

Wisconsin Word Processing Format (Approved 1/92)



United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name West Mitchell Street Commercial Historic District
other names/site number

2. Location

street & number	Generally bounded to the west by West Forest Home Avenue and South 13 th Street, and West Historic Mitchell Street roughly between South 13 th Street and South 5 th Street to the east	N/A	not for publication
city or town	Milwaukee	N/A	vicinity
state Wisconsin	code WI county Milwaukee	code 079	zip code 53204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official/Title

9/24/18
Date

State Historic Preservation Office - Wisconsin
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

West Mitchell Street Commercial Historic District
Name of Property

Milwaukee
County and State

Wisconsin

4. National Park Service Certification

- I hereby certify that the property is:
 entered in the National Register.
____ See continuation sheet.
____ determined eligible for the National Register.
____ See continuation sheet.
____ determined not eligible for the National Register.
____ See continuation sheet.
____ removed from the National Register.
____ other, (explain:)


Signature of the Keeper

4/9/18
Date of Action

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	75	14 buildings
<input type="checkbox"/> public-State	structure		sites
<input type="checkbox"/> public-Federal	site		structures
	object		1 objects
		75	15 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions

(Enter categories from instructions)
COMMERCE/TRADE: Department Store, Specialty Store
RELIGION: Religious Facility, Church School
RECREATION & CULTURE: Theater

Current Functions

(Enter categories from instructions)
COMMERCE/TRADE: Department Store; Specialty Store
RELIGION: Religious Facility, Church School
RECREATION & CULTURE: Theater

7. Description

Architectural Classification

(Enter categories from instructions)
LATE VICTORIAN: Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival, Late Gothic Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style, Chicago
MODERN MOVEMENT: Art Deco

Materials

(Enter categories from instructions)
foundation Stone, Brick, Concrete
walls Brick, Stone, Terra Cotta, Concrete Block
roof Asphalt, Metal
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE (A)
 ETHNIC HERITAGE: European (A)
 ARCHITECTURE (C)

Period of Significance

1872-1968

Significant Dates

1872

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Gurda & Gurda; Gurda, Leon; Gurda, Francis; Kolpacki, Bernard; Kado, Stanley F.; Brust, Peter; Brust & Philip; Brust & Brust; Herbst & Kuenzli; Oberst, Richard; Clas, Alfred

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

West Mitchell Street Commercial Historic District
Name of Property

Milwaukee
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government: City of Milwaukee
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property Approximately 28.6 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 16 425289 4762472
Zone Easting Northing

2 16 42586 4762239
Zone Easting Northing

3 16 424252 4762194
Zone Easting Northing

4 16 424366 4762239
Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Brian J. Faltinson, M.A./Project Manager & Historian & Traci E. Schnell, M.A./Senior Architectural Historian	date	June 2017/ April 2018
organization	Heritage Research, Ltd.	telephone	262.251.7792
street & number	N91 W17194 Appleton Avenue, Suite 203	zip code	53051
city or town	Menomonee Falls	state	WI

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Milwaukee

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	organization	street & number	city or town	state	WI	date	telephone	zip code
	Various							

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Section 7 Page 1West Mitchell Street Commercial Historic District
Milwaukee, Milwaukee County, WI

Start description on line below

GENERAL DESCRIPTION

The West Mitchell Street Commercial Historic District consists of ninety resources that line both sides of W. Mitchell Street between S. 5th Street on the east and S. 13th Street on the west, and face several of the side streets within one block of W. Mitchell Street. Located on the south side of the city of Milwaukee, Milwaukee County, immediately west of I-43/94, the district's contributing buildings were constructed (and/or altered to their current appearance) between 1872 and 1964. Most buildings are commercial in nature and are immediately adjacent to each other with the city sidewalk occupying the entire area between the curb and the building façade; small-to-medium sized trees also line the street. Occasional vacant lots and several north-south alleys separate groups of buildings. East-west alleys and large parking lots are also found behind many buildings within the district, especially those that were once department stores or theaters. Most of the area immediately surrounding the district is residential and consists of late-nineteenth and early-twentieth century, single-family and duplex houses located on small, regularly sized lots. Of the ninety resources, eighty-nine are buildings and one non-contributing grotto is classified as an object. Eighty-one of the total eighty-nine buildings are commercial while the remaining eight are part of two Roman Catholic Church complexes. Of the ninety total resources, seventy-five are considered to be contributing and fifteen are non-contributing.

Twentieth Century Commercial style buildings--some of which exhibit specific stylistic characteristics--dominate within the district with over twenty examples; however, quite nearly every style ever popular in Wisconsin is represented, including (but not limited to) Queen Anne, German Renaissance Revival, Neoclassical, Classical Revival, Mediterranean Revival and Art Deco. A good number of 1920s-era buildings exhibit more than one style and are considered eclectic. Additionally, the two religious complexes in the district each include a high-style church (one Romanesque Revival and the other Gothic Revival), as well as other associated buildings featuring typical styles from their respective periods.

DESCRIPTION OF SELECTED BUILDINGS

The following are brief descriptions of selected examples of the district's resources, organized by style and listed in chronological order by the style's period of popularity. Also included is a brief historical narrative for each building. Please see the Building Inventory (Section 7, Pages 13-21) for building permit dates (if known), including historic names for all buildings in the district (if known).

