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1998

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Home & Garden Tour

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Home & Garden Tour
MILWAUKEE, WISCONSIN

Saturday, June Sixth,
Nineteen Ninety-Eight



BREWERS HILL

A New Look At An Old Community

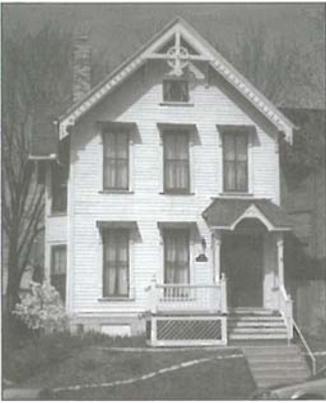
Brewers Hill offers visitors and residents a vital and attractive combination of old and new, modest and marvelous, residential and urban, all in a historic district with a dramatic hillside setting overlooking downtown Milwaukee.

Historically Brewers Hill is significant because it is a continuation of one of the first permanent neighborhoods in the city. As was typical of the time, small and home based businesses were part of the primarily residential fabric of the neighborhood. Also characteristic of the time, and quite common here, was the wide range of income levels and social classes. It was not uncommon for business owner and employee to live in the same block or even next door to each other. Many residents worked nearby on busy 3rd Street.

Brewers Hill contains a rich architectural mix of Greek Revival, Italianate, Stick-style, Queen Anne, and Colonial Revival buildings dating from the 1850s to the 1920s. They range from single family homes and duplexes to apartment houses, small storefronts to churches, modest frame cottages to brick mansions. It is considered by local preservation experts to be "the most remarkable assemblage of its type remaining from Milwaukee's settlement period," and represents Milwaukee's transition from a pioneer village to an urban center with defined neighborhoods. A sure sign of our continuing growth is the recent construction of four brand new homes.

Today Brewers Hill continues the process, begun twenty-five years ago, of joining with the residents who stuck out the hard times in the 1960s and 1970s to becoming once again a good place to live. It is neighborhood for people who love old houses, for people who love the city, and most of all, who for people who love being part of a neighborhood.

The 1998 tour is part of our effort to improve our neighborhood and to expand people's awareness of it. The money raised today will be used in part to fund our organization as well as scholarships and other activities which will help us to continue building our rich, diverse and vital hometown.



1843 North Second Street
The Schmaus Haus?

Built around 1873, this simple but charming home has some Stick style elements, but the details of the porch posts and the barge boards reflect the still dominant influence of the Italianate style. The first owner was Fabian Herbst, who was listed in city directories as "tailor and clothier," first on Water Street and later on Broadway.

From 1881 to 1884, Rabbi Isaac Moses owned the house. He was an early leader of Congregation Emanu-el B'ne Jeshurun, which is now located on Kenwood Boulevard. Moses also edited a local Yiddish language newspaper called "Die Zeitgeist". During remodeling the owner discovered subscription forms for this publication under the attic floor.

From 1884 to 1885 William Geuder, one of the founders of what became Geuder, Paeschke and Frey Manufacturing Co., rented this home. At that time he ran a tin smith business on 4th Street. It was typical for people to live close to their work, and many current residents of Brewers Hill have rediscovered the advantages of living downtown so that they can walk to work.

Sometime in the early part of the century the house was remodeled into a duplex. The occupants often worked at the nearby tanneries or shoe factories. From 1920 to 1947 this was the home of the Schmaus family including their daughter Minerva. Thus we can claim that this was once the home of Minnie Schmaus.

The present owners purchased the home in 1983 and in 1994 they converted it into a single

family dwelling. They have restored the exterior to its original appearance. Two photographs, one from the 1920's and one from the 1940's, helped guide them in their design decisions. The interior floor plan is in large part also original, although the kitchen is smaller and more modern, and the bath was built in the previous pantry. Some important details survived the years of neglect, including the double front doors, the walnut stair railing and newel post, and most of the interior doors. All of the first floor with the exception of the living room fire- place was gutted to bare studs, rewired, rebuilt, insulated and drywalled. The original trim and doors were stripped of layers of paint and then reused. There are also two unusual "Baltimore Front" cast iron, coal burning fireplaces, one with its original faux granite finish and Eastlake painted detail.

Since the last tour the owners have found time to turn their efforts to the garden, which is also open for the tour.



