

Wisconsin Department of Transportation
Determination of Eligibility Form for Historic Districts

(March 2011)

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WisDOT Project ID #: 1060-27-01

APR 04 2013

WHS #: 13-0065/MI

DIV HIST PRES

District Name: Story Hill Residential Historic District
Location: Bounded by W. Wisconsin Avenue to the north, W. Blue Mound Road to the south, N. Story Parkway to the east, and N. 51st Street to the west
City & County: City of Milwaukee, Milwaukee County Zip Code: 53208
Town: _____ Range: _____ Section: _____

Dates of Construction: 1909-1936

Certification:

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility X meets _____ does not meet the National Register of Historic Places criteria.

Rebecca Burkel 4/3/2013
Rebecca Burkel, WisDOT Historic Preservation Officer Date

Michael E. Stevens 4/18/13
State Historic Preservation Office

In my opinion, the property X meets _____ does not meet the National Register criteria.

Michael E. Stevens, State Historic Preservation Officer Date

Comments (FOR AGENCY USE ONLY):

Division of Historic Preservation/Public History
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Property Info:

Acreeage of Property:		18.02 acres	
UTM Reference:(A)	16	420376	4765157
(B)	16	420750	4765183
(C)	16	420861	4765300
(D)	16	420832	4765347
(E)	16	420378	4765348
	Zone	Easting	Northing

Verbal Boundary Description:

The general area of the historic boundary is an irregular polygon. Beginning at the northeastern corner of N. 51st Street & W. Blue Mound Road (Point A) proceed east along the north curblineline of W. Blue Mound Road to the intersecting point with the line extending from the north curblineline of N. Story Parkway (Point B); then proceed northeasterly along this line and the north curblineline of N. Story Parkway to the sidewalk (Point C) found adjacent to the eastern property boundaries of 607 N. Story Parkway & 4581 W. Wisconsin Avenue; then follow the back-of-sidewalk (i.e. west edge of sidewalk) northwesterly to the intersection with W. Wisconsin Avenue (Point D); then proceed west along the south curblineline of W. Wisconsin Avenue to the east curblineline of N. 51st Street (Point E); then proceed south along the east curblineline of N. 51st Street to the point of origin.

Boundary Justification:

The boundary coincides with the original Story Hill Subdivision development and is based on discussions with City of Milwaukee Historic Preservation Office staff, as well as WisDOT ESS staff. It includes all the architecturally significant properties within the subdivision, the plat of which was registered 9 May 1911.

Methodology:

The residence at 607 N. Story Parkway (located immediately adjacent to the eastern district boundary) was established to be in the Area of Potential Effects (APE) for the I-94 East/West & Stadium Interchange project. The Story Hill Residential Historic District was originally identified in 1979 as a “proposed historic district” within the Wisconsin Historic Preservation Database (WHPD) (note, at that time, the district was identified as the Wisconsin Woodlawn Historic District; Wisconsin Avenue and Woodlawn Court being two streets within the district). Proposed boundaries were not included in the WHPD records associated with this district; however, City of Milwaukee Historic Preservation Office staff were consulted in July 2012 and they identified the historic district boundary to coincide with the original Story Hill Subdivision boundary. This district and its boundary were reviewed and confirmed by WisDOT ESS in October 2012. Considering that only one property within the district is located within the APE, permit research was limited to that residence; however, resources including the Historic Milwaukee, Inc. *Spaces & Traces* tour guide for the neighborhood and Story Hill research materials held by Carlen Hatala (City of Milwaukee Historic Preservation staff member and resident of the district) were reviewed. Research revealed that many of the homes within the district were designed and built by realtor and builder George Schley and his sons. Most are in the Craftsman or Colonial Revival styles and are distinguished by their stucco cladding. Given this information and the high degree of integrity of its homes, the Story Hill Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

Narrative Description:

The Story Hill Residential Historic District is a neighborhood that consists of 102 properties with construction dates from 1909 to 1936, although the vast majority of the homes were constructed during the 1910s and 1920s. The district is located west of Milwaukee's immediate downtown area. The subdivision is framed to the north and south by two busy thoroughfares: Wisconsin Avenue and Blue Mound Road, respectively. N. 51st Street borders the district on the west, while the Stadium Freeway (USH 41) is found to the east. N. 50th Street and the curvilinear Woodlawn Court are located within the district boundaries. All streets within the neighborhood are tree-lined, and sidewalks and grassy terraces are ubiquitous. Most of the residences within the Story Hill Residential Historic District are single-family homes, although a handful of two-family houses are also evident and concentrated along N. 50th and N. 51st streets. Of the 102 properties within the district, twelve are considered to be non-contributing.

A significant number of the residences within the district were designed and built by the George Schley & Sons firm in the Craftsman, Arts and Crafts, and Colonial Revival architectural styles, although examples of other noted Milwaukee architects – including Charles Valentine and Frank Andree – are also evident. The homes are generally one-and-one-half to two stories in height and many are stucco-clad. In part due to the curvilinear Woodlawn Court, lot sizes vary in dimension and square feet ranging from .11 to .31 acres. Despite lot size differences, setbacks are generally consistent. Two latter developed subdivisions found directly south of the subject district – Story Hill No. 2 and Story Hill No. 3 platted in 1923 and 1927, respectively – are distinct from the Story Hill Residential Historic District. Their final development was delayed by the Great Depression and World War II and they feature a greater number of brick-veneered houses, many of which utilized period revival styles in their architectural composition.

DESCRIPTION OF THE ONE RESIDENCE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED ROADWORK ALONG THE STADIUM FREEWAY (USH 41):

607 N. Story Parkway

Charles & Margaret Harris House

1926

This one-and-one-half-story, brick, Tudor Revival-style residence is composed of a diminutive round entrance tower located at the intersection of cross-gabled blocks (Photo #11 of 16). Topped with a conical roof, the tower features a round-arched entrance with a rough-cut, limestone surround. Two, original, lantern-like light fixtures are found on either side of the arch. To the left of the entrance is a large window opening containing four, leaded-glass, casement windows resting on a continuous brick sill. This fenestration pattern – leaded-glass windows resting on brick sills – is repeated throughout the residence. A round-arched passageway opening on the side (east) elevation features rough-cut limestone above the spring line of the arch and leads to the rear portion of the property. A garage wing projects from the rear elevation.

Built in 1926 at an approximate cost of \$9000 by contractor James N. Hausmann, this residence was originally owned by Charles A. Harris and his wife Margaret. Hausmann was principal in the building/contracting firm J. N. Hausmann, Inc. located on Wisconsin Avenue. The Wisconsin Historic Preservation Database (WHPD) includes only one other property associated with Hausmann: a bungalow residence built in 1926 located at 3346-48 N. Humboldt Avenue, Milwaukee (AHI #117635). Charles

Harris worked as a general superintendent with J. N. Hausmann, Inc. and, by 1929, was secretary-treasurer of the firm. In 1932, he was employed as a salesman with the Real Estate Service Company and, later that decade, served as its executive vice-president. The Real Estate Service Company was involved in property renting, managing, building, and sales. The Harris family remained in the subject residence until at least 1939. In 1942, the property was owned by salesman Albert Erdmann and his wife, Bernice. Subsequent owners include John D. Griffiths, Jr. and his wife Lorraine in 1952; John had ownership in The Patch & Griffiths Company, a real estate and insurance firm. By 1963, Mrs. Sally Smalley occupied the residence.¹

¹ Original building permit, 607 N. Story Parkway, 14 May 1926, On file at the Department of City Development, City of Milwaukee, 809 N. Broadway (First Floor), Milwaukee, WI; *Wright's City of Milwaukee Directory* (Milwaukee: Wright Directory Company, 1926, 1927, 1929, 1932, 1939, 1942, 1952, 1963).

Properties within the District:

(Please include each property within the district in the table.)

Address	Historic Name ²	Date ³	AHI #	Status (C/NC)
4702 W. Blue Mound Road	Paul Rogers House	1916	223297	C
4710 W. Blue Mound Road	Oscar Loewenbach House	1919	223298	NC
4718 W. Blue Mound Road	Dr. J. Stanley Thomas House	1919	223299	C
4724 W. Blue Mound Road	Ernest Swendson House	1918	223300	C
4732 W. Blue Mound Road	Omer Bryant House	1919	223301	C
4804 W. Blue Mound Road	George Hayden House	1917	223302	C
4810 W. Blue Mound Road	David McLain House	1917	223303	C
4816 W. Blue Mound Road	Perce Schley House	1915	223304	C
4824 W. Blue Mound Road	Dr. Lee Wandell House	1915	223305	C
4904 W. Blue Mound Road	Carl Gallauer House	1918	223306	C
4910 W. Blue Mound Road	Harrison Ludington, Jr. House	1918	113549	C
4918 W. Blue Mound Road	James Robertson House	1918	223307	NC
4926 W. Blue Mound Road	Charles Watts House	1916	223308	C
4936 W. Blue Mound Road	Edward Busse House	1926	223309	C
5008 W. Blue Mound Road	George Warren House	1921	223310	C
5022 W. Blue Mound Road	Cyril Bodenbach House	1921	223311	C
5028-30 W. Blue Mound Road	Wingert-Zimmerman House	1922	223312	NC
5036 W. Blue Mound Road	Frank Czaplewski House	1925	223313	C
512 N. 50 th Street	William Harper House	1915	223314	C
513-15 N. 50 th Street	Phillips-Forster House	1902	223315	NC
519-21 N. 50 th Street	Kramer-Noelke House	1936	223316	C
527 N. 50 th Street	Charles Bodenbach House	1921	223404	C
535-37 N. 50 th Street	Phielips-Schoechert House	1912	223405	C
603 N. 50 th Street	Andrew Rebholz House	1919	223406	C
610 N. 50 th Street	Howard Spahr House	1925	223407	NC
611 N. 50 th Street	Irving Gillette House	1909	114214	C
617 N. 50 th Street	Vern Bosworth House	1928	223408	C
618 N. 50 th Street	Wesley Lallier House	1925	223409	NC
625 N. 50 th Street	Bruno Nordberg House	1917	223410	C
631-33 N. 50 th Street	Harry Widman House	1921	223411	C
518-20 N. 51 st Street	Pinzl-Webb House	1913	223412	C
524-26 N. 51 st Street	Zemke-Swain House	1913	223413	NC

² In most cases, the historic name was taken from the 1921 *Wright's City of Milwaukee Directory*, which was the first year that allowed property occupants to be identified by looking under an address. Houses built post-1921 used a directory close to the construction date of the home.

³ Permits were not reviewed and the majority of construction dates were obtained from City of Milwaukee Assessor's records. Additional sources of the date of construction were the Historic Milwaukee, Inc. *Spaces & Traces: Story Hill Places, 14th Annual Tour* booklet and Story Hill research materials in possession of Carlen Hatala, City of Milwaukee Historic Preservation staff. [Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995); Carlen Hatala, City of Milwaukee Historic Preservation staff, Story Hill research materials and conversation with Michael T. McQuillen, 20 November 2012, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; Assessor's records, City of Milwaukee, website: <http://gis.milwaukee.gov/website/mm1/viewer.htm>, Accessed November 2012].