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West Mitchell Street Commercial Historic District
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Queen Anne

Paul Noe Meat Market

501-503 W. Historic Mitchell Street

1888

Located at the southwest corner of W. Mitchell and S. 5th streets, the Paul Noe Meat Market rises two stories and is constructed with brick in the Queen Anne style. The northeast corner is canted and is comprised of the main entrance and a round corner turret topped with a tall, conical roof with a weather vane on top. Asphalt shingles sheath the turret, which includes three, one-over-one, double-hung sash topped by board-infilled transoms. An infilled window opening is situated above each transom. The storefront on the north (primary) façade consists of three bays formed by thin iron posts that support an iron beam. Both the bulkhead and transom consist of wood and the space between is filled with plate-glass windows. A solitary section of storefront on the east façade abuts the main entrance. The upper level of the main façade contains a pair of one-over-one, double-hung sash and a raised ornamental brick cornice with “PAUL NOE” executed in raised letters. A round-arch entrance opening and a pair of canted bay windows on the second level highlight the east façade.

The son of German immigrants, Paul Noe, hired architect Alfred C. Clas in 1888 to design this building for his meat market business. Noe, his wife Bertha, along with their nine children lived in the upstairs quarters while he operated his meat market until at least 1935. By 1940, his son Hiram had taken over the business and stayed there until circa 1950. The building was the site of Dennis Pavloich’s flower shop in 1960.¹

Stanislaus J. Sawicki Building

720-722 W. Historic Mitchell Street

1897

This two-story Queen Anne-inspired commercial building is built with brick and consists of a storefront comprised of replacement plate-glass windows and stucco-covered bulkheads; the doorway is recessed. The storefront’s transom is covered with modern signage. Positioned at the left (west) corner is a doorway that accesses the upper floor. Flanking the doorway and storefront are brick piers with stone caps that rise to meet a horizontal stone band. A canted bay covered with wooden shingles dominates the second floor that also includes a single, double-hung window. A simple corbel table underscores the plain brick parapet that is capped with stone and features a tower-like metal cap at the southeast corner. The east façade faces an alley and includes a pair of canted bays that resemble that found on the main façade.

¹ Intensive Survey Form, 501-503 W. Mitchell Street, This and all survey forms cited hereafter are located at City of Milwaukee Department of Historic Preservation, Milwaukee, WI. Information on the intensive survey forms is gathered from building permits, directories and other primary and secondary source information; *Milwaukee City Directory* (1888-1960, various years reviewed and not a full run), Available at the Milwaukee Public (Central) Library, Milwaukee, WI; U.S. Federal Census, Population, 1900, 1920, Available online at www.Ancestry.com, Accessed June 2017.

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Building permits record that Stanislaus J. Sawicki² hired Bernard Kolpacki & Co. to design this building in 1897. The first known commercial occupants of the investment property were photographer Thaddeus Wild (1898) and dry goods retailer Isaac Rusky (1899). In 1899, Sawicki's wife Julia took over Wild's photography studio, which she ran for at least two years. As of 1900 she had a partner, Barney Brown and they were known as Brown & Sawicka (sp). A second-floor photo studio continued in the building into the 1920s, with Casimir Jaglowski as operator (1924). That same year, the building is identified as the home of Andrew Volk's bakery, as well as John Jastroch's law office, which remained here into the 1940s. Baker Frank Kullmann owned the building by 1932 and maintained his bakery business into the 1960s.³

Boomtown

Jacob Kubal Grocery Store & Saloon/ *801 W. Historic Mitchell Street* *Circa 1889*
Polish Publishing Company Building

Two-stories tall and located at the southeast corner of W. Mitchell and S. 8th streets, this Boomtown commercial building is covered with brick-patterned, asphalt sheet siding. The main entrance is recessed and surrounded by plate-glass windows that extend around the corner to dominate half of the east façade; an additional portion of this window opening is infilled with wooden sheathing. On the second floor, the north elevation features three one-over-one, double-hung sash. A pair of diamond-patterned casement windows is located at the attic level. The boomtown façade is topped with a pronounced wooden parapet with a denticulated and bracketed cornice.

Built between 1888 and 1889, this building originally served as both a grocery store and saloon which were run until 1896 by Polish-born Jacob Kubal, who immigrated to the United States in 1872. He and his family also resided upstairs. Anthony Michalski then took over the combined operations for a few years, after which it served for six years as the home of the Polish Publishing Company, publishers of *Dziennik Milwaukee* (Daily Milwaukee) and for one year, *Slonce* (The Sun). *Dziennik Milwaukee* went out of business in 1905, leaving a large debt in its wake. The rear brick addition was constructed after 1910 (possibility 1913), but as an addition to the building next-door (803-805 W. Historic Mitchell Street). However, it appears that it would at some point become associated with the subject building. As of 1924, this building was home of Fred Westermann's restaurant and the Maple Leaf Athletic Club, but by 1930 it was converted for use as a clothing store. Turnover, thereafter, was frequent and

² The last name Sawicki is variously spelled as Sawitzki, Sawiczki and Sawicka in the city directory and there was more than one Stanislaus; however, the subject Stanislaus J. Sawicki (sp) was a merchant tailor and they resided on Grove Street, *Milwaukee City Directory* (1898-1900); U.S. Federal Census, Population, 1900.