1910 North Second Street
Franco-Italian Mix

This large cream brick Italianate home makes its first tour appearance in 1998. The Italianate style was quite popular in American houses from 1850 to 1880, especially in the growing Midwest. This lovely example displays many of the traits of this romantic style, including tall arch-top windows, wide eaves with ornate roof brackets, and smaller entry porches with square posts with beveled corners. Note the brick frames around the windows and compare them with the second story windows of the Altpeter building, which is also on the tour. The mansard roof is more typical of the contemporaneous but

less popular French Second Empire style, but its steep pitch and one dormer and three triangular gables enable full use of the third floor. The raised foundation is coursed limestone. The house also features a handsome front door with sidelites and a transom, and a bay on the south with decorative wood trim.

In 1867 the undeveloped double lot was purchased by Julius Luethe, a tailor. Milwaukee tax records indicate that this home was completed by 1868. He later sold the east 65 feet along Reservoir Avenue and the alley to carpenter William Benz and his wife Mary, and they began living there in 1872. Other frame dwellings were built on the property and Julius moved back and forth between the main house and another house on the property which faced Reservoir. In 1885 he married for a second time. The event was noted in the "Local Jottings" column of the Sentinel:

"Miss Elizabeth Stoltze was married to Julius Luethe at the Residence of W. Goetz, 108 Biddle street, on Saturday evening. Following the ceremony a reception was given, during which Mr. Luethe was serenaded by a large musical club. Mr. and Mrs. Luethe have gone to housekeeping in their elegant home, corner of Reservoir Avenue and Second street."

Julius died in 1899 at the age of 66 and Elizabeth stayed on until 1921.

From 1879 to 1894 there were, in addition to the brick house at 1910, four other frame dwellings, a cooper's shop, a stable, and other outbuildings. Sometime before 1894 the stable was changed into a dwelling. In 1921 St. Francis Church, located on 4th and Brown, bought the west 85' of the Luethe property, described as consisting of an "eleven room brick house and a seven room frame home". A Catholic religious order ran a home for the poor, infirm, and aged. They prepared food in the original kitchen in the raised basement and transported it to the dining room with a dumbwaiter.

In the 1930s Anna Dietz acquired the home and it was converted into five apartments. The plans were drawn by architect John P. Broker in 1938. The changes to the original interior of the home were drastic. Fireplaces were removed, and small kitchens and baths were added.

Murphy beds were installed in closets in several of the apartments. The dumbwaiter and basement kitchen were removed sometime in the 1940s.

Jim Fetzer, the owner of Northern Chocolate on King Drive, bought the house in 1977, moved in the next year and began the restoration. A four car concrete block garage which stood in the middle of the back yard was torn down and he developed a day lily garden in its place. He also reacquired the east 65' feet of the property which had been separated from the original lot in 1867.

Sue Lindell bought the property in 1989. Her daughter and son-in-law live with her on the second and third floors. The exuberant and colorful interior fully reflects her open and generous personality.



2219 North First Street
Dodging the Dozers

The deed history of this property began in 1837, but the present dwelling was not built until 1890. The owner was Edgar Warren Bond, who had a building materials business on 3rd Street. He sold the house in 1897. It was sold again in 1904 to William and Julia Shelton. William, a contractor by profession, was born in 1852 in Ireland and died in Milwaukee in 1927 of 'cardiac decompensation.' His widow sold the house in 1928 to Roland Hubinger and his wife Minnie, who owned the house until 1978. Roland was the secretary of Hubinger Laundry, which his father founded. Their children, Beverly and George, were born at Mt. Sinai Hospital. The Hubingers covered the house with asbestos siding in 1935. There was a fire in

the house in the winter of 1943, but no one was seriously injured.

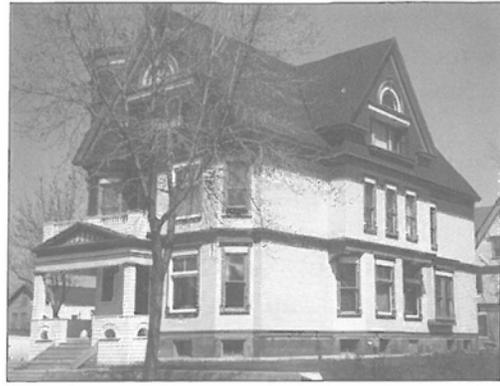
This home was saved from the bulldozers in 1996. The road from brand new to a disaster and back again is typical for homes in Brewers Hill. Visitors only need to look at two of the dwellings to the north, which are also in danger of demolition, for an idea of what neglect, age and market forces can do to property.