STORY HILL RESIDENTIAL HISTORIC DISTRICT
 City of Milwaukee, Milwaukee County

530-32 N. 51 st Street	Arthur Walter House	1913	223414	C
538 N. 51 st Street	George Follett House	1913	223415	C
600 N. 51 st Street	Fred Gruetzmacher House	1912	223416	C
606 N. 51 st Street	Louis Frank House	1912	223417	NC
614 N. 51 st Street	Fred Kleineschay House	1914	223418	C
618-20 N. 51 st Street	Minnie Schmidt House	1914	114273	C
626 N. 51 st Street	Elmer von der Heide House	1926	223419	NC
513 N. Story Parkway	Edward Glab House	1919	223420	C
521 N. Story Parkway	Arthur Winding House	1919	223421	C
527 N. Story Parkway	James Garrard House	1919	223422	C
537 N. Story Parkway	David Ulrich House	1919	223423	C
543 N. Story Parkway	Mortimer Stevens House	1918	223424	C
551 N. Story Parkway	Albert Story House	1920	223425	C
603 N. Story Parkway	Fred Conrad House	1918	223426	NC
607 N. Story Parkway	Charles & Margaret Harris House	1926	221926	C
4581 W. Wisconsin Avenue	Rudolph Fischer House	1916	223428	NC
4719 W. Wisconsin Avenue	I. Charles Champion House	1914	116396	C
4727 W. Wisconsin Avenue	William Bennett House	1916	223483	C
4733 W. Wisconsin Avenue	Dr. William Schaller House	1914	223486	C
4741 W. Wisconsin Avenue	Charles Karrow House	1916	223489	C
4803 W. Wisconsin Avenue	S. Lacy Crolius House	1917	116394	C
4813 W. Wisconsin Avenue	Sophia Sehrt House	1917	223491	C
4821 W. Wisconsin Avenue	Rene von Schleinitz House	1917	223492	C
4827 W. Wisconsin Avenue	John Schmidt House	1916	116377	C
4837 W. Wisconsin Avenue	Charles Cryderman House	1917	223493	C
4843 W. Wisconsin Avenue	Rudolph Kielsmeier House	1917	223494	C
4905 W. Wisconsin Avenue	Andrew Ziegler House	1918	223495	C
4911 W. Wisconsin Avenue	Rudolph Clauder House	1917	223496	C
4921 W. Wisconsin Avenue	Clarence Niss House	1918	223497	C
4929 W. Wisconsin Avenue	Paul Schryer House	1920	223498	C
5019 W. Wisconsin Avenue	Fred Boddenhagen House	1921	223499	NC
5027 W. Wisconsin Avenue	Charles Mathews House	1921	223500	C
4704 W. Woodlawn Court	Carl Aken House	1915	223532	C
4707 W. Woodlawn Court	Julius Kerber House	1915	223535	C
4715 W. Woodlawn Court	Ray Knowlton House	1915	223537	C
4723 W. Woodlawn Court	John Leach House	1922	223541	C
4726 W. Woodlawn Court	Dr. Louis Toussaint House	1915	116367	C
4727 W. Woodlawn Court	Frank Hubbard House	1914	116366	C
4734 W. Woodlawn Court	Daniel Harrigan House	1930	116365	C
4735 W. Woodlawn Court	Emmett Shupe House	1914	223549	C
4743 W. Woodlawn Court	Ernest & Henry Kuehnel House	1916	116364	C
4744 W. Woodlawn Court	William J. Kershaw House	1913	223553	C
4751 W. Woodlawn Court	Raymond Cannon House	1920	116363	C
4754 W. Woodlawn Court	Leonard Peters House	1914	223558	C

4759-61 W. Woodlawn Court	Carl Denker House	1913	223573	C
4802 W. Woodlawn Court	Robert Peschke House	1909	223576	C
4803 W. Woodlawn Court	Schmitt & Rohn House	1913	223578	C
4807 W. Woodlawn Court	Fred Hanson House	1914	116362	C
4808 W. Woodlawn Court	Hugo Biersach House	1917	116361	C
4813 W. Woodlawn Court	Irving Smith House	1915	223584	C
4816 W. Woodlawn Court	Lamar Peregoy House	1913	116360	C
4821 W. Woodlawn Court	Joseph Carney House	1914	223588	C
4822 W. Woodlawn Court	James Porter House	1913	223591	C
4827 W. Woodlawn Court	Henderson & Moore House	1915	223594	C
4828 W. Woodlawn Court	Frederick Streckewald House	1913	116359	C
4835 W. Woodlawn Court	John Wiener House	1914	116358	C
4836 W. Woodlawn Court	Gustav Steinfeldt House	1919	223595	C
4841 W. Woodlawn Court	Herbert Ziegler House	1919	223596	C
4842 W. Woodlawn Court	Frank Olson House	1914	223597	C
4903 W. Woodlawn Court	Arthur Fritsch House	1919	223598	C
4904 W. Woodlawn Court	George & Herbert Schley House	1919	223599	C
4907 W. Woodlawn Court	John Gourley House	1919	223600	C
4908 W. Woodlawn Court	William Hottensen House	1914	223601	C
4915 W. Woodlawn Court	Devine/Verden House	1914	116357	C
4918 W. Woodlawn Court	Ruemelin & Spranger House	1913	223663	C
4923 W. Woodlawn Court	John Hughes House	1935	223664	C
4924 W. Woodlawn Court	Adolph Siegl House	1917	116356	C
4927 W. Woodlawn Court	Coakley/Johnson House	1914	223665	C
4933 W. Woodlawn Court	Sylvester & Elizabeth Hunt House	1914	116355	C
4934 W. Woodlawn Court	John Groenert House	1925	223666	C

Narrative Statement of Significance:

CRM Context Chapters: Architecture

STATEMENT OF SIGNIFICANCE:

The Story Hill Residential Historic District was evaluated for the National Register of Historic Places under Criterion A, B and C. No evidence was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, however, the Story Hill Subdivision includes a significant concentration of Craftsman-, Arts and Crafts-, and Colonial Revival-style homes built between 1909 and 1936 with the vast majority constructed during the 1910s and 1920s. A significant number of the residences within the district were designed and built by the George Schley & Sons firm, although examples of other noted Milwaukee architects – including Charles Valentine and Frank Andree – are also evident. Predominantly composed of single-family, one-and-one-half- to two-story homes (many of which are stucco-clad) built in the early twentieth century, the Story Hill Residential Historic District evokes a unique sense of time and place. Indeed, the Story family subsequently platted two additional subdivisions – Story Hill No. 2 and Story Hill No. 3, platted in 1923 and 1927, respectively – directly to the south; however, with development interruptions caused by the Great Depression and World War II, they are distinct from the subject subdivision. The Story Hill Residential Historic District was initially identified as a potential historic district in 1979 within the Wisconsin Historic Preservation Database and this assessment and the district's continued eligibility was recently reconfirmed with City of Milwaukee Historic Preservation staff. Based on the stylistic features and integrity of its homes, the Story Hill Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

GENERAL HISTORY:

The City of Milwaukee was established in 1846 with the incorporation of three independent communities, namely, Kilbourntown, Juneautown and Walker's Point. Located at the convergence of the Menomonee, Milwaukee and Kinnickinnic rivers, this former trading post became the largest city and commercial capital in Wisconsin. As a port and railroad hub, Milwaukee was the world's leading shipper of wheat by the early 1860s with a population that increased from 16,521 in 1848 to 45,246 by 1860. The ethnically diverse population increased more than four-fold by 1890 and, by 1910, the city contained approximately 373,857 residents. A year after this later date, in 1911, the Wisconsin (then Grand) Avenue viaduct was opened. Along with the increasing ownership of automobiles by business and professional people, this viaduct served as a catalyst for the development of the Story Hill area (prior residential growth in the area had been served by the Wells-Farwell streetcar line). Originally part of the Town of Wauwatosa, the Story Hill neighborhood and surrounding environs was annexed to the City of Milwaukee by referendum in 1925.⁴

⁴ Landscape Research, *Built in Milwaukee: An Architectural View of the City* (Milwaukee: City of Milwaukee, Department of City Development, 1981), 3, 7, 9; John Gurda, *The Making of Milwaukee* (Milwaukee: Milwaukee County Historical Society, 1999), 138, 181; Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995), 1.

PROPERTY-SPECIFIC HISTORY:

The Story Hill neighborhood originated when Albert Story and his wife Alice decided to take advantage of the new Wisconsin (then Grand) Avenue viaduct and registered their plat on 9 May 1911, just two months before the viaduct was opened to traffic. The Storys intended to create a first-class residential district in contrast to the Murray Hill Subdivision north of Wisconsin Avenue and the Oakland Heights Subdivision west of 51st Street; both of which were developed earlier. The Story Hill Subdivision extended from Wisconsin Avenue to Blue Mound Road and from Story Parkway to 51st Street. The construction of houses began almost immediately after its plat and the neighborhood was largely built up by 1920.⁵

By the time Story Hill was platted, the public had become disenchanted over the lack of controls in older neighborhoods. Without controls, many fine residential areas were blighted by the construction of factories, saloons, or commercial buildings. In order to protect property owners and their investment, developers began to incorporate restrictions in the deeds to lots within their subdivisions. In Story Hill, the Storys specified that houses along Wisconsin Avenue and Story Parkway cost a minimum of \$4,000, while those on 50th Street, Woodlawn Court, and Blue Mound Road cost \$3,000 and those on 51st cost \$2,000. The covenant also did not allow flats to be built on Wisconsin Avenue and Story Parkway. Saloons, livery stables and businesses like hotels or restaurants that would dispense alcoholic beverages were also forbidden.⁶

ARCHITECTURE:

Most of the houses within the Story Hill Residential Historic District were built in the Craftsman, Arts and Crafts or Colonial Revival styles and are distinguished by their stucco cladding.

The Arts and Crafts, and Craftsman styles are closely related and were popular during the same 1900 to 1920 time period in Wisconsin. Both styles evoke a “natural” aesthetic with simple but handsome exterior and interior details. While the Arts and Crafts style featured expansive stucco surfaces and little exterior decoration aside from multi-pane windows, the Craftsman style utilized brick, stone and wood in addition to stucco; often in combination resulting in floors clad in different materials. Craftsman-style exteriors also exhibit decorative elements such as false beams, exposed rafter tails, and eave brackets or knee braces. Excellent examples of the Craftsman style with the aforementioned exterior features include 4918 and 4924 W. Woodlawn Court (Photo #3 of 16), 4813 and 4821 W. Woodlawn Court (Photo #5 of 16) and 4915 W. Woodlawn Court (Photo #14 of 16).⁷

Popular in Wisconsin from approximately 1895 to 1920, the Colonial Revival style was reflective of the public’s interest in the American past that was fostered by the 1876 Centennial Exposition. Colonial Revival buildings utilize many of the classical details of Georgian and Federal styles and, to a lesser degree, from Dutch colonial prototypes. They rely most heavily on a classically derived entrance to

⁵ Hatala, *Spaces & Traces*, 6.

⁶ Ibid.

⁷ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison: State Historical Society of Wisconsin, Historic Preservation Division, 1986), Vol. 2, Architecture, 2/23 & 2/24.

demonstrate their architectural heritage and typically feature symmetry of design. As well, the simplicity and regularity of the style lent itself well to standardization and was utilized by many builders in the early decades of the twentieth century. With their classically inspired entrances, 4923 W. Woodlawn Court (Photo #4 of 16) and 4727 and 4837 W. Wisconsin Avenue (Photos #7 & 8 of 16, respectively) are good examples of the style.⁸

ARCHITECTS:

Realtor and builder George Schley and his sons Herbert and Perce were instrumental in the design and construction of many of the houses within the Story Hill Residential Historic District. George Schley was born in Waukesha County on 21 March 1868, the son of Daniel and Margaret (Stahl) Schley. The family was of German descent and lived in the eastern United States for several generations before relocating to Wisconsin. In 1891, George relocated to Milwaukee initially working as bookkeeper, then general manager with the People's Building and Loan Association. In 1898, at the age of 30, Schley formed a partnership with P.H. Madler to sell real estate out of offices located at 316 W. Juneau Avenue. John Steuerwald replaced Madler as partner in 1900 and the firm moved to the Metropolitan Block at 3rd and State streets. When Steuerwald opened his own business in 1904, Schley went out on his own and continued the practice of building houses on speculation. A survey conducted of Milwaukee's West Side by the city's Historic Preservation Office staff identified 31 houses erected by Schley from about 1902 through 1911, costing from \$3,000 to \$7,500. Since Schley was not a trained designer, he obtained building plans from the stock designs provided by his contractors and from architects such as Fred Graf and Charles Keller. During this period, Schley operated the business out of his home, first at 1025 N. 25th Street and then 941 N. 25th Street.⁹

While Schley continued to build houses on speculation, he began to develop custom design work once his sons Herbert A. and Perce G. entered the firm in 1914. Herbert took care of the real estate end of the business, as well as bids and payroll, while Perce handled architectural design. The firm formally incorporated as George Schley & Sons on 10 July 1919. By the 1920s, the firm was specializing in expensive residential projects, primarily on Milwaukee's Upper East Side and in the North Shore communities.¹⁰

The Story Hill Subdivision was one of George Schley's major projects when it was largely developed between the years 1911 and 1920. The Schley firm built many of the stucco-clad houses in the subdivision, which were designed in the Craftsman, Arts and Crafts, and Colonial Revival styles. Some were custom-built for individual clients, as were the ones for sons Herbert (4904 W. Woodlawn Court, AHI #223599, Photo #12 of 16) and Perce (4816 W. Blue Mound Road, AHI #223304, Photo #13 of 16), while others were built on speculation including 5008 W. Blue Mound (AHI #223310) and 4927 W. Woodlawn (AHI #223665). Additional George Schley & Sons built homes within the subject historic district include the Coakley/Johnson House (4927 W. Woodlawn Court, AHI #223665) and the Devine/Verden House

⁸ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2, Architecture, 2/17.