³ City of Milwaukee Building Permits, 720-722 W. Mitchell Street (21 May 1897, 21 May 1932), These permits, and all other building permits cited to follow, Available at the Milwaukee Department of City Development, 809 N. Broadway, Milwaukee, WI; Sanborn Map Company, *Sanborn-Perris Fire Insurance Maps—Milwaukee, Wis.* (New York: Sanborn Map Company, 1910); *City of Milwaukee Directory* (1898-1960).

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included a radio store, jewelry shop and clothing store.⁴

German Renaissance Revival

Adam Kalczynski Dry Goods Store *600-602 W. Historic Mitchell Street* *1898*

Rising two-and-one-half stories, this imposing German Renaissance Revival-style building is sheathed with brick and features prominent gables on the south and east façades. Executed in wood, each gable exhibits steps and eaves detailed with flat brackets. Meanwhile, the south gabled endwall features a paired set of double-hung sash topped with a wooden hood that resembles a broken pediment; carved ornaments to either side are inscribed with “18” and “98”. The largely remodeled storefront features plate-glass windows protected by a canvas awning. A series of window openings runs along the upper edge of the first floor of the east elevation. With regard to the second floor, wooden tripartite bays outfitted with one-over-one, double-hung sash highlight the two street-facing façades. Garland ornamentation details the bay windows, as well as the stepped gable.

In 1898, Polish-born Adam Kalczynski hired architect Bernard Kolpacki to design his dry goods store building that featured a storefront on the first floor and living quarters on the upper levels. Adam, along with his children, operated the store until circa 1906, at which time the building became the home of Fons & Company Realty (until 1922; See following discussion for 929 W. Historic Mitchell Street for more information on Fons & Co.). The building housed Samson’s Radio Store in 1930 and the Bernard Dziennik Hardware Store from around 1935 into the 1960s. The building remained in possession of the Kalczynski family through at least 1959.⁵

Twentieth Century Commercial

Wabiszewski Block/Juneau Building *601-615 W. Historic Mitchell Street* *1910*

Rising four stories, this Twentieth Century Commercial Style building is sheathed with brick and features prominent Classical brick quoining at the corners. The storefront extends along both the north and east elevations and consists of storefront bays framed by square posts. Modern plate-glass display windows with four-light transoms fill each storefront bay. Above, heavy brick pilasters divide the façades into bays that feature paired two-over-one, double-hung sash underscored with a limestone sill. Dark brown brick defines the space in each bay between the second through fourth levels. Meanwhile, the brick attic story—an element typical of Renaissance Revival-style and other classically derived

⁴ Intensive Survey Form, 801 W. Mitchell Street; *Sanborn Fire Insurance Map* (1894; 1910); *Milwaukee City Directory* (1888-1960); Thaddeus Borun, *We, The Milwaukee Poles: A History of Milwaukeeans of Polish Descent and a Record of Their Contributions to the Greatness of Milwaukee* (Milwaukee: Nowiny Publishing Co., 1946), 54.

⁵ Building Permits, 600-602 W. Mitchell Street (28 April 1898); Borun, *We, The Milwaukee Poles*, 236-37; *Milwaukee City Directory* (1924-1960).

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buildings--contains small rectangular windows, round stone ornament and "S. WABISCZEWSKI" is inscribed into a stone panel along W. Mitchell Street. A prominent metal denticulated cornice extends beyond the building's face. Meanwhile, a three-story former theater block, also topped with a similar cornice, extends from the south elevation. Its fenestration is located in a mix of pointed-arch, round-arch and rectangular openings.

Architect Henry C. Hengels designed this building and it was built by contractor Sylvester J. Wabisczewski. Born in Poland in 1865, Wabisczewski immigrated to the United States in 1884, after receiving architectural training, as well as learning the mason trade. Upon locating to Milwaukee, he engaged in bricklaying. In 1892, he started his own business, which expanded to general contracting work. He is identified as having constructed a number of Milwaukee-area churches, factories, and commercial buildings. As of 1917, he became the president of the Maynard Electric Steel Casting Company, the firm he remained active with until his death in 1962 (at which time he was the Board chairman). Among the organizers of the Mitchell Street State Bank, Wabisczewski served as its vice president from 1907 to 1923 and as president from 1923 to 1929. Known as the Juneau Building, the subject structure was completed in 1910 and housed retail and office space, as well as the Juneau Vaudeville Theater with seating for 1,200. As early as 1923, the building was the home of several cultural organizations including the Polish National Alliance, the Polish Young People's Alliance and the Polish Federation of America – these organizations would remain here into the 1960s. Occupying the building's various offices were physicians, lawyers, real estate agents, dentists, and the New England School of Music. The theater eventually was converted to showing movies and closed in 1965. In 1981, the theater interior was removed as part of a condominium conversion project.⁶

Schuster's Department Store

1020-1030 W. Historic Mitchell Street

1914(+)

Rising four stories, this Twentieth Century Commercial Style department store building is clad with brick and features continuous lines of plate-glass windows along the south and west façade storefronts. Entrances on those elevations are classically detailed with stone trim and include entablatures inscribed with "SCHUSTERS". Brick pilasters divide the upper stories into a series of partially recessed bays featuring three, one-over-one, double-hung sash topped with a transom; narrow brick columns (topped with stone capitals) separate the windows. Meanwhile, the space between the transom and the window on the next level is filled with raised and patterned brick. The overhanging stone and copper cornice is denticulated with the copper portion pressed into an intricate pattern. Additions to the east and north elevations are largely the same as the main block, but lack the distinctive cornice.