But this home is on the way back! The Wisconsin Preservation Fund bought it in November 1991 for \$200 and began an effort to save it for a possible owner. They were however not immediately successful and in June, 1994, the city declared it uninhabitable and ordered it razed. Luckily the city set no time line, and after a long, difficult and bureaucratic process the present owners were able to acquire the property in March, 1996, and the raze order was canceled.

The renovation process of this home is still in process, but it started with an almost complete 'gut job', a not particularly pretty phrase, but accurate in both the physical and emotional senses. The old basement floor and a great deal of dirt was removed so a new floor could be poured 8" deeper. Most of the interior trim work was salvaged and will be reused. The maple flooring was refinished. The exterior walls were insulated to today's standards and all the drywall is new. Note the tile pattern of the Front Parlor fireplace, although from Victorian times, it seems modern to our eyes. The front stair case, which has an interesting incised design, will also be restored.

Outside, most of the window sash were replaced, siding and exterior trim was replaced, and a new roof and shingles were installed. The chimneys were taken down because of their poor condition, but not rebuilt, because of the budget. The owners haven't had a lot of time to work on the yard yet, but put in a new fence this spring.

Norm Abrams visited the house on June 30, 1996 and signed a 2 x 4 in one of the walls, but unless the owners have cut a hole in their brand new drywall, you won't be able to see it!



2052 North First Street
A Prinz of a House

This wonderful house is still a work in progress, but what a spectacular work it is! The owner purchased the property in 1994 and has a ten year plan for the restoration. The visitor will see what is typical of the tasks all restorers face at the start of a project.

However, the Prinz house is unusual in that it retains many important decorative elements in good condition: massive woodwork, original hardware, mosaic entrance floor, staircase and newel posts, pocket doors, and inlaid wood floors. Especially amazing is the survival in pristine form of the fanciful Queen Anne/Colonial Revival oak buffet piece with its faux fireplace opening.

The reason for the exceptional condition of the house, despite considerable abuse in recent years, is probably due to the long ownership of the house by its original builder. Faustin Prinz commissioned Henry Messmer, a locally renowned architect, to design this home in 1887. The Prinz family probably lived in a small frame house which already existed on the lot during the construction of what must have been their dream house. It was completed in 1894, and the Prinzes lived out their lives in it. Mrs. Prinz survived her husband by 14 years, dying in 1936. The family obviously retained a good part of the fortune that had enabled the building of the house initially, since it is known that Mrs. Prinz employed a chauffeur until her death. He lived in the adjoining carriage-house, which still stands to the east at 117 E. Lloyd Street and was on the tour in 1995.

After Mrs. Prinz's death, the family sold the property and it was promptly changed from a

magnificent home into a rooming house, with as many as 13 units. The current owner removed numerous added partition walls, and the many small corner sinks which were installed in each unit. Much of the stately faux-grained woodwork had been painted over. The roof, especially that of the tower room on the second floor, and exterior siding was allowed to deteriorate, and the resulting water leaks damaged ceilings and walls and caused the loss of some of the original architectural elements.

The exterior restoration of this magnificent Queen Anne Colonial Revival home is almost complete, and when the last touches of its most attractive paint scheme are done this house will be one more example of the rebirth of historic Brewers Hill.



1823 North Palmer Street
Sanger Mansion

Caspar Sanger, a German immigrant who had made his fortune in the tannery and millwork businesses, built this, his first grand house, in 1872. The two far grander mansions which he built in later years were demolished long ago, although a c. 1887 house bearing his name still exists in the city of Waukesha. For reasons unknown, he sold the house only two years later to a fellow German-American Businessman, Joseph Phillips. Phillips and Sanger were among the founders of St. Francis Catholic church, which still stands at 4th and Brown streets. Phillips at the time was also a tannery owner and a lawyer, as well as being a widower with twelve children. He had been elected mayor of Milwaukee in 1870 on a "reform ticket", but was defeated after only one term because he actually attempted to reform something, namely, the "scandalous" polka halls on

the edge of town (15th and State). Undeterred by this rebuff, he went on to various public-service positions, notably as state representative. In the meantime, he married again, this time to a woman who was half his age, as was common. He died in 1906 at the age of 80, but she outlived him by 30 years. In 1911, however, she sold the big house to John Aramian and his wife. The next 60 years saw the house and the neighborhood change, decline, and resurrect itself, as is sometimes the pattern with older cities. The house became a four-family dwelling, and later still it held as many as seven units. The old sweeping driveway to the north was covered over and small store was built on it. A cupola was added to the roof to provide better ventilation for the upstairs tenants, and the former carriage house and barn became a four-car garage. A five car garage was added in 1915.