⁹ Hatala, *Spaces & Traces*, 11.

¹⁰ *Ibid.*

(4915 W. Woodlawn Court, AHI #116357, Photo #14 of 16); this latter residence was designed by Charles Keller for the firm. Company records indicate that Schley was also designing houses for the Wellauer Subdivision located at 68th Street and Blue Mound Road at approximately the same time.¹¹

In addition to developing the initial portion of the Story Hill neighborhood, George Schley and his sons also made Story Hill their home. The association with the Story family in the development project led to the marriage between Natalie Story and Perce Schley in 1915. They lived first at 4827 W. Woodlawn (1915-1916) and then at 4816 W. Blue Mound (1918-1927). Herbert Schley married in 1918 and built the house at 4904 W. Woodlawn in 1919. George Schley, widowed in 1909, ultimately lived for a period with both of his sons.¹²

George Schley & Sons managed to survive the Great Depression, although George Schley also devoted his time to the Integrity Building and Loan Association where he served as assistant treasurer. In 1942, the firm closed its downtown offices. Following George's death in 1945, the firm reopened on Water Street that same year before moving to 1922 E. Capitol Drive in 1950. Perce Schley continued the business after Herbert's death and retired in 1973. The Wisconsin Historic Preservation Database contains 114 records that identify the Schley name as the architect/builder of the property.¹³

Additional architects who are known to have designed houses within the Story Hill Residential Historic District include Charles W. Valentine and Frank W. Andree. Born in Milwaukee on 17 November 1879, Valentine designed the stucco-clad, Craftsman-style Frederick Streckewald House (4828 W. Woodlawn Court, AHI #116359, Photo #15 of 16). After working as a clerk on E. Water Street, he entered the prestigious architectural firm of Ferry & Clas in 1897. Thereafter he was listed in city directories as either a draftsman or an architect and he remained with the firm until approximately 1909. That year, Valentine began practicing out of his home in Brewers Hill. In 1913, Valentine, along with his wife Eda and daughter Almira, moved to the North Shore suburbs. From 1914 to 1935, the family moved at least eight times within Shorewood and Whitefish Bay, while Valentine maintained an office at various locations in downtown Milwaukee. In 1936, the Valentines moved to 5537 N. Berkeley Boulevard in Whitefish Bay. This is where he would have his office from about 1940 until 1946. Valentine later came out of retirement to work on a project for Brust & Brust, the firm for which he worked until his death on 31 January 1951. Valentine designed numerous Milwaukee-area residences in various period revival styles. Although he designed houses on the West Side (including the aforementioned Streckewald House) and Layton Boulevard, most of his known projects are located on the East Side of Milwaukee, as well as in Shorewood and Whitefish Bay – several of which are on Lake Drive.¹⁴

Frank W. Andree designed the Prairie-style William J. Kershaw House (4744 W. Woodlawn Court, AHI #223553, Photo #16 of 16) within the Story Hill Residential Historic District. After working for

¹¹ Ibid., 13.

¹² Ibid.

¹³ Ibid.

¹⁴ *City of West Allis, Milwaukee County: Historical & Architectural Resources Survey*, Prepared by Traci Schnell, Heritage Research, Ltd. for the City of West Allis Historical Commission (31 August 2007), 55.

approximately seven years as a draftsman in the noted architectural office of Edward Townsend Mix & Company, Andree opened his own practice on East Wisconsin Avenue in 1888. By the following year, he formed a brief partnership with Jacob Jacobi. In 1891, Andree became a third partner with Henry Van Ryn and Charles Lesser, thus forming the firm of Van Ryn, Andree & Lesser, with offices in the Plankinton Building. Advertisements for the firm described Andree as the “design specialist.” Still apparently dissatisfied, Andree left the firm in 1893 and established an independent practice. After working out of either his house or rented office space for more than thirty-six years, Andree organized the firm of F.W. Andree & Company in 1929. The group included both architects and construction engineers and had an office located at 2659 N. 27th Street. However, just five years later, the consequences of the Great Depression led to the firm’s demise. Again practicing on his own, Andree occupied an office at 1204A W. Walnut Street until his apparent retirement in circa 1942; he passed away in the late 1940s or the early 1950s. Stylistically, Andree was most proficient in Colonial Revival and Queen Anne residential interpretations; however, his body of work includes a variety of other examples that were designed for both large-scale developers and private individuals.¹⁵

The Story Hill Residential Historic District was originally identified as a potential historic district in 1979 and this assessment was recently reconfirmed with City of Milwaukee Historic Preservation Office staff. Composed of a significant concentration of Craftsman-, Arts and Crafts-, and Colonial Revival-style homes – the majority of which were constructed during the 1910s and 1920s – the district exhibits a unique sense of time and place. With examples of the work of multiple well-regarded Milwaukee architects, most residences within the district retain a high degree of integrity. Based on this information, the Story Hill Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

¹⁵ “Final Historic Designation Study Report: Kilbourn State Bank Building,” Prepared by Carlen Hatala, Historic Preservation staff, Department of City Development (1999): 5.

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*Wisconsin Historic Preservation Database. Maintained by the Wisconsin Historical Society, Division of Historic Preservation. Available online to the public at www.wisconsinhistory.org/ahi.

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Determination of Eligibility Prepared By:

Name & Company: Michael T. McQuillen, **Heritage Research, Ltd.**
Address: N89 W16785 Appleton Avenue Phone: (262) 251-7792
City: Menomonee Falls State: WI Zip: 53051
Email: mmcquill@hrltd.org Date: October 2012

Sub-contracting to: Charlie Webb, **CH2M Hill**
Address: 135 S. 84th Street, Suite 325 Phone: (414) 847-0248
City: Milwaukee State: WI Zip: 53214
Email: Charlie.Webb@ch2m.com Date: October 2012

PHOTOGRAPHS:

STORY HILL RESIDENTIAL HISTORIC DISTRICT

521 & 527 (left to right) N. Story Parkway

City of Milwaukee, Milwaukee County, WI

Photo by Michael T. McQuillen

October 2012

View to west

Photo #1 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT

625 & 631-33 (left to right) N. 50th Street

City of Milwaukee, Milwaukee County, WI

Photo by Michael T. McQuillen

October 2012

View to west

Photo #2 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT

4904, 4908, 4918 & 4924 (right to left) W. Woodlawn Court

City of Milwaukee, Milwaukee County, WI

Photo by Michael T. McQuillen

October 2012

View to northeast

Photo #3 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT

4903, 4907, 4915 & 4923 (left to right) W. Woodlawn Court

City of Milwaukee, Milwaukee County, WI

Photo by Michael T. McQuillen

October 2012

View to southeast

Photo #4 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT

4807, 4813 & 4821 (left to right) W. Woodlawn Court

City of Milwaukee, Milwaukee County, WI

Photo by Michael T. McQuillen

October 2012

View to southeast

Photo #5 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4727, 4735 & 4743 (left to right) W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to east
Photo #6 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4727 & 4733 (left to right) W. Wisconsin Avenue
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to southwest
Photo #7 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4827, 4837 & 4843 (left to right) W. Wisconsin Avenue
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to southwest
Photo #8 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
530-32, 538 & 600 (right to left) N. 51st Street
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to southeast
Photo #9 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
5008 & 5022 (right to left) W. Blue Mound Road
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to northeast
Photo #10 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
607 N. Story Parkway
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northeast
Photo #11 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4904 W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northwest
Photo #12 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4816 W. Blue Mound Road
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northwest
Photo #13 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4915 W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to southeast
Photo #14 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4828 W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northwest
Photo #15 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT

4744 W. Woodlawn Court

City of Milwaukee, Milwaukee County, WI

Photo by Michael T. McQuillen

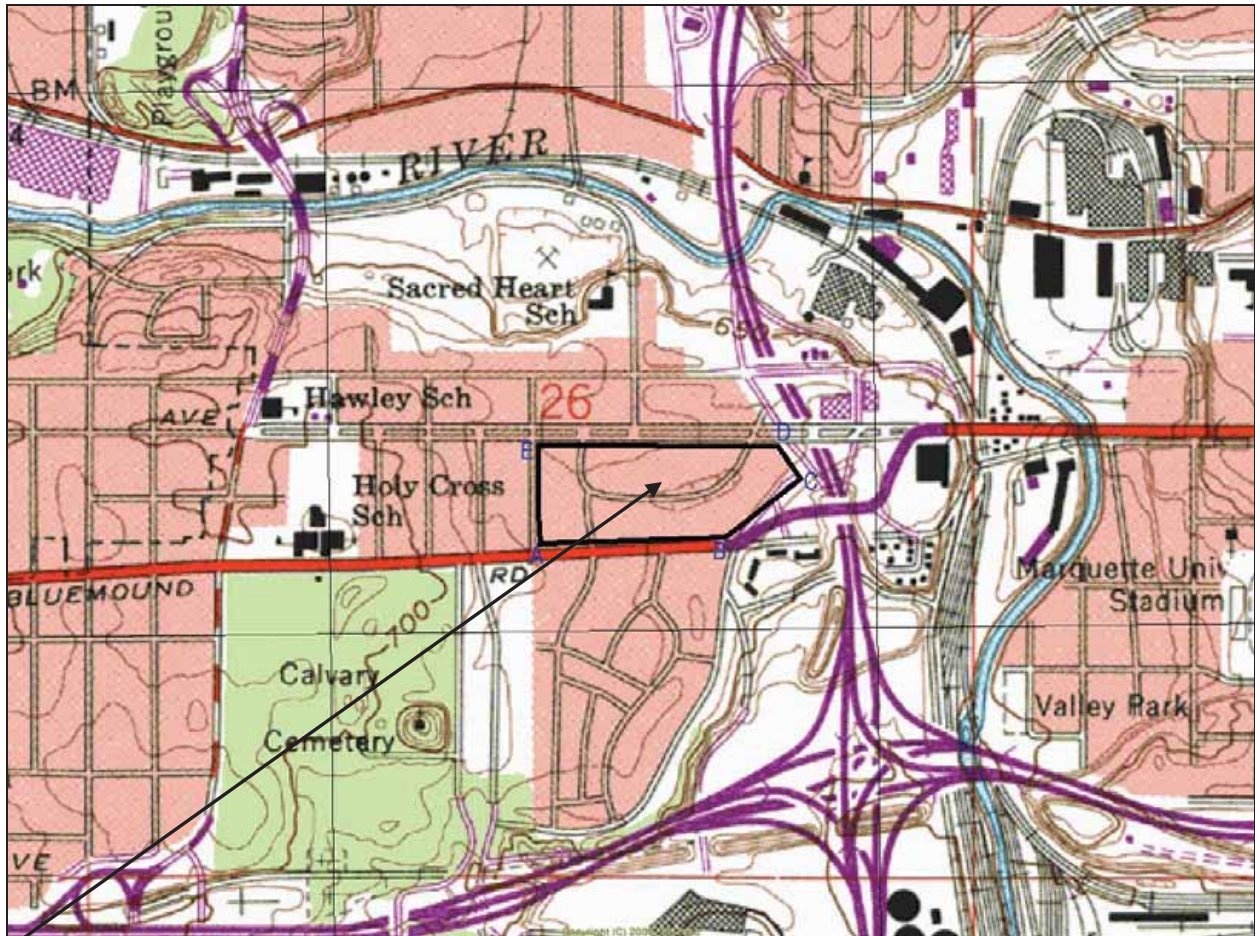
November 2012

View to northwest

Photo #16 of 16

USGS Milwaukee

Wisconsin, Milwaukee County
7.5 Minute Series (Topographic)