⁶ Building Permit, 601 W. Mitchell (2 December 1909); Intensive Survey Form, 601-615 W. Mitchell Street; *Milwaukee City Directory* (1924-1960); "Juneau Theater," Material online at <https://cinematresures.org>, Accessed July 2017; Jerome A. Watrous, ed., *Memoirs of Milwaukee County*, 2 vols. (Madison: Western Historical Association, 1909), 2/714-15; "Industrialist-Patriarch Wabiszewski, 96, Dies," *The Milwaukee Journal*, 14 September 1962, 1/7, 10; "Wabiszewski Estate at Least \$75,000," *The Milwaukee Journal*, 9 October 1962, 5.

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In 1912, Ed Schuster & Co. hired the architectural firm of Brust, Philip & Heimerl to design this department store, with its successor firm(s) designing the 1920, 1924, 1941 and 1948 additions. Schuster's originally opened in 1884 at N. 3rd and Garfield streets and in 1894 opened a second store on Milwaukee's north side. The subject store was the company's third location, by which time Ed Schuster had died and the company was run by his son-in-law Albert Friedman. Schuster's operated in major neighborhood shopping districts and did not have a downtown location. For most of its existence, it was considered to be one of Milwaukee's most prominent department stores. Gimbels took over Schuster's in 1962 and changed the name to Gimbels-Schuster's, until changing it again to Gimbels in 1969. The Mitchell Street location closed in 1984. The building has since been converted for use as loft apartments.⁷

Commercial Building

828-830 W. Historic Mitchell Street

c. 1888; 1914

Faced with brick, this two-story, largely vernacular Twentieth Century Commercial-style building features a storefront consisting of a set of recessed, wood-and-glass entry doors flanked by large plate-glass display windows. The bulkheads are faced with modern stone tile while the original transom consists of translucent leaded glass. A doorway to the second floor is set within a segmentally arched opening to the storefront's left (west) and includes a transom. Three, two-light, plate-glass windows occupy the second floor while a raised stone band with three paired sets of brackets separates the second floor from the gabled parapet, which is capped with stone.

The core of this building was originally constructed circa 1888 and the earliest confirmed retail and residential occupant was Adolph Abraham (as of 1894). Adolph, along with a number of his children, sold crockery at this location until at least 1898. And, for a single year (1908), the commercial space served as the branch office for the Polish newspaper, *The Kuryer Polski*. The current façade, however, was designed by Hugo Miller in 1914. Following the remodel, Frank Michalski opened his dental office in the building, as well as resided here; confectioner Alex Vassa is also identified as working out of the building. In the 1920s, the first floor was the home of Mock's Pharmacy (run by Clarence Mock), while a number of dentists occupied the upper level into the 1960s. A number of auto parts or tire stores operated here from the 1930s into the 1950s. By 1960, the first floor had been converted into the Mitchellaire Restaurant.⁸

⁷ Building Permits, 1020-1030 W. Mitchell Street (1 December 1913, 23 September 1920, 30 August 1924, 7 November 1941, 16 August 1948); "Tiny Store Grows into 3," *Milwaukee Sentinel*, 11 April 1948. Although not reviewed for this nomination, an entire book was published in 2012 about the Schuster (and Gimbels) stores, Paul H. Geenan, *Schuster's & Gimbels: Milwaukee's Beloved Department Stores* (2012).

⁸ City of Milwaukee Intensive Survey Form—828-830 W. Mitchell Street, *Milwaukee City Directory* (1888-1960). Abraham is identified in earlier (pre-1894) directories at 502 Mitchell Street; an early address change could account for that.

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Ignatz Czerwinski Investment Property *709-713 W. Historic Mitchell Street* *1928*

Two storefronts define this one-story, brick-clad commercial building. Each storefront consists of a recessed entrance flanked by plate-glass display windows that fill the remainder of the façade. A strip of painted metal separates these windows from plate-glass transoms. Meanwhile, a limestone cornice topped with a raised band is positioned above the transom. The top of the building features a shaped parapet adorned with patterned brick, limestone accent blocks, and a carved limestone floriated ornament at the center.

Constructed in 1928 and designed by Stanley Kadow, this building, as well as no less than three others in the district, was owned by Ignatz Czerwinski. Czerwinski was born in Poland in 1858 and immigrated to the United States in 1872. His business career in Milwaukee began as a clerk with Kroeger Brothers, grocers, where he remained for fourteen years. He then established his own grocery store on Mitchell Street (See discussion for 549-551 W. Historic Mitchell Street), after which he became engaged in real estate business. Aside from business concerns, he served for two years as circuit court clerk and for eight years on the Police & Fire Commission. In 1897, he erected the building at 705-707 W. Historic Mitchell Street, which served as his real estate office through 1917, at which time he moved his office into the building next-door at 701-703 W. Historic Mitchell Street. Original tenants of the subject building included a branch of the J & R Motor Supply Company (which would take over the entire building as of 1944) and fruit dealer Ralph Kramer. In 1960, the building was home to a men's clothing store named Irv's, The Working Man's Friend.⁹

Classical Revival

Edward H. Motl Jewelry Store *808-810 W. Historic Mitchell Street* *1922*

With a main (south) façade covered in terra cotta tile, this two-story Classical Revival-style commercial building features two recessed doorways within a storefront comprised of plate-glass display windows underlined with marble panels. A cloth awning obscures the transom. Three recessed window openings on the second floor display casement windows flanked by octagonal columns topped with Corinthian capitals. Framing the first and second floors is a band of terra cotta cast with a woven lattice design. Several bands of denticulated and ornamental tiles comprise the raised cornice which also features a cartouche with the letter "M". The parapet is unadorned with a slight overhanging cap.