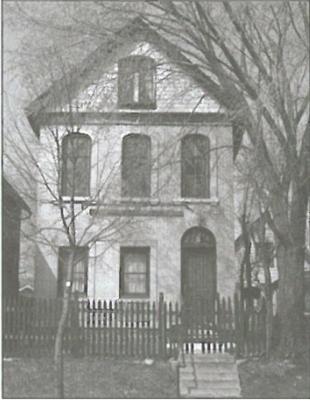
Then, in 1975, a young mason by trade named Ron Radtke fell in love with the huge lot and its view of the city-and thus began ten years of "hard labor" starting to restore the house. Radtke was instrumental in attracting new home buyers into the area, and was one of the founders of the Brewers Hill Neighborhood Association.

The present owners bought the house from Radtke in 1985, and the restoration continued. All the five marble fireplace mantels, all but a few feet of the woodwork, the mahogany staircase, most of the floors and a fair amount of the window glass is original to the house. Virtually all of the upstairs ceilings had to be replaced because of water damage. The tin ceiling in the present kitchen is a reproduction. Outside, a new "carriage-house"-style building was built to replace the old five car garage, whose roof collapsed in the snowy winter of 1993-94.

The house was originally built on a double lot. Over the years, houses to the south were torn down and the lots annexed to this one, resulting in a lot that is now 2/3 of an acre, which is unusually large for a home located near downtown. The grounds are extensively landscaped, with many perennial beds and borders, punctuated by various salvaged architectural artifacts. The most notable of these is the huge terra-cotta urn in the south-most lawn area. It is

believed to have been the capital atop a column of some long vanished downtown building.

Since the 1995 tour the owners have started an addition to the house which joins it to an existing outbuilding located west of the house along the alley. Visitors will be able to see this work in progress.



2019 North Palmer Street
Uplifting Italianate

Both 2015 and 2019 North Palmer Street are situated on what was originally one lot, number 12 of Sherman's Addition. Under the old street-numbering system the addresses were 691 and 693 Short Street. It was owned by an architect, John Marquis, who lived nearby on the corner of Green Bay and Beer, or nowadays 1st and Reservoir. Marquis presumably designed and built the "brick dwelling" which was included in the sale of the lot to Matthias and Katherine Hettenbach in 1864.

From 1865 to 1871 the Hettenbach family lived at 693 Short Street. During this time their three children were born: Anthina, Otto and Rose. In the census of 1870, Matthias listed his profession as potter and he probably made beer bottles for one of the neighborhood breweries.

By 1872 the Hettenbachs had moved one door south to 691 Short Street, but they are still listed as the owners of 693. They evidently built a larger house for themselves and retained the other house for rental property. Matthias Hettenbach died at age 44 in 1874, but the family continued to own both houses until 1887. At that time, they sold the north half of the lot, with the house, to Nicholas Ludwig.

Ludwig was a contractor who emigrated from Prussia and arrived in Milwaukee in 1846.

He established his own business by 1857, and held several important positions including member of the school board, superintendent of bridges, and city council member. The Ludwig family, including eleven children, lived here from 1887 to 1918. Sometime before 1909, the second floor addition to the rear of the house was built.

This Italianate house is one of the very few remaining solid brick houses in the city. The floor joists rest directly on a thick exterior brick wall, rather than on a wood framed wall, as is the case with most houses. Brick veneer construction was first used in Australia the 1850s, and would have been relatively new technology at the time. Another house with solid brick walls is 1824 N. Second Street. The roofline of this house was altered from a relatively shallow Italianate pitch to the current steeply pitched Queen Anne Gable with fishscale wood shingles. There are remains of the original rafters in the attic. These changes probably coincided with the addition of a full width front porch. No doubt the owner at that time felt the house needed to be modernized. The arches above the first floor windows were also removed and made square. The front porch was removed in 1995 because it had become hazardous, but its absence does expose the charming original fanlight window over the front entrance. Another house which was "modernized" from the Italianate to Queen Anne by raising the roof to a steeper pitch can be seen at 1849 N. 1st Street.