Story Hill Residential Historic District
City of Milwaukee, Milwaukee County, WI

UTM Coordinates:

- | | | |
|-------------|----------------|------------------|
| (A) Zone 16 | 420376 Easting | 4765157 Northing |
| (B) Zone 16 | 420750 Easting | 4765183 Northing |
| (C) Zone 16 | 420861 Easting | 4765300 Northing |
| (D) Zone 16 | 420832 Easting | 4765347 Northing |
| (E) Zone 16 | 420378 Easting | 4765348 Northing |



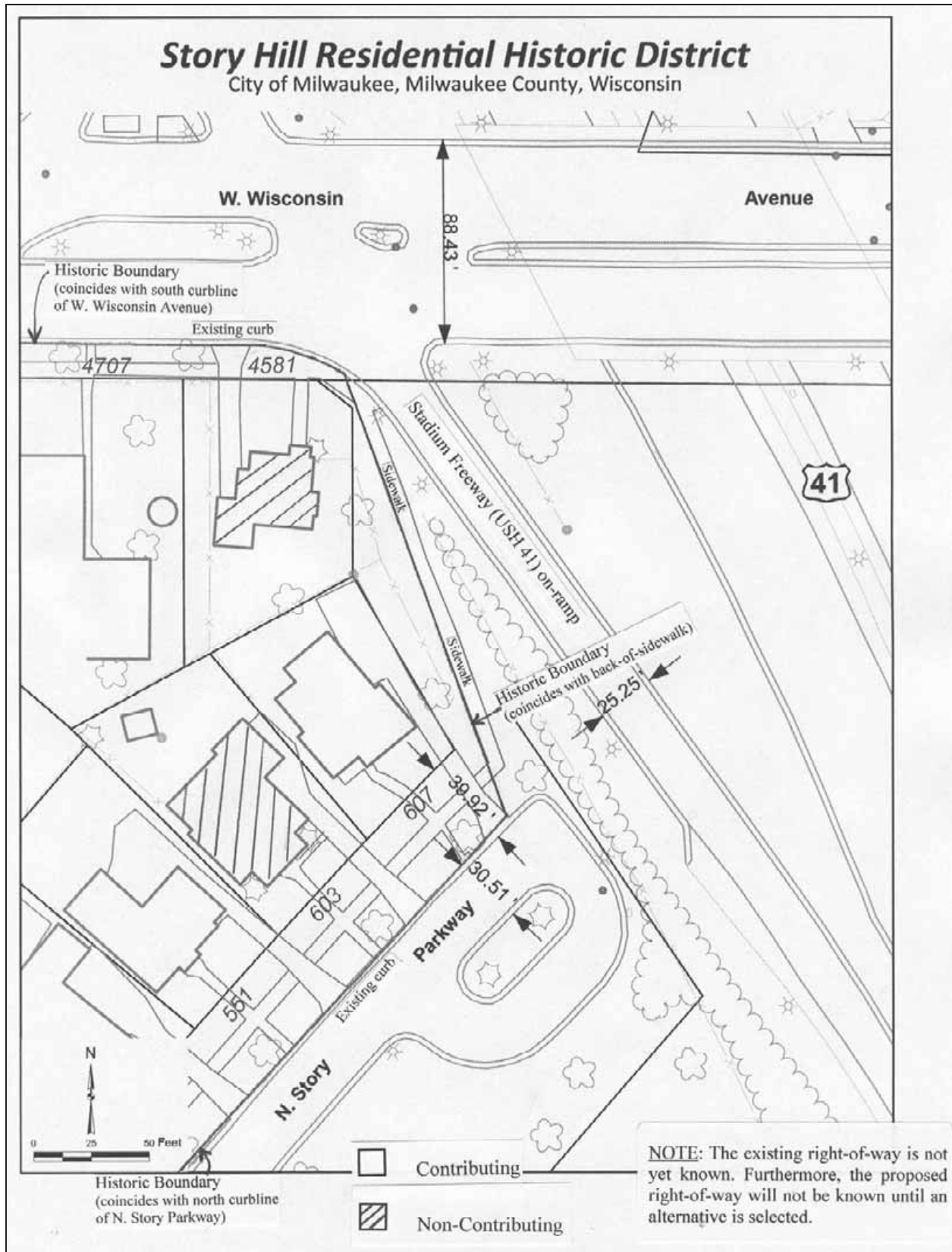


Photo #1 of 16



Photo #2 of 16



Photo #3 of 16



Photo #4 of 16



Photo #5 of 16



Photo #6 of 16



Photo #7 of 16



Photo #8 of 16



Photo #9 of 16



Photo #10 of 16



Photo #11 of 16



Photo #12 of 16



Photo #13 of 16



Photo #14 of 16



Photo #15 of 16



Photo #16 of 16



Wisconsin Department of Transportation
Determination of Eligibility Form for Historic Districts

(May 2013)

Agency #: 1060-27-01

RECEIVED

WHS #: 12 13-0065/MI MI

AUG 28 2013

DIV HIST PRES

District Name: Story Hill Nos. 2 & 3 Residential Historic District
Location: Bounded by W. Blue Mound Road to the north, N. Story Parkway to the south and east, and Mitchell Boulevard Park on the west
City & County: City of Milwaukee, Milwaukee County Zip Code: 53208
Town: _____ Range: _____ Section: _____

Dates of Construction: 1924-1963

WisDOT Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility:

- Meets the National Register of Historic Places criteria.
 Does not meet the National Register of Historic Places criteria.

Rebecca Burkel

Rebecca Burkel, WisDOT Historic Preservation Officer

8/27/2013

Date

State Historic Preservation Office

In my opinion, the property:

- Meets the National Register of Historic Places criteria.
 Does not meet the National Register of Historic Places criteria.

Jim Draeger

Jim Draeger, State Historic Preservation Officer

9/12/13

Date

Comments (FOR AGENCY USE ONLY):

Division of Historic Preservation/Public History
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Classification:

Ownership	Type of Property:		# of Contributing	# of Non-Contributing
<input checked="" type="checkbox"/> private	building(s)	-->	<u>150</u>	<u>3</u>
<input type="checkbox"/> public	site	-->	<u> </u>	<u> </u>
If public, specify:	structure	-->	<u> </u>	<u> </u>
	object	-->	<u> </u>	<u> </u>
	<input checked="" type="checkbox"/> district	Total:	<u>150</u>	<u>3</u>

Function/Use:

Historic Function(s): DOMESTIC: single dwelling; DOMESTIC: multiple dwelling
 Current Function(s): DOMESTIC: single dwelling; DOMESTIC: multiple dwelling

Architectural Style(s):

LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival; Tudor Revival; Mediterranean Revival
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Criteria:

<input type="checkbox"/> A (history)	Areas of Significance:	<u>Architecture</u>
<input type="checkbox"/> B (important persons)	Period of Significance:	<u>1924-1963</u>
<input checked="" type="checkbox"/> C (architecture/eng.)	Significant Dates:	<u>1924-1963 (multiple years within this range)</u>
<input type="checkbox"/> D (archaeology)	Significant Person(s):	<u> </u>
	Cultural Affiliation:	<u> </u>
	Architect/Builder(s):	<u>Hugo C. Haeuser; Roy J. Jacobs; George Schley & Sons</u>

Criteria Considerations:

- | | |
|---|---|
| <input type="checkbox"/> A (owned by religious institution) | <input type="checkbox"/> E (reconstruction) |
| <input type="checkbox"/> B (moved) | <input type="checkbox"/> F (commemorative) |
| <input type="checkbox"/> C (birthplace/grave) | <input type="checkbox"/> G (<50 years old) |
| <input type="checkbox"/> D (cemetery) | |

ATTACHMENT CHECKLIST

- Historic boundary map
- Labeled, professionally printed color photographs
- USGS map with UTM coordinates

Property Info:

Acreeage of Property:	30.02 acres		
UTM Reference:(A)	16	420374	4765130
(B)	16	420372	4764639
(C)	16	420610	4764642
(D)	16	420751	4765137
	Zone	Easting	Northing (Add others for districts)

Verbal Boundary Description:

Beginning at the northwest corner of 5025 W. Blue Mound Road (Point A), then proceeding south along the west property lines of 5025 W. Blue Mound Road and 429 and 439 N. 50th Street to the southwest corner of 429 N. 50th Street (Point B), then west along the north property line of 419 N. 50th Street to the northwest corner of this property (Point C), then south along the west property lines of 215-419 N. 50th Street (odd number addresses) and 123 N. Story Parkway to the north curblineline of N. Story Parkway (Point D), then east-northeast along this curblineline to the intersection with the south curblineline of W. Blue Mound Road (Point E), then west along this curblineline to the point of origin.

Boundary Justification:

The boundary encompasses the entirety of the Story Hill No. 2 and Story Hill No. 3 subdivisions and is based upon discussions with representatives of the Wisconsin Historical Society (WHS) Historic Preservation Division and City of Milwaukee Historic Preservation Office staff. It includes all the architecturally significant properties within the two subdivisions, the plats of which were registered on 8 February 1923 and 12 December 1927.

Methodology:

Following WisDOT and SHPO review of an Architecture/History Survey (WisDOT #1060-27-01) and accompanying Determination of Eligibility (DOE) for the Story Hill Residential Historic District, WHS Historic Preservation Division staff requested that a DOE also be completed for the rest of the Story Hill development, identified as the Story Hill Nos. 2 & 3 subdivisions (see attached emails from Kimberly Cook to Jason Kennedy dated 1 May 2013 and from Jason Kennedy to Michael McQuillen dated 17 May 2013).

Resources reviewed consisted of the Historic Milwaukee, Inc. *Spaces & Traces* tour booklet for the neighborhood and Story Hill documentation and research materials held by Carlen Hatala (City of Milwaukee Historic Preservation Office staff member and Story Hill Residential Historic District property owner). Research revealed that many of the homes within the Story Hill Nos. 2 & 3 Residential Historic District were designed by well-regarded Milwaukee architects. The district is composed of a significant concentration of Period Revival-style homes, as well as Craftsman-style bungalows and Contemporary-style residences. Based on this information and the high degree of integrity of its homes, the Story Hill Nos. 2 & 3 Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

Narrative Description:

Located west of Milwaukee's immediate downtown area, the Story Hill Nos. 2 & 3 Residential Historic District consists of 153 properties composed of two subdivisions: Story Hill No. 2 and Story Hill No. 3 platted in 1923 and 1927, respectively. The district features residences with construction dates from 1924 to 1963, although the majority of the homes were built during the 1920s.¹ In general, Story Hill No. 2 developed more rapidly than Story Hill No. 3, however, portions of Story Hill No. 3 – especially along W. Sunnyside Drive and part of N. 50th Street – were developed concurrently with Story Hill No. 2. The later, 1950s & 1960s-era development within the district is concentrated toward the southern end of N. 50th Street and along N. Story Parkway south of W. Clarendon Place.²

The Story Hill Nos. 2 & 3 Residential Historic District is found directly south of the original Story Hill Subdivision, which was platted 9 May 1911 and determined eligible for the National Register on 18 April 2013. The subject district is framed by W. Blue Mound Road on the north, N. Story Parkway on the east and south, and Mitchell Boulevard Park on the west. A large parking lot for Miller Park (home of the Milwaukee Brewers) and the Stadium Freeway (USH 41) are found further to the east, while Interstate Highway 94 (I-94) is located beyond N. Story Parkway to the south. N. 49th, N. 50th and N. Pinecrest streets, as well as W. Sunnyside Drive and W. Clarendon Place are located within the district boundaries. All streets within the neighborhood are tree-lined, and sidewalks and grassy terraces are ubiquitous. The vast majority of the residences within the Story Hill Nos. 2 & 3 Residential Historic District are single-family homes, although three two-family houses are also evident. Lot sizes vary in dimension; however, setbacks are consistent. Of the 153 properties within the district, three are considered to be non-contributing.