In 1921, architect Richard E. Oberst designed the Edward H. Motl Jewelry Store, which occupied the

⁹ City of Milwaukee Building Permits, 828-830 W. Mitchell Street (21 May 1928, 21 April 1944); *Milwaukee City Directory* (1898-1925). The 1900 census indicates that he and his family also resided in the building at 705-707, *U.S. Federal Census, 1900, Population*; William George Bruce, ed., *History of Milwaukee, City & County*, 3 vols. (Milwaukee: S.J. Clarke Publishing Co., 1922), 2/388, 389 (portrait).

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first level. It was completed in 1922 at an approximate cost of \$19,000. Second-floor offices initially housed a physician, lawyer and dentist; these offices turned over frequently. The business was run by Edward and his stepson George Duggan, the latter of whom took over the business, upon Motl's death in 1933. Edward H.'s son Edward M. joined the business in the early 1940s. The firm remained at this location into the 1960s.¹⁰

Fons & Company Realty Company Building

929 W. Historic Mitchell Street

1924

Faced with limestone, this two-story, Classical Revival-style office building has a raised band ornamented with dentils that separates the first level from the second. The main (north) entrance occupies the center of three bays that are created by four plain pilasters topped with a band ornamented with dentils that resembles a cornice. Plate-glass windows underlined by bulkhead windows obscured by metal bars are located in the two outermost bays. A tripartite, fixed transom is at the top of all three bays. Meanwhile, a round-arch opening is positioned at each corner of the building – the left (east) consists of a plate-glass window with a bulkhead window while the right (west) contains a doorway. Carved cartouche and ribbon ornamentation adorns each blind arch, while incised images of eagles are located within each roundel above. Three window openings with a pair of plate-glass windows each topped with a transom highlight the second floor. A heavy cornice with brackets and dentils extends from the façade immediately below the plain parapet. The visible (east) side façade is built with common brick and is pierced by a variety of window openings. Modern signage now identifies the building as Maria Hall, which is part of St. Anthony's next door to the east; however, evidence of "1887 FONS CO 1924" can still be seen behind it.

In 1924, the real estate firm Fons & Co. hired the architectural firm of Gurda & Gurda to design this office building. Fons & Co. traces its roots to 1887 when M. J. Wawrzyniakowski started a real estate business, which he moved to Milwaukee's south side in 1890. In 1901, he partnered with Louis A. Fons and, five years later, the firm moved to the aforementioned Kalczynski Building at 600-602 W. Mitchell Street building. The name was changed to Fons & Co. in 1910 and they built the subject structure in 1924. In the 1920s, the firm expanded into development and constructed several hundred homes in twenty-three neighborhoods on Milwaukee's South Side; marketing most of them to the sons and daughters of Polish immigrants. The firm, which continues today (at W. Forest Home Avenue & S. 51st Street) as an independent insurance agency, remained here into the 1980s.¹¹

¹⁰ Building Permit, 808-810 W. Mitchell Street (21 November 1921); *Milwaukee City Directory* (1921-1960); Edward was born in Illinois but both of his parents were from Bohemia, U.S. Federal Census, Population, 1920, 1930, 1940, Available online at www.ancestry.com, Accessed August 2017.

¹¹ Borun, *We, The Milwaukee Poles*, 102, 236; "Edward Fons Dies; Housing Developer," *Milwaukee Journal*, 19 March 1987.

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Milwaukee, Milwaukee County, WI**Art Deco**

Polonia Credit Company Clothing Store *549-551 W. Historic Mitchell Street* *1929*

Faced with brick, this two-story, Art Deco-style commercial building has a modernized plate-glass storefront that runs the entire north elevation and wraps around to occupy just over half of the west elevation; the recessed entrance faces W. Mitchell Street (north). Thin bands of brick, all of which terminate at the top with a sunburst-type of ornament, vertically articulate the building and alternate with three-light, Chicago-style windows. The banding that does not extend nearly the full height of the façade terminates on the opposite end with vertically incised lines. The sills for the windows are raised and extend to connect to each vertical element; dentil-like brick accents the sills. A raised and denticulated band runs underneath the parapet which, on the south elevation, is topped with a single ornament with a geometric motif.