Years of neglect made complete gutting of the interior a practical necessity, but a few surviving original elements have been carefully preserved. Amazingly, the original steep staircase with its elaborate Italianate newel post and delicate handrail withstood 130 years of use and abuse. The previous owner, Greg Steffens, also uncovered three original fireplaces. He also found the original long interior wood shutters in the attic.

The current owners bought the house in 1996 and started working with what was basically a newly drywalled shell. They completed much of

the surface work such as new ceramic tile, refinishing of the wood floors, installation of a new kitchen, painting, trim and wallpapering. The first floor has a living room, dining room, kitchen and half-bath. The second floor has two bedrooms, a full bath and a utility room. Although there is quite a bit of new house here to see, the scale and basic arrangement of the rooms has not been changed and the original feel remains. The owners' future plans include landscaping the back yard, more painting and wallpapering, and rebuilding the front porch.



*CLOSED FOR TOUR VIEWING

124 West Vine Street
Back Home Again

The current owners of this home, Marcus Smith and Juana Sabatino, both have old family ties to the Brewers Hill neighborhood. Marcus lived at 1842 N. 2nd Street from the age of four to the age of eighteen, when, in 1971, his parents sold the house. Sometime after 1921 Juana's grandparents, Pasquall and Angela Sabatino, moved into a two story frame cottage which was located east across the alley from the tour house. Her father Frank was born in that house. He and his future bride, Elaine, went dancing at Dreamland Ballroom on their first date. Dreamland was a dance hall located in the Altpeter and Jung Buildings just two blocks to the west. The newlyweds lived with Frank's parents for the first three years of their marriage. There was a small grocery store located to the west of the tour house. Juana remembers being taken there by her grandfather, who would buy her a popsicle. She also remembers her grandmother drying basil on the roof of the concrete block garage, which still stands. Frank and Elaine moved out in 1956 and rented out the house. It was torn down by the city in the 1963 due to vandalism.

Gustav Bohn, a carpenter, built the frame portion of the tour house around 1865, when there were only five other houses on the block.

By 1888 a brick veneer one and a half story addition was present. The Bohn family occupied this house until the 1920's. Theodore Damon owned the house from at least 1964 to December 1986 when Juana bought it from his estate. Mr. Damon stored vehicles and other junk on the property and was the object of numerous complaints by the city. A frame garage on the property was razed in 1967.

Marcus and Juana nearly doubled the size of the house with an addition that was begun in 1992. The house, which was rather plain before, now has a charming front porch featuring decoratively painted turned spindles and a roof with fancy cut wood shingles. They have also added a lovely pergola and deck to the west which integrates the house with their large and sunny lot. They recently built a fence which meshes nicely with the large enclosed yard to the west, owned by Juana's sister. There is a lannon stone path which joins the two houses. If visitors are lucky, Juana and Marcus will be sharing photographs of the past.



202 East Brown Street
A Moving Story

In 1884 this finely detailed home was built for St. Marcus Church by congregation member August Kelling for a cost of \$1600. The house stood east of the alley facing south at what became 124 E. Garfield when the numbering system was changed in 1930. From 1890 to 1902 August Pieper served as the pastor of St. Marcus and raised his family here. His son Paul Pieper was born in this house in 1892 and is the grandfather of the current pastor, Mark Jeske.

Pastor Jeske's children thus represent the fifth generation of Jeskes associated with St. Marcus and the surrounding neighborhood. Pastor Jeske relates that a parishioner by the name of Althea Selle (who was 102 years old when she died in April of 1986) could remember playing as a child in the kitchen of this house in the 1890s. She recalled that even August Pieper, who tended to be a bit aristocratic, took part in the horseplay.

In 1926 the church built a new brick parsonage which is still standing at 212 E. North Avenue. The older house became the custodian's residence, in which capacity it served until 1994. At that time the church decided to expand to the west across the alley and one consequence was that the house would have to be moved or be demolished. It stood empty from 1994 to 1996 while the church and neighbor Steve Bialk made the effort to save a house which carried with it so much personal and local history.

In the fall of 1996 the present owners bought the house for \$1 and on the night of July 26th 1997 the house was moved 2 1/2 blocks in 7 1/2 hours to a brand new cream brick veneered foundation.

Pastor Mark Jeske is overjoyed that the house which played such an important part in his family's history has been preserved. It is the new home of a young family and has contributed to the rebuilding of this historic neighborhood.