The district's homes are generally between one and two stories in height and predominantly exhibit brick, stone veneer or stucco exterior sheathing. Period Revival styles are well represented in the form of the Period Colonial Revival, Tudor Revival, and Mediterranean Revival styles. Additionally, fine examples of Craftsman-style bungalows are evident, as are Contemporary homes, which exhibit a more modest appearance in terms of size and architectural detail when compared with the district's Period Revival antecedents. The Story Hill Nos. 2 & 3 Residential Historic District features examples of the work of well-regarded Milwaukee architects and builders including Hugo C. Haeuser, Roy J. Jacobs and the firm of George Schley & Sons.

¹ The construction date breakdown by decade of houses within the subject district is as follows: 67 built during the 1920s; 26 in the 1930s; 16 in the 1940s; 41 in the 1950s; and 2 in the 1960s. A Contemporary-style residence located at 363 N. Story Parkway was constructed in 1970 and is considered to be non-contributing.

² See the July 1937 aerial photograph of the Story Hill neighborhood included in this report.

Properties within the District:

(Please include each property within the district in the table.)

Address	Historic Name ³	Date ⁴	AHI #	Status (C/NC)
404 N. 49 th Street	Julius F. Ritter	1928	225263	C
405 N. 49 th Street	Florian J. Poborsky	1928	114153	C
410 N. 49 th Street	Willis E. Lang	1928	225264	C
415 N. 49 th Street	Otto J. Kruse	1927	225265	C
416 N. 49 th Street	Mrs. Josephine Seeboth	1928	225266	C
423 N. 49 th Street	Herbert J. Huwathcheck	1926	225267	C
424 N. 49 th Street	Nathan Albertson	1928	225268	C
430 N. 49 th Street	Earl L. Kullmann	1928	225269	C
431 N. 49 th Street	Freda P. Johnston	1926	225270	C
436 N. 49 th Street	Louis Stenz	1929	225271	C
439 N. 49 th Street	Evert H. Voth	1924	225272	C
442 N. 49 th Street	Harry B. Goodman	1928	225273	C
449 N. 49 th Street	Arthur C. Wollensak	1926	225274	C
459 N. 49 th Street	Louis J. Schmidt	1925	114152	C
471 N. 49 th Street	Aloysius J. Washicheck	1928	225275	C
474 N. 49 th Street	Fred J. Scheuerell	1927	225276	C
477 N. 49 th Street	Joseph W. Eberhardy	1927	225277	C
480 N. 49 th Street	Warren W. Sackett	1927	225278	C
485 N. 49 th Street	John A. Devos	1927	225279	C
486 N. 49 th Street	Dr. Frank A. McKillip	1927	225280	C
494 N. 49 th Street	Rupert P. Rausch	1929	225281	C
215 N. 50 th Street	John F. Reilly	1941	225288	C
220 N. 50 th Street	Howard N. Maass	1953	225289	C
221 N. 50 th Street	Fred J. Heim	1953	225290	C
226 N. 50 th Street	Vito Marchese	1955	225291	NC
227 N. 50 th Street	Raymond J. Schauer	1954	225292	C
234 N. 50 th Street	Victor P. Schuette	1929	225293	C
235 N. 50 th Street	Joseph D. Dwyer	1955	225294	C
238 N. 50 th Street	James C. Kirsling	1953	225295	C
241 N. 50 th Street	Verne J. Peterson	1955	225296	NC
246 N. 50 th Street	William G. Sternberg	1935	225297	C

³ In most cases, the historic name was taken from the City of Milwaukee directory dating closest to the construction year of the home. It should be noted that for some of the mid-1920s-built houses on N. 49th and N. 50th streets, their addresses are not listed in the directory until the late 1920s or early 1930s. [*Wright's City of Milwaukee Directory* (Milwaukee: Wright Directory Company)].

⁴ Permits were not reviewed and the majority of construction dates were obtained from City of Milwaukee Assessor's records. Additional sources of the date of construction were the Historic Milwaukee, Inc. *Spaces & Traces: Story Hill Places, 14th Annual Tour* booklet and Story Hill research materials in possession of Carlen Hatala, City of Milwaukee Historic Preservation staff. [Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995); Carlen Hatala, City of Milwaukee Historic Preservation staff, Story Hill research materials and conversation with Michael T. McQuillen, 20 November 2012, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; Assessor's records, City of Milwaukee, website: <http://gis.milwaukee.gov/website/mm1/viewer.htm>, Accessed July 2013].

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
 City of Milwaukee, Milwaukee County

250 N. 50 th Street	Beatrice R. Reese	1935	225298	C
251 N. 50 th Street	Karl F. Nystrom	1929	225299	C
258 N. 50 th Street	Michael S. Callan	1951	225300	C
263 N. 50 th Street	Oscar F. Pihl	1930	225301	C
300 N. 50 th Street	Walter F. H. Drost	1946	225302	C
303 N. 50 th Street	Leo C. Malinowski	1953	225303	C
308 N. 50 th Street	Eric A. Bork	1931	225304	C
311 N. 50 th Street	Joseph A. Deppe	1930	225305	C
312 N. 50 th Street	Albray M. Riedel	1928	114217	C
317 N. 50 th Street	Vernon W. Conaway	1937	225306	C
318 N. 50 th Street	Oscar C. Rudolff	1929	114216	C
324 N. 50 th Street	William J. Hannon	1952	225307	C
325 N. 50 th Street	Reed M. Heger	1931	225308	C
331 N. 50 th Street	Walter H. Kraft	1929	225309	C
332 N. 50 th Street	Walter E. Hawkinson	1929	225310	C
339 N. 50 th Street	Joseph P. Surges	1930	225311	C
340 N. 50 th Street	Gerald F. O'Rourke	1955	225312	C
345 N. 50 th Street	J. Harry Bayley	1930	225313	C
351 N. 50 th Street	Raymond J. Burgmeier	1955	225314	C
357 N. 50 th Street	Joseph G. Otten	1928	118249	C
365 N. 50 th Street	Walter A. Gaulke	1928	225315	C
401 N. 50 th Street	Alfred Meurer	1927	225316	C
404 N. 50 th Street	Reuben A. Heger	1927	225317	C
411 N. 50 th Street	Mrs. Sophia Schmitz	1926	225318	C
414 N. 50 th Street	Dr. William J. McKillip	1925	225319	C
418 N. 50 th Street	Joseph F. Bode	1926	225320	C
419 N. 50 th Street	Conrad A. Fix	1925	225321	C
426 N. 50 th Street	Stuart C. Mount	1925	225322	C
429 N. 50 th Street	George H. Tiernan	1925	225323	C
434 N. 50 th Street	Sherman W. Mount	1925	225324	C
439 N. 50 th Street	Leopold Lehrbaummer	1926	225325	C
440 N. 50 th Street	Max W. Fleischfresser	1925	225326	C
449 N. 50 th Street	Henry F. Riopelle	1924	225327	C
450 N. 50 th Street	Frank C. Zanzig	1928	225328	C
456 N. 50 th Street	Charles Kuesel	1925	225329	C
457 N. 50 th Street	Walter A. Ebert	1926	225330	C
464 N. 50 th Street	Gustav Shaske	1926	225331	C
465 N. 50 th Street	Howard M. Landgraf	1926	225332	C
469-69a N. 50 th Street	Lester P. Hartung	1924	225333	C
470 N. 50 th Street	Edward Schwartz	1925	225334	C
4901 W. Blue Mound Road	Justus C. Castleman	1929	225335	C
5025 W. Blue Mound Road	William F. Wichtel	1933	225336	C
4704 W. Clarendon Place	Hans W. Neumann	1942	225337	C
4718 W. Clarendon Place	Merle W. Hillis	1953	225338	C

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
 City of Milwaukee, Milwaukee County

223 N. Pinecrest Street	Paul H. Nickchen	1931	225339	C
228 N. Pinecrest Street	Maud H. Juneau	1930	116226	C
231 N. Pinecrest Street	Emma A. Bandelin	1940	225340	C
239 N. Pinecrest Street	Chloa B. Griswold	1942	225341	C
240 N. Pinecrest Street	Walter Horder	1930	116225	C
245 N. Pinecrest Street	Robert J. Osborn	1951	225342	C
246 N. Pinecrest Street	William O. Owens	1930	225345	C
250 N. Pinecrest Street	John S. Gross	1951	225346	C
253 N. Pinecrest Street	Eugene McDonald	1938	225347	C
257 N. Pinecrest Street	Matthew A. Haydak	1954	225348	C
260 N. Pinecrest Street	Edwin A. Vossman	1947	225349	C
265 N. Pinecrest Street	Martin C. Ehrman	1954	225350	C
303 N. Pinecrest Street	William Wegner, Jr.	1932	225351	C
306 N. Pinecrest Street	Robert M. Smythe	1952	225352	C
309 N. Pinecrest Street	George Nohl	1939	225353	C
315 N. Pinecrest Street	Frank Benash	1928	225354	C
316 N. Pinecrest Street	Herbert L. Burmeister	1953	225355	C
321 N. Pinecrest Street	Lester D. Roemer	1940	225356	C
324 N. Pinecrest Street	George H. Sprague	1951	225357	C
336 N. Pinecrest Street	Elroy F. Boening	1951	225358	C
340 N. Pinecrest Street	Raymond W. Fleming	1952	225359	C
352 N. Pinecrest Street	George W. Walzer	1928	116224	C
360 N. Pinecrest Street	Warwick-Hall/Arthur M. Burkardt	1929	53166	C
361 N. Pinecrest Street	Elza W. Peters	1928	225360	C
367 N. Pinecrest Street	Norman K. Wilson	1928	225361	C
400 N. Pinecrest Street	Harold D. Keuper	1952	225362	C
407-07a N. Pinecrest Street	John A. Doheny	1928	225363	C
412 N. Pinecrest Street	Fred Danby	1928	225364	C
415 N. Pinecrest Street	Walter A. Baier	1940	225365	C
421 N. Pinecrest Street	William N. Hartung	1926	53169	C
438 N. Pinecrest Street	Frank E. Icke	1929	116223	C
439 N. Pinecrest Street	George M. Findlay	1930	225366	C
450 N. Pinecrest Street	Nat Franklin	1927	116222	C
460 N. Pinecrest Street	William L. Crowley	1928	225367	C
466 N. Pinecrest Street	Fred W. Fix	1928	225368	C
123 N. Story Parkway	Kenneth P. Jungels	1960	225369	C
141 N. Story Parkway	Matt M. Cianciolo	1955	225370	C
149 N. Story Parkway	Wesley G. Lofstrom	1954	225371	C
155 N. Story Parkway	Arthur G. Mantei	1949	221967	C
161 N. Story Parkway	Wilbur A. Henkel	1951	225372	C
167 N. Story Parkway	Paul Millonig	1950	225373	C
173 N. Story Parkway	Edward F. Zeisig	1948	225374	C
205 N. Story Parkway	Henry G. Petersen	1939	221968	C
221 N. Story Parkway	Lester H. Seifert	1953	225375	C