The core of the building was originally built prior to 1888 and was comprised of two separate buildings, the eastern one of which was the early (1888) location of Ignatz Czerwinski's grocery store (See discussion for 709-713 W. Historic Mitchell Street), as well as the home (upper level) of Frank Wabiszewski (father of the previously mentioned Sylvester Wabiszewski; See discussion for 601-615 W. Historic Mitchell Street) and his family. In the mid-1920s, the Polonia Credit Company clothing store moved into one half of the building and, in 1929, the architectural firm of Gurda & Gurda designed the existing Art Deco façade, at which time the store expanded into the other half of the building. Between 1935 and into the 1960s, the building continuously housed a furniture store, including the Lincoln Furniture Company (1935); Green Furniture Company (1940s and 1950s) and the Marshall Furniture Company (1960s).¹²

F.W. Woolworth Store *1000-1006 W. Historic Mitchell Street* *1939*

Rising three stories and located at the northwest corner of W. Mitchell and S. 10th streets, this Art Deco-style commercial building is covered with mix a of buff-colored terra cotta tiles of both light and dark shades. The storefront consists of replacement plate-glass windows underlined with granite panels within the original opening. The space immediately above the windows is occupied by the darker shade of terra cotta and modern signage. A band of ornamental tile separates the first level from the upper two, which are covered with the lighter shade of terra cotta. Five large, original windows line each of the upper floors, while the space between levels features darker tile; both the windows and the tile are mildly recessed from the rest of the wall. Meanwhile, the parapet above each of these windows features a vertically articulated, geometrically shaped arrangement. The

¹² Building Permit, 549-551 W. Mitchell Street (26 June 1929); Intensive Survey Form; *Milwaukee City Directory* (1889-1891; 1924-1960); *Sanborn Fire Insurance Map* (1894; 1910).

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arrangement of the main façade wraps around about one-third of the east elevation before transitioning to brick.

The F.W. Woolworth Company razed in 1939 the existing building on this lot (and where they had been previously located) and replaced it with the current structure designed by the engineering firm of Schuett & Meier Co. of St. Paul, Minnesota. The \$130,000 store was constructed by Milwaukee contractor S. M. Siesel. The storefront was modernized with a new entrance and granite panels in 1958.¹³

Contemporary

National Savings & Loan Association *829 W. Historic Mitchell Street* *1961*

Limestone piers flank the recessed main façade of this two-story, flat-roofed, Contemporary-style bank building. A plate-glass window wall that is framed with aluminum separates granite panels found both above and below. The window wall is recessed by the piers and a granite-faced, thin, flat overhang contains nine lights. Modern signage sits above the replacement plate-glass main entrance. A 1961 datestone is included on the building.

Architect Fredrick Stanton of Chicago designed this banking facility for the National Savings & Loan Association (which had its beginning as the Polish National Building & Loan Association) at an approximate cost of \$225,000. In 1988, the name changed to First Financial and, ten years later, to Associated Bank, as it operates today.¹⁴

Church Complexes

St. Stanislaus Roman Catholic Church Complex *524 W. Historic Mitchell & 1669 S. 5th Street*
1872-1894; 1926; 1964

Consisting of three buildings, this Roman Catholic church complex is centered on a highly ornate Romanesque Revival-style church (1872-1894) that is constructed with cream brick and is defined by two tall bell towers at the corners of the east elevation. Ample amounts of ornate stone trims the main, St. 5th Street-facing entrance and a large stained-glass rose window of quatrefoil design is located above. Brick buttress-like pilasters with statuary (all of which were later additions to the church) separate tall-and-narrow, stained-glass windows on the north and south elevations; these windows are

¹³ Building Permits, 1000 W. Mitchell Street (23 October 1931 (occupancy permit), 12 April 1939, 2 May 1939, 23 April 1958); Intensive Survey Form; *Milwaukee City Directory* (1930, 1931).

¹⁴ Building Permit—829 W. Mitchell Street (11 August 1960). A plaque on the exterior of the building indicates that the financial institution was founded in 1887.

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situated within round-arched openings. The mosaic shrine to Our Lady of Czestochowa at the base of the south tower (facing Mitchell Street) was also a twentieth century addition. Attached to church's west (rear) elevation is a two-story, mixed-style rectory (1964 façade) whose primary (south) façade is covered with limestone blocks. Its primary ornamentation consists of blind arches over several window openings and several diamond-paned, leaded-glass casement windows. The third building is a four-story, Mediterranean Revival-style school sheathed with brick. Ornamental brackets regularly decorate the stone-trimmed cornice, which is interrupted by a pair of entrance towers that are topped with red tile. Other notable detailing includes patterned brick blind arches that top the fourth-story windows and small geometric-shaped ornamentation that is also located throughout the building.

The St. Stanislaus congregation formed in 1866 in Milwaukee's Walker's Point neighborhood and is considered to be a very early, if not the earliest, urban Polish Roman Catholic congregation in the United States. The growing congregation hired Leonard A. Schmidtner in 1872 to design the subject Romanesque Revival-style church; it was dedicated the next year. At the time, the church was a lonely outpost at the edge of the city. Within ten years, the congregation had grown to 1,000 families and had spawned twenty other parishes throughout Milwaukee's growing Polish community. Major interior and exterior renovations were completed between 1884 and 1888, as well between 1895 and 1913. Architect Mark Pfaller designed a new limestone façade for the rectory in 1964. With regard to the school, the congregation's first was organized in 1872 under the direction of the School Sisters of Notre Dame. The congregation built a schoolhouse six years later and replaced in 1926 with the current school building at 1669 S. 5th Street. Following Catholic school consolidation efforts, the school is now known as St. Anthony's and offers 4K to 2nd grade Catholic education.¹⁵

St. Anthony's Roman Catholic Church Complex *1705, 1711, 1727, 1730 & 1747 S. 9th Street*
1877-1886; 1890; 1896; 1907; 1920; 1987