Both the interior and exterior of the house reflect the fact that the owners took good care of the house during its first 114 years. The design shows the influence of the Italianate and Stick styles, but might best be called Folk Victorian. The elaborate exterior trim is largely original. Compare the eave brackets of this house to those of 1843 N. 2nd Street. The handsome interior trim and doors are also original, in very good condition and show the influence of Eastlake. Note as well the atypical location of the staircase and the low height of its original second floor railing. It seems too low to modern eyes, but remember that people were shorter and that there were as yet no building codes! During the renovation the owners removed the old plaster but left the lathe. All the walls were then drywalled with the original trim in place.

A plaster skim coat gives the walls a smooth and solid appearance. Brad and Mary have done a great deal of the interior work, including stripping the carved interior woodwork.

Changes to the original floor plan have been minimal, although the kitchen has been modernized and a half-bath has been added to the first floor. The new wood flooring is reclaimed maple from Antigo High School. On the second floor one of the four bedrooms has been turned into a large closet and the bathroom has been brought up to date. The attic may be turned into a laundry room. The windows are properly sized replacement units.

The new two car garage has a steeply pitched roof and carriage-house style overhead doors. By the next tour we will be sure to see lots of additional improvements to the yard of a house that is new and old, historic and modern.



228 East Lloyd Street
The Lucky Triplet

This house is one of three identical cottages built circa 1879. The Sanborn Perris map of 1894 shows each of them with an outbuilding identically placed in the northwest corner of its lot. Whether the outbuilding was a shed or out-house or something else cannot be determined. They were built as investment properties by Fred Gehrke Realty and he probably rented them out to working-class families. In a 1906 directory Gehrke is listed as a grocer, carpenter contractor and saloon operator. These businesses were located in the first floor of a building located on the northwest corner of Palmer and Lloyd. The Gehrke family lived upstairs. He was still working and living there in 1921.

Fate dealt a different hand to each cottage.

The middle cottage, 224 E. Lloyd, had to be torn down. The west cottage, 220 E. Lloyd, awaits a caring owner. But as is obvious today, 228 has become a wonderful home with a large and gorgeous garden which occupies the southwest corner of Hubbard and Lloyd. A larger house which stood there was removed sometime after 1955.

The renovation of this home began in the spring of 1992 and was managed by the Wisconsin Preservation Fund. The Milwaukee Community Service Corps, an organization modeled after the depression era's Civilian Conservation Corps, did much of the actual work. The interior of the house was gutted and reconfigured. The exterior was restored using in part trim and other materials from the middle cottage. The handsome trim details around the doors and windows are well suited to the pleasant proportions of this carpenter gothic cottage.

The present owner bought the house from the Preservation Fund in November of 1994. He has continued with the interior and exterior restoration. The entry has a light wood floor with a darker wood pattern. The front door has a transom window with the German word "Willkommen" to reflect his German heritage. He built a garage which also houses his print making studio. The charming garden won the 1996 Brewers Hill garden award and the 1997 Mayor's Achievement Award. The small tree in the center of the lawn is a horse chestnut, a somewhat messy tree, but popular in Victorian times and gorgeous when in bloom. A mature example grows near the southeast corner of 1910 N. 2nd Street.



1801-1807 North Martin Luther King
Altpeter and Jung Buildings - 'Dreamland'

The property on the northwest corner of Vine Street and King Drive (formerly 3rd Street) has had many incarnations, but most recently it was Sanders Super Bowl, a bowling alley and tavern. But to historians, the shorter building to the south is known as the Altpeter Building, while the taller building to the north is called the Jung Building. The buildings comprise the remaining portions of the old Northwestern Brewery which German immigrant Phillip Altpeter established on the site in 1865. In 1873 the original wooden brewery was replaced with a brick building, a portion of which survives at the southeast corner. The corner building also contained 'Altpeter's Saloon'. In 1884 Altpeter stopped brewing and opened a malting operation. After his death the building was sold to Phillip Jung who operated the Western Malting Co. here from 1892 to 1896, when Jung purchased the old Oberman Brewery and started the Phillip Jung Brewing Co. In 1910 Jung extensively altered the north building. The roof was removed and a taller second floor was added which was occupied by a rental hall. The first floor contained storefronts and a malting operation in the back. The facade of the Jung building was changed to the neoclassical style and the upper portion of that facade remains today. It is probable that the Altpeter Building also underwent extensive renovations at that time, including the addition of two bay windows to the south second floor facade and a simplification of the east facade. The Jung Brewery was not re-established after Prohibition. In 1935 the Germania Club operated a dance hall and saloon in the building. A small apartment occupied the west part of the first floor of the Altpeter building.