231-31a N. Story Parkway	Aaron E. Borchardt	1950	225376	C
239 N. Story Parkway	Peter Lewandowski	1953	225377	C
245 N. Story Parkway	David York	1953	225378	C
253 N. Story Parkway	Doris Landre	1953	225379	C
259 N. Story Parkway	Wilbur N. Casey	1963	225380	C
267 N. Story Parkway	Melvin E. Meyer	1953	225381	C
303 N. Story Parkway	Elmer J. Gerlach	1953	225382	C
311 N. Story Parkway	James T. Kiltie	1953	225383	C
317 N. Story Parkway	Donald A. Clark	1953	225384	C
323 N. Story Parkway	Louis F. Brummeyer	1935	225385	C
331 N. Story Parkway	Frank A. Wallock	1953	225386	C
341 N. Story Parkway	William H. Ward	1955	225387	C
347 N. Story Parkway	Mrs. Reggie M. Connor	1954	225388	C
355 N. Story Parkway	Robert C. Risch	1952	225389	C
363 N. Story Parkway	John P. Klein	1970	225390	NC
415 N. Story Parkway	Max Adler	1948	225391	C
425 N. Story Parkway	Thomas G. Terris	1947	225392	C
435 N. Story Parkway	Alfred E. Meyer	1948	225393	C
441 N. Story Parkway	Riddell H. Lanferman	1947	225394	C
447 N. Story Parkway	F. Maurice Holt	1949	225395	C
453 N. Story Parkway	Edgar F. Wickemeier	1949	225396	C
463 N. Story Parkway	Donald V. Carey	1933	225397	C
481 N. Story Parkway	William H. Moore	1933	225398	C
4805 W. Sunnyside Drive	Dr. Jacob A. Jenner	1931	225399	C
4808 W. Sunnyside Drive	Walter V. Kehres	1950	225400	C
4811 W. Sunnyside Drive	Mary Harrigan	1928	225401	C
4819 W. Sunnyside Drive	Rudolph W. Buettner	1930	225402	C
4825 W. Sunnyside Drive	Cecil A. Gillis	1928	225403	C
4829 W. Sunnyside Drive	John W. Spriggs	1929	225404	C
4837 W. Sunnyside Drive	Dr. Carl L. Toepfer	1928	225405	C
4905 W. Sunnyside Drive	Zentner/Ellingson	1935	225406	C
4911 W. Sunnyside Drive	Otto W. Wangerin	1927	225407	C
4917 W. Sunnyside Drive	Albert H. Lers, Jr.	1935	225408	C
4923 W. Sunnyside Drive	Edwin F. Hoffman	1927	225409	C

Narrative Statement of Significance:

CRM Context Chapters: Architecture

STATEMENT OF SIGNIFICANCE:

The Story Hill Nos. 2 & 3 Residential Historic District was evaluated for the National Register of Historic Places under Criterion A, B and C. No evidence was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the district is composed of two subdivisions: Story Hill No. 2 and Story Hill No. 3 platted in 1923 and 1927, respectively. It features a significant concentration of Period Revival-style homes, as well as Craftsman-style bungalows and Contemporary-style residences, built between 1924 and 1963 with the majority constructed during the 1920s. Examples of the work of well-regarded Milwaukee architects and builders – including Hugo C. Haeuser, Roy J. Jacobs and the firm of George Schley & Sons – are found within the district. Predominantly composed of single-family, one- to two-story homes that generally exhibit brick, stone veneer or stucco sheathing, the Story Hill Nos. 2 & 3 Residential Historic District evokes a unique sense of time and place. The development followed the 9 May 1911 platting of the original Story Hill Subdivision situated directly to the north. Consisting of homes built between 1909 and 1936, this subdivision was determined eligible for the National Register on 18 April 2013 as the Story Hill Residential Historic District. Shortly after this determination was made, WHS Division of Historic Preservation staff toured the subject district and identified it as potentially eligible for the National Register as well. Based on the stylistic features, exterior building materials and integrity of its homes, the Story Hill Nos. 2 & 3 Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

GENERAL HISTORY:

The City of Milwaukee was established in 1846 with the incorporation of three independent communities, namely, Kilbourntown, Juneautown and Walker’s Point. Located at the convergence of the Menomonee, Milwaukee and Kinnickinnic rivers, this former trading post became the largest city and commercial capital in Wisconsin. As a port and railroad hub, Milwaukee was the world’s leading shipper of wheat by the early 1860s with a population that increased from 16,521 in 1848 to 45,246 by 1860. The ethnically diverse population increased more than four-fold by 1890 and, by 1910, the city contained approximately 373,857 residents. In 1911, the Wisconsin (then Grand) Avenue viaduct was opened. Along with the increasing ownership of automobiles by business and professional people, this viaduct served as a catalyst for the development of the Story Hill area (prior residential growth in the area had been served by the Wells-Farwell streetcar line). Originally part of the Town of Wauwatosa, the Story Hill neighborhood and surrounding environs was annexed to the City of Milwaukee by referendum in 1925.⁵

⁵ Landscape Research, *Built in Milwaukee: An Architectural View of the City* (Milwaukee: City of Milwaukee, Department of City Development, 1981), 3, 7, 9; John Gurda, *The Making of Milwaukee* (Milwaukee: Milwaukee County Historical Society, 1999), 138, 181; Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995), 1.

The Story Hill neighborhood originated when Albert Story and his wife Alice decided to take advantage of the new Wisconsin (then Grand) Avenue viaduct and registered their plat on 9 May 1911, just two months before the viaduct was opened to traffic. The construction of houses began almost immediately after its plat and the neighborhood was largely built up by 1920 (the Story Hill Residential Historic District, consisting entirely of the original Story Hill Subdivision, was determined eligible for the National Register on 18 April 2013). With the success of the original development, Story Hill No. 2 and Story Hill No. 3 were platted in 1923 and 1927, respectively.⁶

PROPERTY-SPECIFIC HISTORY:

Story Hill No. 2 featured similar deed restrictions as the original Story Hill Subdivision to ensure that the neighborhood would remain desirable. These restrictions specified only one dwelling per lot; only single-family dwellings, with the exception of two lots on Blue Mound Road where two-family flats were allowed; no dog breeding or chicken raising; no livery stables; and setbacks from the roadway were specifically listed for each lot. The developer also retained the right to refuse permission to build based on aesthetic considerations. This subdivision developed somewhat slower than the original Story Hill due, in part, to the Great Depression and World War II.⁷

In 1927, executors of the estate of the late Albert L. Story, deeded land directly to the south of Story Hill No. 2 to realtors Alfred A. Meurer and Otto L. Breuer for the purpose of developing another subdivision. Meurer had done real estate business with the Story family for several years, while Breuer was a Milwaukee businessman and president of two real estate corporations: Right Homes Building & Finance Co., and the O.L.B. Investment Co. In December 1927, restrictive covenants were published for Story Hill No. 3 that nearly duplicated those in the original warranty deed for Story Hill No. 2 and, by 1929, more than half of the subdivision's lots had been sold. Similar to Story Hill No. 2, the Depression and World War II interrupted the development of Story Hill No. 3.⁸

ARCHITECTURE:

The Story Hill Nos. 2 & 3 Residential Historic District features a diversity of architectural styles representative of its 1924 to 1963 construction period. Period Revival styles are well represented in the form of the Period Colonial Revival, Tudor Revival, and Mediterranean Revival styles. Additionally, fine examples of Craftsman-style bungalows are evident, as are Contemporary homes, which exhibit a more modest appearance in terms of size and architectural detail when compared with the district's Period Revival-style residences.

Period Revival-style buildings referenced a wide range of past motifs and styles and were popular in Wisconsin during the early to mid-twentieth century. Many architects commonly advertised their expertise in a broad stylistic range during this time period. Within the subject district, the Period Tudor Revival is well represented. Drawing upon medieval English prototypes, distinctive elements of the style include

⁶ Hatala, *Spaces & Traces*, 6.

⁷ *Ibid.*, 7, 9

⁸ *Ibid.*, 9-10.

gables featuring ornamental half-timbering infilled with stucco or brick, large chimneys often topped with chimney pots, and tall, multi-light windows that are commonly grouped together. Warwick-Hall (360 N. Pinecrest Street, AHI #53166, Photo #12 of 23) and the Oscar C. Rudolff House (318 N. 50th Street, AHI #114216, Photo #18 of 23) are all notable examples of the Period Tudor Revival style. In terms of the Colonial Revival, interest in this style was reinvigorated with the restoration and recreation of Williamsburg, Virginia, during the 1920s and 1930s. These buildings utilize many of the classical details of Georgian and Federal styles although, in contrast to their nineteenth century antecedents, Period Colonial Revival-style structures are much smaller in scale and simpler in form and ornamentation. Indeed, they often feature symmetry of design and a modest, classically derived entrance to communicate their architectural heritage as exemplified by the Arthur G. Mantei House (155 N. Story Parkway, AHI #221967, Photo #17 of 23) and the George Nohl House (309 N. Pinecrest Street, AHI #225353, Photo #11 of 23). A Dutch Colonial Revival example is the Otto J. Kruse House (415 N. 49th Street, AHI #225265, Photo #4 of 23). Another Period Revival style found within the district is the Mediterranean Revival style as seen with the Aloysius J. Washicheck House (471 N. 49th Street, AHI #225275, Photo #19 of 23). Featuring a red tile roof and Moorish twisted columns, the home is a distinctive example of this Period Revival style.⁹

Popular in Wisconsin concurrently with the Period Revival, the American Craftsman style evokes a “natural” aesthetic with simple but handsome exterior and interior details. Most Wisconsin Craftsman houses have the appearance of oversized bungalows and utilize brick, stone, wood, and/or stucco for sheathing materials. Exteriors also exhibit decorative elements such as false beams, exposed rafter tails, and eave brackets or knee braces. Good examples of Craftsman homes within the subject district include the William O. Owens House (246 N. Pinecrest Street, AHI #225345, Photo #20 of 23), Florian J. Poborsky House (405 N. 49th Street, AHI #114153, Photo #4 of 23) and Fred J. Scheuerell House (474 N. 49th Street, AHI #225276, Photo #1 of 23).¹⁰

Finally, many of the residences within the subject district – especially those dating to 1950 and later – are reflective of Contemporary architecture; a designation that is used to describe any mid-twentieth-century building of distinction and potential historic interest whose identity or features cannot be ascribed to styles and forms of the past. These houses contribute to the architectural significance of the district by featuring the same brick and stone-veneer exteriors as its earlier built homes; however, they are generally smaller in scale and more modest in their architectural detail (photos #16-17 of 23).¹¹

ARCHITECTS:

Architects who are known to have designed houses within the Story Hill Nos. 2 & 3 Residential Historic District include Hugo C. Haeuser and Roy J. Jacobs. As well, the firm George Schley & Sons, consisting of realtor and builder George Schley and his sons Herbert and Perce, also designed and built at least one home within the district.

⁹ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison: State Historical Society of Wisconsin, Historic Preservation Division, 1986), Vol. 2, Architecture, 2/28-2/30, 2/32.

¹⁰ Ibid., Vol. 2, Architecture, 2/24.

¹¹ Ibid., Vol. 2, Architecture, 2/37.

Born on 14 January 1882 in Milwaukee, Hugo C. Haeuser was educated locally at West Division High School and worked as an apprentice in some of the city's prominent architectural offices. His earliest association was with the firm Ferry & Clas from 1898 to 1904 and, during the ensuing thirteen years, he was employed as chief designer with the Eschweiler & Eschweiler firm. By 1919, he opened his own office at 759 N. Milwaukee Street. In 1946, he relocated to 2051 N. Milwaukee Street where he maintained his architectural practice until his death in October 1951. His obituary notes that he attained national prominence in the field of church architecture designing more than 300 churches throughout the country. Indeed, the Wisconsin Historic Preservation Database (WHPD) identifies multiple church designs by Haeuser in the state. His residential work includes the Mediterranean Revival-style Wittenberg House (6614 Hillcrest Drive, Wauwatosa), a contributing building in the National Register-listed Washington Highlands Historic District, and the Period Revival-style Frank Icke House located in the subject district (438 N. Pinecrest Street, AHI #116223, Photo #21 of 23).¹²

Roy J. Jacobs designed the Dr. Carl L. Toepfer House (4837 W. Sunnyside Drive, AHI #225405, Photo #22 of 23) and Warwick-Hall (360 N. Pinecrest Street, AHI #53166, Photo #12 of 23) – both of which are excellent examples of Period Tudor Revival style architecture. Warwick-Hall has a unique history as it was built by the *Milwaukee Sentinel* in collaboration with O.L.B. Investment Company as a demonstration home. The newspaper extensively covered the house's construction, which showcased the work of some of Milwaukee's top tradesmen, as well as the newest ideas in home building. Features of the house include its sandstone exterior and, on the interior, its living room exhibiting a beamed and vaulted ceiling, wrought-iron gates, decorative leaded-glass windows, and a fountain. Jacobs began his professional career working as a draftsman for Lanham & Son, a Shorewood (WI) realty company. In 1928, at the age of 23, he commenced his relationship with O.L.B. Investment Company designing homes for that firm and, by 1930, he worked as a draftsman for Hugo V. Miller. Additional buildings identified with Roy Jacobs in the WHPD include Dutch Colonial Revival and Tudor Revival residences located in the suburban community of Whitefish Bay.¹³

Having built a number of houses within the original Story Hill Subdivision (including their own homes), the firm George Schley & Sons also constructed the Period Tudor Revival-style William H. Moore House in the subject district (481 N. Story Parkway, AHI #225398, Photo #23 of 23). George Schley was born in Waukesha County on 21 March 1868, the son of Daniel and Margaret (Stahl) Schley. In 1898, at the age of 30, Schley formed a partnership with P.H. Madler to sell real estate out of offices located at 316 W. Juneau Avenue. John Steuerwald replaced Madler as partner in 1900 and, when Steuerwald opened his own business in 1904, Schley went out on his own and continued the practice of building houses on speculation. Since Schley was not a trained designer, he obtained building plans from the stock designs provided by his contractors and from architects such as Fred Graf and Charles Keller. While Schley continued to build houses on speculation, he began to develop custom design work once his sons Herbert A. and Perce G. entered the firm in 1914. Herbert took care of the real estate end of the

¹² Hugo C. Haeuser, Obituary, *Milwaukee Sentinel*, 19 October 1951; Hatala, *Spaces & Traces*, 17.