This Roman Catholic Church complex consists of five buildings that front the 1700 block of S. 9th Street. Located at the southwest corner of W. Mitchell and S. 9th streets, the Gothic Revival-style church building (1877) is covered with irregular cut limestone and has a tall, square belltower at the center of the primary (east) façade. The main entrance is located within the belltower block and is deeply recessed within a pointed-arch opening trimmed with stone. Notable ornamentation throughout consists of stepped parapets, buttress-like pilasters and tall-and-narrow stained-glass windows situated in pointed-arch openings. East of the church is a Chateausque-style, two-and-one-half-story, rectory (1896) built with brick. It features corbel tables, raised window hoods, multiple gables and iron

¹⁵ John Gurda, *The Making of Milwaukee* (Milwaukee: Milwaukee County Historical Society, 1999), 105-06; John Gurda, *Milwaukee: City of Neighborhoods* (Menomonee Falls, WI: Burton & Mayer, Inc., 2015), 380-81; Borun, *We, The Milwaukee Poles*, 3-7; Milwaukee Houses of Worship Survey (1975), On file at the City of Milwaukee Historic Preservation Division, Milwaukee, WI; Frank A. Flower, *History of Milwaukee* (Milwaukee: Western Historical Company, 1881), 908-09.

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cresting on the roof. Moving south, Francis Hall (the former convent; 1890) is a two-story, side-gabled, brick building with Victorian Eclectic attributes. Two-and-one-half-stories tall, the building features segmentally arched window openings, corbel tables and a pair of small oval, Baroque-inspired dormers embellished with carved stone trim. Located at the northwest corner of S. 9th and W. Maple streets is a Herbst & Kuenzli-designed, Collegiate Gothic-style school (1920) that is two stories tall with a raised basement. Stone trim, raised brick panels and glass-block windows are the building's primary ornamentation. And finally, the German Renaissance Revival-style St. Anthony's Hall (1907) presents heavy corbel table trim at the eaves, as well as within a small gablet at the top of the truncated front-gabled roof. Other notable elements include brick wall piers topped with carved capitals and an alternating band of recessed and flush brick. In 1987, a grotto was added to the grounds, at the west end of the church and along West Mitchell Street.

One hundred-fifty families from the Holy Trinity Roman Catholic Church left that overcrowded congregation and organized in 1872 the St. Anthony congregation under the leadership of Fr. Anthony Decker. Filled with immigrants from southern Germany, it was the second German-speaking Catholic parish on Milwaukee's South Side. The church constructed a school building in 1872 operated by the School Sisters of Notre Dame, the building in which church services were initially held. In 1877, architect Fridolin Heer of Dubuque, Iowa, was hired to design the present church which took nearly nine years to complete. Although designed by Heer, the stone belfry and spire were not added until 1903. By 1880, the congregation had doubled in size to about three-hundred families. The property continues to serve the St. Anthony congregation.¹⁶

INTEGRITY

The integrity of the contributing commercial and religious buildings, and the district as a whole, is very good. Although a sizeable number of buildings from the late nineteenth century have been completely remodeled with new materials and exhibit a changed architectural style, most of these modifications happened within the Period of Significance and reflect the overall commercial evolution of West Mitchell Street. Meanwhile, almost all small-scale commercial buildings exhibit modified storefronts from a variety of eras; however, many of these remodeled façades still present recessed entrances and display window arrangements normally found in commercial buildings of the late-nineteenth- and early-twentieth centuries. Meanwhile, most of the upper façades still exhibit a high degree of integrity with the intact window arrangements, materials, and ornamentation of the building's architectural style. With regard to its largest commercial buildings--such as the former Schuster's Department Store, Modjeska Theater, Kunzelmann-Esser Furniture Company buildings and the Lion Department Store--they generally display a very good level of integrity. Several examples have been renovated successfully, at least one of which utilized the federal historic preservation tax

¹⁶ "Milwaukee Ethnic Church Tour," Pamphlet published by the City of Milwaukee Department of City Development (1994); Flower, *History of Milwaukee*, 914-15.

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credit program. And finally, the two church complexes--centered on two high-style and intact church buildings--display a good degree of integrity that compares very well with the large number of comparable resources found throughout the city of Milwaukee.

INVENTORY

The following is an inventory of the district's ninety resources, including eighty-one commercial buildings and eight religious buildings plus a single, modern, grotto (object). Fifteen resources, including the grotto, are considered to be non-contributing. The address listed is the premises address and includes those addresses assigned to individual storefronts or upstairs apartments/offices within a larger building. However, the land parcels within the City of Milwaukee GIS system are assigned only a single-number address and in some instances a parcel will contain two or more individual buildings (each with their own unique premises address range). In the inventory below, the address field lists first the premises address for each distinct building followed by its GIS parcel address in parentheses. For buildings that have had their façade remodeled, but some of their original (earlier) design elements are still identifiable, two dates have been assigned and are included in the inventory table—the original date of construction, as well as the façade remodel date. If the new façade entirely obscures the original design, only the façade remodel is reflected in the table, with original construction dates identified in the accompanying footnote. Historic names assigned to the buildings were gleaned either through building permit or other city-held information. A significant number of buildings were built as investment properties and occupied by someone other than the building owner. In many cases, city directories were reviewed to determine the actual building occupants. Deeds were not reviewed.