In 1945 the first floor facade of the Jung Building, the entire east facade and the eastern third of the south facade of the Altpeter Building were covered with structural glass panels in a pattern of beige and red in a style that might be called deco. At that time the upper story was used as a public dance hall known as 'Dreamland' while the first floor was occupied by a bar and a bowling alley. In 1946 a circular metal canopy was added to the south-east entrance of the Altpeter Building. In 1953 a 50' x 60' concrete block one story addition designed by architect William G. Herbst was added to the west to house a modern bowling alley. Extensive alterations were made to the interior, and probably included adding a tavern to the east part of the Jung Building and changing the southeast corner of the Altpeter Building from a saloon into a lobby. A tiled stairway led guests upstairs to a ticket booth and the mirrored dance hall. The owner in 1953 was the union Street Railway Employees #998.

Today the building is undergoing an extensive restoration which will place residential apartments on the second floor and commercial space on the first. The facade of the building will be returned to its appearance of about 1920. The brick parapet wall has already been rebuilt (it was hacked off when the glass tiles were attached in 1945) and the commercial spaces will have open and welcoming glass store-fronts. The owners have decided to use the nostalgic name of Dreamland for this development, which is part of the rebirth of King Drive and the surrounding neighborhoods



1835 North Martin Luther King
A 1920 Valentine

This small yet attractive commercial building was erected in 1920 at a cost (at least according to the building permit) of \$20,000. The applicant and owner, Gerhard Conrad, described it as a "Store and flat bldg." The architect was Charles Valentine, who early in his career worked at the Milwaukee firm of Ferry and Clas and concluded it at Brust & Brust in 1949. He is responsible for a number of conservative yet well-built Milwaukee homes, including the Clara Miller house at 2909 E. Newberry Boulevard, built in 1918. He died in 1951 in Whitefish Bay. In the early part of the century, Conrad and Valentine both lived on Island (now Palmer) Street. It is typical of the period that people lived and worked in close proximity.

The brick, two-story structure represents an interesting example of the influence of German and Flemish architectural styles on local commercial buildings. The gable end to the street and the arched window openings with trim contribute to its character as do the 4-over-4 and 6-over-6 windows. The gable end treatment also echoes similar design themes of earlier buildings along King Drive. The exterior of the building is in nearly original configuration except for modifications to the street-level center window. The tall narrow window in the upper gable is especially handsome, and the current paint scheme complements the pale brown brick wonderfully. The fence located on the south side of the building is from a Milwaukee bridge.

In the 1930s, 40s and 50s the building was occupied at various times by a furnace showroom, an advertising firm, and a photo processing company called Colorcraft. In 1967 it became

Mac's Peyton Place, a tavern and restaurant. Eventually the City Redevelopment Authority bought the building, and then sold it in 1990 to a developer who began the restoration process.

Ann Brown, the current commercial occupant of the building, opened the Devonshire Victorian Tea Shoppe in April of 1996. The inspiration for her business was twofold. She fell in love with the building when she first saw it, and she was researching tea in connection with her catering business. While she was actively pursuing contact with the building's owner, Steve Bialk, she was also gradually developing her business plan. Her research led her to take a trip to England and to attend seminars in California. She offers sandwiches and soup, pasta salad, delicious deserts and a large selection of usual and unusual teas. In the future she would like to enhance the interior of the shop with crown molding, and artwork hung in the proper Victorian manner from picture moulding. She also plans to add flower boxes to the front of the building.



325 West Vine Street
Frederick Ketter Building

This Milwaukee building was erected by Frederick Ketter in 1890-1891. Ketter was born on February 26, 1845, in Weilburg, Hesse-Nassau, Germany, not far from Frankfurt. He received a village education and apprenticed as a cooper. A cooper is a skilled craftsman who makes wooden barrels. After working as a journeyman in his native land, Ketter emigrated to the U.S. in 1867 and settled in Milwaukee. City directories show that Ketter worked as the foreman of the Schlitz Brewing Company cooper

shop. Breweries all had their own large cooperage shops at the time because beer had to be stored and shipped in wooden barrels. In 1879 Ketter moved into a house around the corner at 1728 N. 4th Street (razed) where he lived until his death in 1911. Having decided to start his own cooperage business Ketter purchased a half-lot fronting on Vine Street around the corner from his house in August 1890 and subsequently built this structure.