¹³ Jerry Resler, "Storied Past: Story Hill Tour Will Include Unique Warwick-Hall," *Milwaukee Journal Sentinel*, 14 May 1995; Hatala, *Spaces & Traces*, 10, 17.

business, as well as bids and payroll, while Perce handled architectural design. The firm formally incorporated as George Schley & Sons on 10 July 1919. By the 1920s, it was specializing in expensive residential projects, primarily on Milwaukee's Upper East Side and in the North Shore communities. As well, the firm built many homes within the original Story Hill Subdivision (Story Hill Residential Historic District determined eligible for the National Register on 18 April 2013). George Schley & Sons managed to survive the Great Depression, although George also devoted his time to the Integrity Building and Loan Association where he served as assistant treasurer. Following his death in 1945, the firm reopened on Water Street that same year before moving to 1922 E. Capitol Drive in 1950. Perce Schley continued the business after Herbert's death and retired in 1973. The Wisconsin Historic Preservation Database contains 114 records that identify the Schley name as the architect/builder of the property.¹⁴

The subject district also features a Sears, Roebuck & Company mail-order house (421 N. Pinecrest Street, AHI #53169, Photo #13 of 23). Constructed by railroad fireman/switchman William Hartung in 1926, the home is the Sears model known as "The Osborn," which appeared in the company catalog from 1916 to 1929. A contributing building within the historic district, the subject house also may be individually eligible for the National Register for its association with the mail-order catalog/plan book era of home construction.¹⁵

SUMMARY:

The Story Hill Nos. 2 & 3 Residential Historic District was recently identified as a potential historic district by WHS Historic Preservation Division staff following their review of a Determination of Eligibility (DOE) for the (original) Story Hill Residential Historic District. Composed of a significant concentration of Period Revival-style homes, as well as Craftsman-style bungalows and Contemporary-style residences, the subject district exhibits a unique sense of time and place. As well, a number of its houses are examples of the work of multiple well-regarded Milwaukee architects. Finally, the vast majority of the district's homes retain a high degree of integrity. Based on this information, the Story Hill Nos. 2 & 3 Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

¹⁴ Hatala, *Spaces & Traces*, 11, 13.

¹⁵ Katherine Cole Stevenson and H. Ward Jandl, *Houses By Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington, D.C.: The Preservation Press, 1986), 203; Whitney Gould, "When New Homes Came Out of Sears' Big Book," *Milwaukee Journal Sentinel*, 16 April 1995; Hatala, *Spaces & Traces*, 17.

Bibliography: An asterisk (*) denotes sources consulted but not cited.

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*Wisconsin Historic Aerial Imagery Collection. Maintained by the University of Wisconsin-Madison Geography Library. Available online at <http://maps.sco.wisc.edu/WHAIFinder/>. Accessed July 2013.

*Wisconsin Historic Preservation Database. Maintained by the Wisconsin Historical Society, Division of Historic Preservation. Available online to the public at www.wisconsinhistory.org/ahi.

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Determination of Eligibility Prepared By:

Name & Company:	Michael T. McQuillen, Heritage Research, Ltd.		
Address:	N89 W16785 Appleton Avenue	Phone:	(262) 251-7792
City:	Menomonee Falls	State:	WI
		Zip:	53051
Email:	mmcquill@hrltd.org	Date:	July 2013

Sub-contracting to:	Charlie Webb, CH2M Hill		
Address:	135 S. 84 th Street, Suite 325	Phone:	(414) 847-0248
City:	Milwaukee	State:	WI
		Zip:	53214
Email:	Charlie.Webb@ch2m.com	Date:	July 2013

PHOTOGRAPHS: All photographs taken by Michael T. McQuillen in July 2013

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
474 N. 49th Street & 466 N. Pinecrest Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #1 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
439, 449 & 459 N. 49th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #2 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
416 & 424 N. 49th Street (right to left)
City of Milwaukee, Milwaukee County, WI
View to southeast
Photo #3 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
405 & 415 N. 49th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to north
Photo #4 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
4905, 4911 & 4917 W. Sunnyside Drive (left to right)
City of Milwaukee, Milwaukee County, WI
View to south
Photo #5 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
404 & 414 N. 50th Street (right to left)
City of Milwaukee, Milwaukee County, WI
View to southeast
Photo #6 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
457, 465 & 469-69a N. 50th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #7 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
345, 351, 357 & 365 N. 50th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #8 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
311, 317, 325 & 331 N. 50th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #9 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
300, 308 & 312 N. 50th Street (right to left)
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #10 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
303 & 309 N. Pinecrest Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #11 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
352, 360 & 400 N. Pinecrest Street (right to left)
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #12 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
415 & 421 N. Pinecrest Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #13 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
447 & 453 N. Story Parkway (left to right)
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #14 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
4704 W. Clarendon Place & 415 N. Story Parkway (left to right)
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #15 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
239, 245 & 253 N. Story Parkway (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #16 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
155, 161 & 167 N. Story Parkway (left to right)
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #17 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
318 N. 50th Street
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #18 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
471 N. 49th Street
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #19 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
246 N. Pinecrest Street
City of Milwaukee, Milwaukee County, WI
View to east
Photo #20 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
438 N. Pinecrest Street
City of Milwaukee, Milwaukee County, WI
View to north
Photo #21 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT

4837 W. Sunnyside Drive

City of Milwaukee, Milwaukee County, WI

View to southwest

Photo #22 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT

481 N. Story Parkway

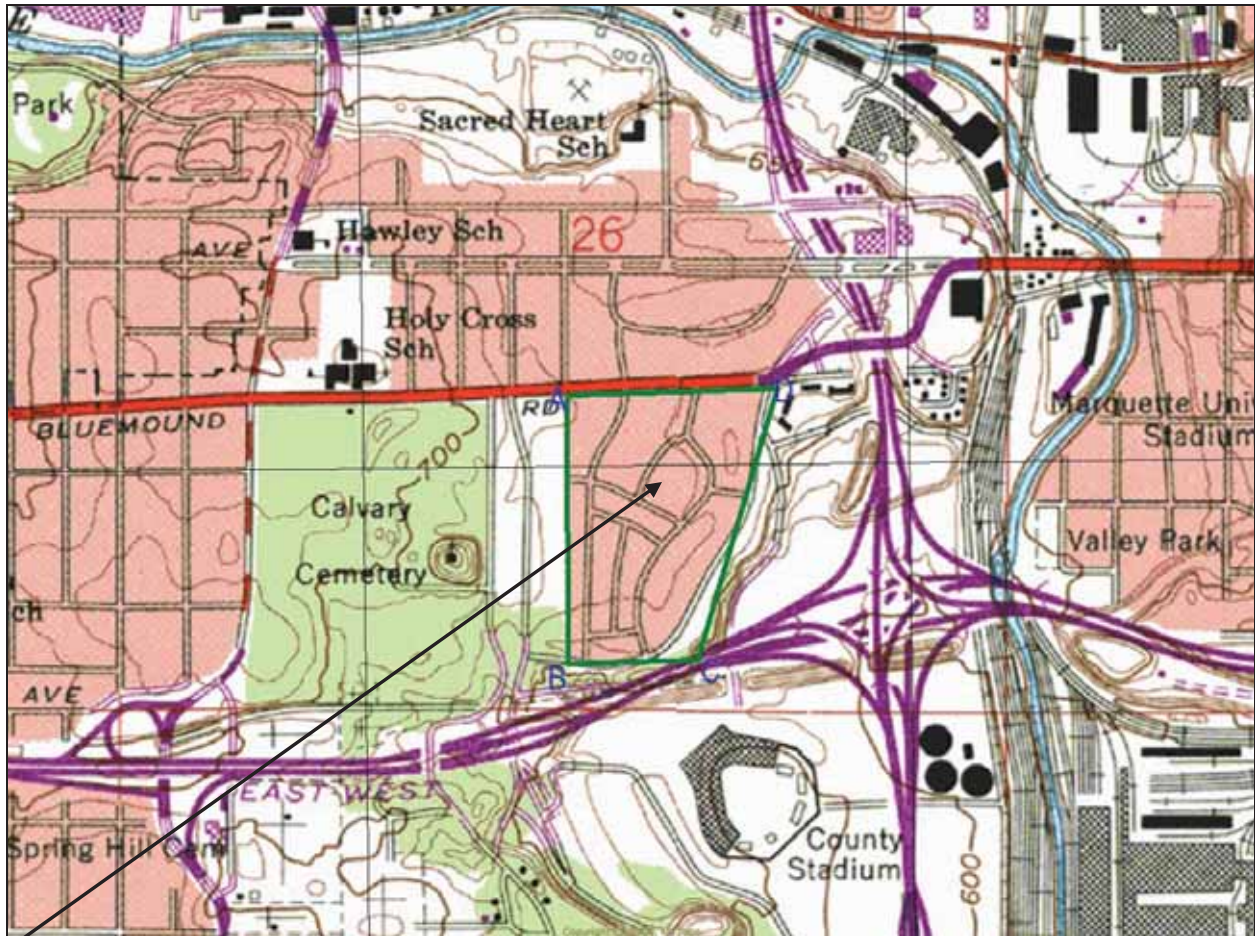
City of Milwaukee, Milwaukee County, WI

View to northwest

Photo #23 of 23

USGS Milwaukee

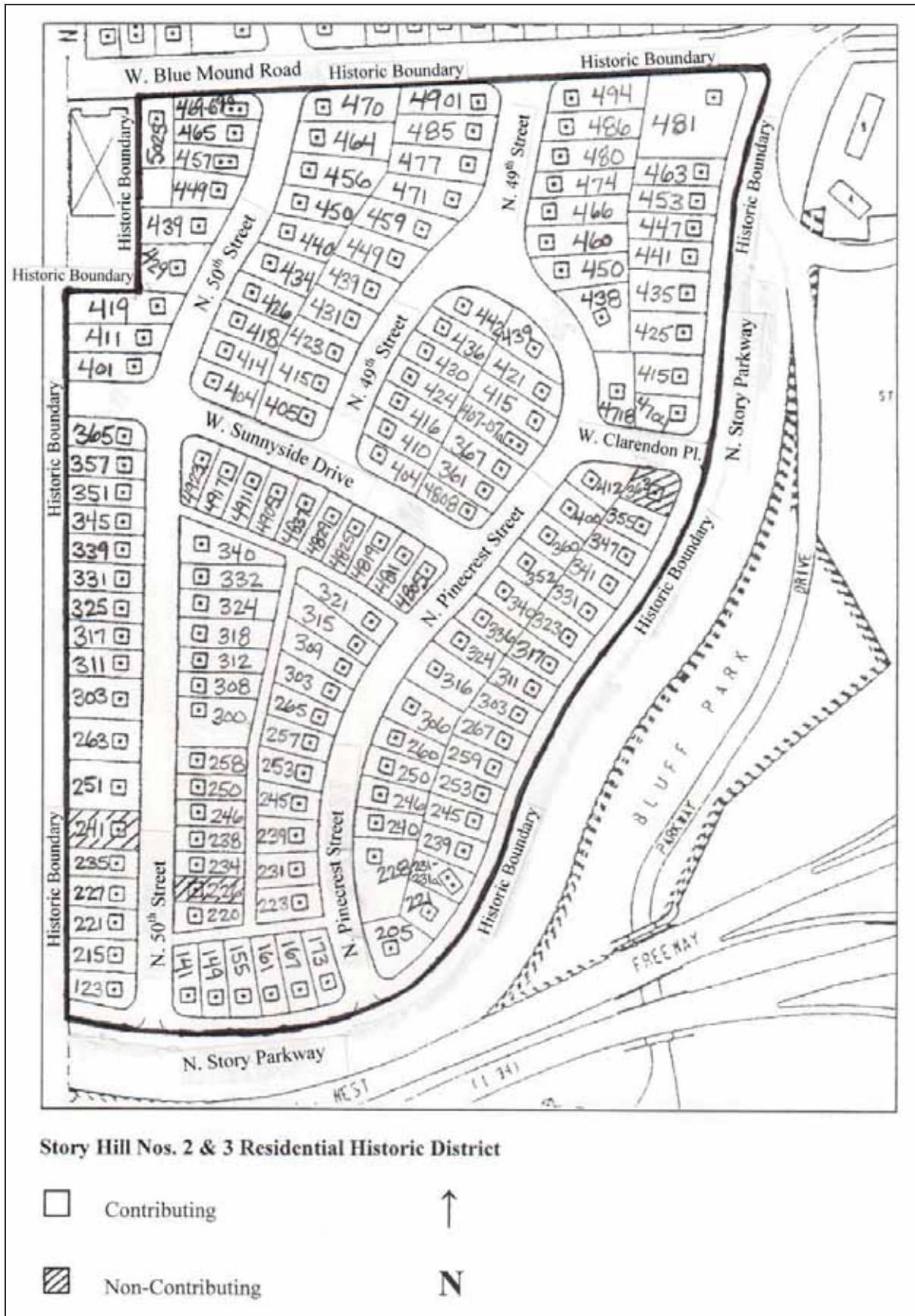
Wisconsin, Milwaukee County
7.5 Minute Series (Topographic)



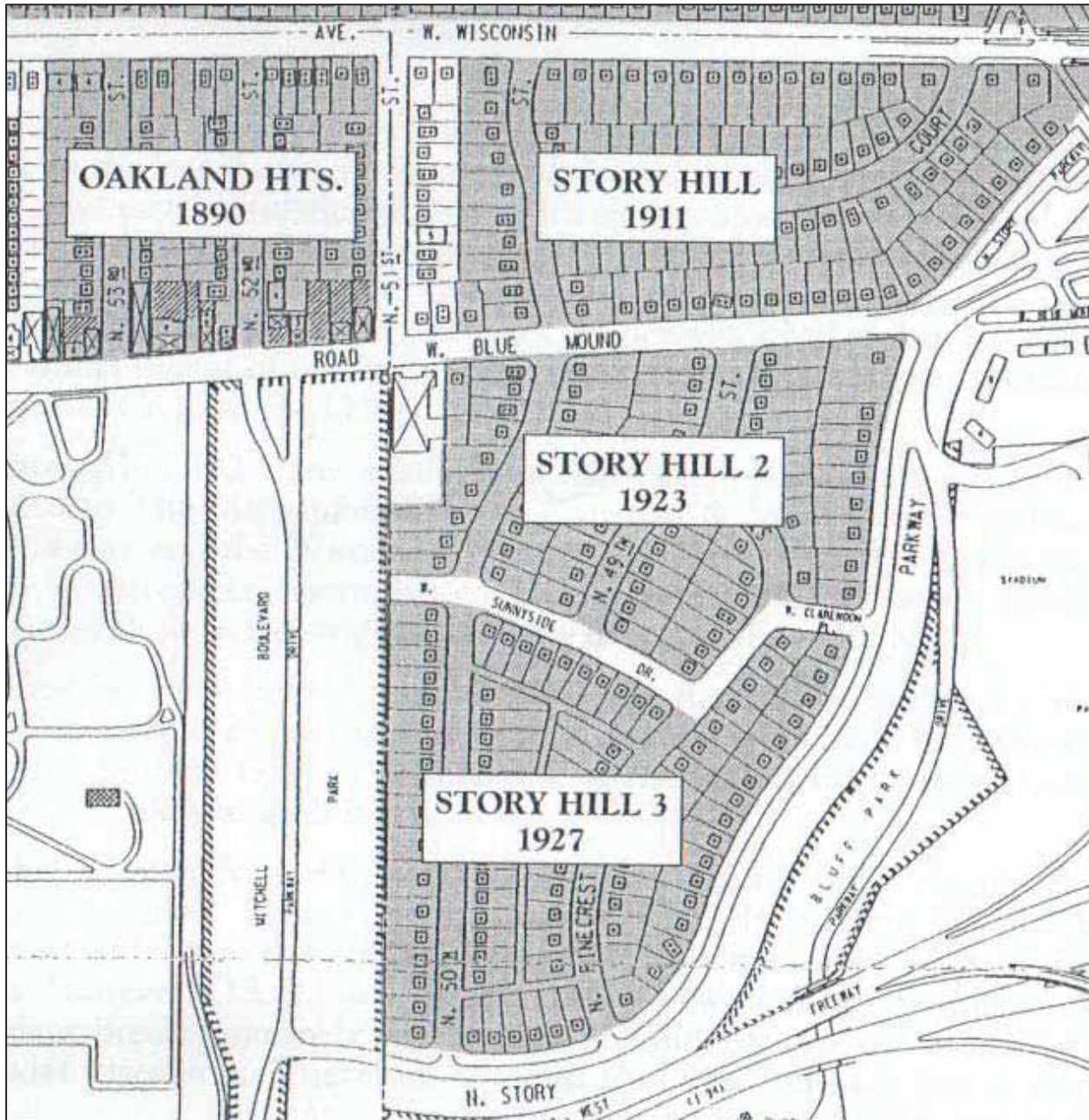
Story Hill Nos. 2 & 3 Residential Historic District
City of Milwaukee, Milwaukee County, WI

UTM Coordinates:

- | | | |
|-------------|----------------|------------------|
| (A) Zone 16 | 420374 Easting | 4765130 Northing |
| (B) Zone 16 | 420372 Easting | 4764639 Northing |
| (C) Zone 16 | 420610 Easting | 4764642 Northing |
| (D) Zone 16 | 420751 Easting | 4765137 Northing |



Overview map of the Story Hill neighborhood:



Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995), 7.

Aerial photograph of the Story Hill neighborhood – July 1937:



Wisconsin Historic Aerial Imagery Collection (1937)

Photo #1 of 23



Photo #2 of 23



Photo #3 of 23



Photo #4 of 23



Photo #5 of 23



Photo #6 of 23



Photo #7 of 23



Photo #8 of 23



Photo #9 of 23



Photo #10 of 23



Photo #11 of 23



Photo #12 of 23



Photo #13 of 23



Photo #14 of 23



Photo #15 of 23



Photo #16 of 23



Photo #17 of 23



Photo #18 of 23



Photo #19 of 23



Photo #20 of 23



Photo #21 of 23



Photo #22 of 23



Photo #23 of 23



Michael McQuillen

To: John N. Vogel
Subject: RE: WisDOT 1060-27-01 / WHS 13-0065 MI I-94 corridor study - Stadium Interchange

From: Kennedy, Jason - DOT [<mailto:Jason1.Kennedy@dot.wi.gov>]
Sent: Friday, May 03, 2013 7:45 AM
To: Payant, Dobra - DOT; Webb, Charlie/MKE; Heimlich, Brad/WKH
Cc: Becker, James - DOT; Cloud, Lynn - DOT; 'Bethaney.Bacher-Gresock@dot.gov'; Lynch, Jason - DOT; Barth, Tony - DOT
Subject: FW: WisDOT 1060-27-01 / WHS 13-0065 MI I-94 corridor study - Stadium Interchange

All,

Below is SHPO comments regarding the request for DOE on the rest of Story Hill Jewish. If there are additional questions please let me know. Once I receive any feedback I will give SHPO a call to ensure that all their questions are presented in this email. Please forward on this e-mail and the last one as appropriate.

Thank you,
Jason K.

Jason Kennedy

Environmental Analysis & Review Specialist
Cultural Resources

Wisconsin Department of Transportation
Bureau of Technical Services
Environmental Process & Documentation Section
Hill Farms Room 451
Phone: 608.267.6693
E-mail: jason1.kennedy@dot.wi.gov

From: Cook, Kimberly A - WHS
Sent: Wednesday, May 01, 2013 1:37 PM
To: Kennedy, Jason - DOT
Cc: Cloud, Lynn - DOT
Subject: RE: WisDOT 1060-27-01 / WHS 13-0065 MI I-94 corridor study - Stadium Interchange

The DOE for the Story Hill Historic District was accepted and sign by Michael Stevens on 4/18/2013, however several people had questions regarding the rest of Story Hill (called Story Hill 2 and 3 in the DOE). Jim Draeger and Daina Penkiunas drove visited the neighborhood yesterday and agree that while the original Story Hill is a distinct development that warranted its own DOE, this later subdivision south of Blue Mound Road is also potentially eligible for the National Register and should have a DOE as well.

Thank you,

Kimberly Zunker Cook
Wisconsin Historical Society
Division of Historic Preservation and Public History
Room 300
816 State Street

Michael McQuillen

From: Kennedy, Jason - DOT <Jason1.Kennedy@dot.wi.gov>
Sent: Friday, May 17, 2013 1:20 PM
To: 'Michael McQuillen'
Cc: tem@tds.net; Goldsworthy, Benjamin; Payant, Dobra - DOT; Charlie.Webb@ch2m.com; jnvogel@hritd.org
Subject: RE: Story Hill

Mike,

I would use your professional expertise to determine the extent of the boundaries for the DOE. If you feel that both subdivisions (2 & 3) are historically eligible as a district I would include both, regardless of the APE. This would ensure the most accurate boundaries are depicted and any impacts, or lack thereof, in relation to the project will be clear. In your opinion, if you feel that each subdivision deserves its own DOE then I can see that an argument could be made not to include Story Hill 2, but proper justification would be needed that the boundaries are truly outside of the APE and there will be no direct or indirect impacts from the project. I would also be aware of the potential for various alternatives or future design changes that could have the potential to encroach upon the subdivisions. From my experience time spent now is better to cover all your options than have to go back later and do additional work.

Please let me know if you have any further questions.
Thank you,
Jason

Jason Kennedy

Environmental Analysis & Review Specialist
Cultural Resources

Wisconsin Department of Transportation
Bureau of Technical Services
Environmental Process & Documentation Section
Hill Farms Room 451
Phone: 608.267.6693
E-mail: jason1.kennedy@dot.wi.gov

From: Michael McQuillen [<mailto:mmcquill@hritd.org>]
Sent: Friday, May 17, 2013 10:55 AM
To: Kennedy, Jason - DOT
Cc: tem@tds.net; Goldsworthy, Benjamin; Payant, Dobra - DOT; Charlie.Webb@ch2m.com; jnvogel@hritd.org
Subject: RE: Story Hill

Jason -

We have a quick question regarding the Division for Historic Preservation request for the additional Story Hill development DOE. On May 1st Kimberly sent you the following:

The DOE for the Story Hill Historic District was accepted and sign by Michael Stevens on 4/18/2013, however several people had questions regarding the rest of Story Hill (called Story Hill 2 and 3 in the DOE). Jim Draeger and Daina