

2. Scale

For new construction, overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components, such as overhangs and fenestration that are in close proximity to the historic building must be compatible to and sympathetic with the design of the original house. New construction is to be smaller in size and shorter in height than the historic building. New construction will not extend over the top of the current house.

3. Form

The massing of the new construction must be compatible with the goal of maintaining the integrity of the historic building as a freestanding structure. Arrangement of windows, doors, roof shape, and foundation openings must be compatible with the historic property.

4. Materials

The building materials which are visible from the public right-of-way and in close proximity to the original house should be compatible with the colors, textures, proportions, and combinations of cladding materials used on the historic building. Since the historic building is clad in brick, brick on new construction would be appropriate. Faux wood grained panels, wood panels, cementitious panels, panels constructed of pressed wood, metal panels or corrugated metal, or panels made of other materials would be inappropriate for new construction

#### H. Guidelines for Demolition

It is not anticipated that the Garner-Ranney-Schutz House would be demolished, either in whole or in part. Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. The rear garage constructed of concrete block in 1929 is not of the same design caliber as the house and uses cheaper materials. Its removal would be considered by the Commission. The following guidelines, with those found in subsection 11(h) of the ordinance, shall be taken into consideration by the Commission when reviewing demolition requests.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety and is beyond hope of repair. This would generally be in case of a major fire or a natural catastrophe.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Location

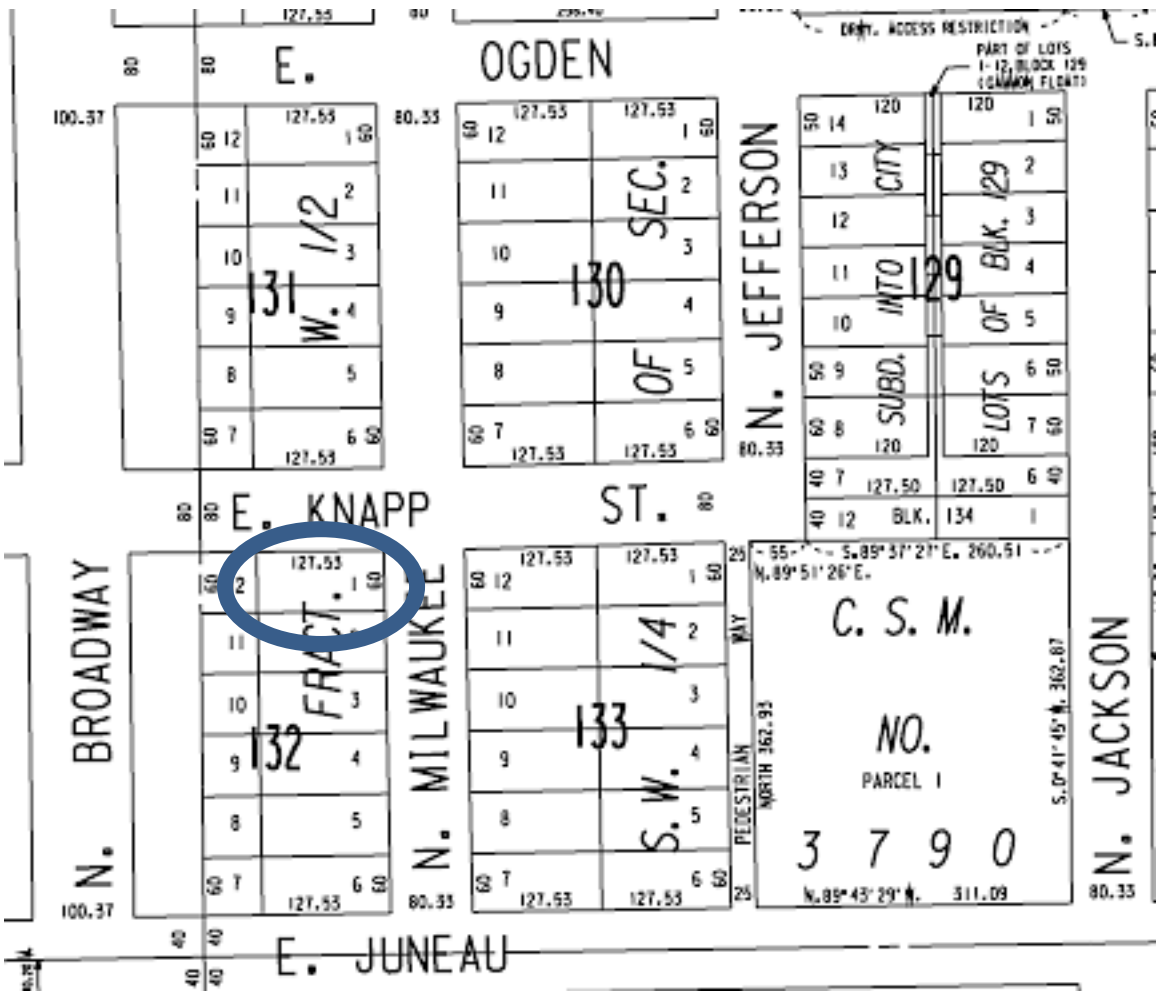
Consideration will be given to whether or not the building or portion of it contributes to the neighborhood and the general street appearance and has a positive effect on other buildings in the area.

4. Potential for Restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

5. Additions

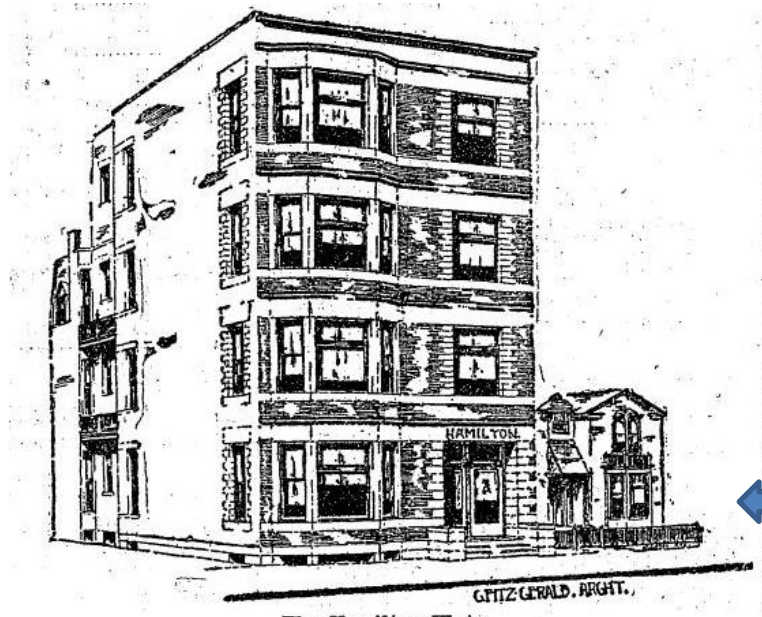
Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.



**1245-1247 North Milwaukee Street**







**1245-1247 N Milwaukee as it appeared in 1898 at right**



**JOHN E. GARNER**  
 Years of practice in Milwaukee  
 1848—1876



**THEODORE F. SCHUTZ**  
 Architect