Ketter's German heritage probably inspired the design of this building, which reflects the townhouse architecture commonly built in the important trading towns of Northern Europe from the 13th to the 15th centuries. The Ketter building is constructed with a limestone basement and cream brick walls, now darkened from pollution. Like its European predecessors, it sits on a long narrow lot with the gable end facing the street. Of particular note are the four brick pilaster strips which rise through each story and break through the gable to terminate in pinnacles at the roof line. To further enliven the skyline, the gable end is stepped. Below the steps are shallow decorative niche-like recesses. The facade design is Gothic in origin.

Ketter's business must have soon outgrown this cramped facility, and in 1894 he moved his cooperage to 30th and Galena Streets. In December of 1906 Ketter sold the Building to George, Edward and Dietrich Geiger who operated a successful grocery business next door at the southwest corner of King and Vine Streets. The Geigers used the Ketter Building as a grocery warehouse until they sold it on a land contract to Abraham Rubenstein and Jacob Yanowitz in July of 1927. The owners rented it to a number of tenants including a plaster works and a flax seed grinding company. The Geigers regained possession of the property in the mid-1930s and operated a horseradish and bottled honey business out of the building for a decade before selling it to new owners who leased it out to a variety of manufacturers. The Ketter building is on the National Register of Historic Places.

Much like the historic European townhouses that inspired it, the current owners live and work in the same building. They bought the building in 1979 and have lived here since 1986. They have a loft apartment on the second floor

and their business occupies the rest of the building. 'Carreaux du Nord' specializes in specialty hand-crafted encaustic tiles. They will be demonstrating the various stages of tile making during the tour. Encaustic tiles were invented in France in the 12th century, but the process truly flourished in England. The owners also make tables of both wood and iron to hold and display their beautiful tiles. The blacksmith shop is located in the basement.



2215 North Palmer Street
Saint Marcus Lutheran School and Church

Saint Marcus Evangelical Lutheran Church was founded in 1875 to serve the growing German community on the city's northside. The first Saint Marcus School was a converted house located at the corner of Palmer and Garfield (then called Beaubian and Short Streets). It was moved to the back of the lot in 1881 when the first frame church was built, and then moved again to the next lot north when the frame parsonage was built in 1884. In 1883, a second small frame school building was built, but one year later there were over 300 children enrolled and the buildings were overcrowded. Both of the earlier buildings were then sold and moved. The original schoolhouse still stands on an alley at 2717 N. Pierce Street, while the second was moved to 21st and North, where it served as a hardware store until it was demolished.

The current school, constructed in 1894, is an imposing cream brick building designed by locally famed architect Henry Messmer. Sometime before 1925, the basement was converted into a bowling alley with four lanes for the use of youth groups. In the late 1950s, the gutters were leveled with concrete,

but the original hardwood lanes can still be seen. The space is now used as a Fellowship hall. In recent years a great deal of renovation has been done, including the installation of energy efficient windows, exterior painting and tuckpointing, and the paving and fencing of surrounding property owned by the church to create an attractive playground and a large parking lot.

The red brick church, built in 1913, was designed by Leiser and Holst in the English Gothic style. Its tallest tower reaches 96 feet in height. The earlier frame church was demolished, but its altar, pulpit and canopy, and lectern were saved and reinstalled in the new church. In 1950 these were removed and replaced with blond oak furnishings. Also at that time rows of light bulbs on the ceiling were replaced with the present hanging chandeliers. Protective lexan was added to the outside of the windows, which underwent a major restoration from 1990 to 1994. There have been few other changes to either the exterior or interior of the present church.

In 1997 the 1950s blond altar, pulpit communion rail, wainscoting and lectern were removed. The altar and pulpit salvaged from the old St. Jacobi Lutheran Church on 13th and Mitchell were installed. A new pulpit staircase, canopy and communion rail were designed, built and installed by Ritchie Bros. of Madison, and the Janesville Furniture Company. The chancel was repainted, stenciled and leafed. New carpeting was installed throughout.

It might also be noted that the original parsonage, built in 1884, was used as the custodian's residence from 1926 to 1995. In 1996 the house was moved to 202 E. Brown Street and is part of this year's tour.

St. Marcus Congregation today numbers over 368 adults and 157 children, while the school has an enrollment of 105. The current pastor is the fourth generation of his family to be associated with St. Marcus church. Future plans include the construction of a gymnasium. The church now owns the southern 128' of the alley and will be creating a safer and larger play area for the children.