<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
1669 S. 5 th Street (1669)	St. Stanislaus Roman Catholic School	1926 ¹⁷	C	Mediterranean Revival
501-503 W. Historic Mitchell Street (501)	Paul Noe Meat Market	1888 ¹⁸	C	Queen Anne
505 W. Historic Mitchell Street (501)	Paul Noe Investment Building	1904 ¹⁹	C	Twentieth Century Commercial
515 W. Historic Mitchell Street (515)	Commercial Building	Circa 1884 ²⁰	C	Queen Anne

¹⁷ No original building permit, 1926 datestone; Architect: Herbst & Kuenzli, Original plans (dated 1926) on file at the Wisconsin Architectural Archive.

¹⁸ Building Permit (1888), Architect: Alfred C. Clas, Intensive Survey Form.

¹⁹ Building Permit (1904), Architect: Ferry & Clas, Builder: H. J. Schmidt. The building was home to the Skarb Polski Mutual Loan & Building Society from 1908 to 1915, the oldest and the largest (as of 1909) of the Polish banking associations, Watrous, ed., *Memoirs of Milwaukee* (1909). As of 1916, it would relocate one block to the west along Mitchell Street.

²⁰ Date: Wisconsin Historic Preservation Database (hereafter cited as WHPD), Available to public at www.wisconsinhistory.org/ahi. Accessed August 2017; Intensive Survey Form cites the building as pre-1888, per a fire insurance map. The earliest known tenant was a tailor, followed by a succession of barbers, *Milwaukee City Directory* (random review between 1890-1917).

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524 W. Historic Mitchell Street (524)	St. Stanislaus Roman Catholic Church	1872 ²¹	C	Romanesque Revival
524 W. Historic Mitchell Street (524)	St. Stanislaus Roman Catholic Church Rectory	1964 ²²	C	Neo-Romanesque Revival
529 W. Historic Mitchell Street (529)	Theodore Rudzinski Building	1904 ²³	C	Twentieth Century Commercial ²⁴
537-539 W. Historic Mitchell Street (539)	Martin Krajewski Barber Shop	1890; Circa 1940s ²⁵	C	Boomtown
541 W. Historic Mitchell Street (541)	Commercial Building	Circa 1897 ²⁶	C	Boomtown
546-550 W. Historic Mitchell Street (546)	Martin Krueger Building	1889 ²⁷	C	Romanesque Revival
549-551 W. Historic Mitchell Street (545)	Polonia Credit Company Clothing Store	1929 ²⁸	C	Art Deco
600-602 W. Historic Mitchell Street (600)	Adam Kalcynski Dry Goods Store	1898 ²⁹	C	German Renaissance Revival
601-615 W. Historic Mitchell Street (601)	Wabiszewski Block/Juneau Building	1910 ³⁰	C	Twentieth Century Commercial
604-608 W. Historic Mitchell Street (604)	Commercial Building	Circa 1890; 2015 ³¹	NC	Boomtown
616 W. Historic Mitchell Street (616)	Badger Paint & Hardware Store#2	1937 ³²	C	Art Deco

²¹ Milwaukee Houses of Worship Survey (1975), St. Stanislaus Congregation.

²² Current Façade dates to 1963-64, Architect Mark Pfaller & Associates.

²³ Building Permit, (1904), Architect: E. Brielmaier & Sons, Cost: \$18,000, Intensive Survey Form. Built as an investment property by real estate man Theodore Rudzinski. Although the first commercial tenants are not known, as of 1908, one store (east half) was occupied by Charles Mandelker, dealer in furniture and stoves, while the other (west half) was occupied by Casimir Meller, watches, clocks & jeweler, *Milwaukee City Directory* (1908).

²⁴ Originally designed as a German Renaissance Revival style building, but the extensively ornate cornice has since been removed, leaving only the Classical detailing.

²⁵ Originally built circa 1890; however, it is unknown if it had a Boomtown front at the time. The existing Carrara glass first-floor and brick sheathing above were done in the 1940s, Intensive Survey Form, 537-539 W. Mitchell Street; *Milwaukee City Directory* (1890).

²⁶ Intensive Survey Form, 541 W. Mitchell Street cites that a house is located on the lot as of 1888 and 1894. By 1897, city directories record tailor Frank Masiakowski as working out of the building; as of 1902, dressmaker Ella Krueger was working in the building, as well as living on the second floor with her family, *Milwaukee City Directory* (1887-1902).

²⁷ Building Permit (24 Mary 1889), Architect: Bernard Kolpacki, Builder: Frank Niezorawski, Cost: \$12,000.

²⁸ Originally built as two stores prior to 1888 (*Sanborn Fire Insurance Map*, 1888); Remodeled to its current appearance as a single building with the current Façade: Building Permit (26 June 1929), Architect: Gurda & Gurda.

²⁹ Building Permit (28 April 1898), Architect: Bernard Kolpacki & Co., Builder: John Czapplewski, Cost: \$5,000.

³⁰ Building Permit (2 December 1909), Architect: Henry Hengels, Builder: C. Sprague, Cost: \$150,000.

³¹ Originally built as two separate structures sometime between 1888 and 1894, but with direction from the city's Historic Preservation department, has undergone a complete façade remodel circa 2015 to complement district fabric.

³² Building Permit (16 April 1937), Architect: Walter Memmler.

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620 W. Historic Mitchell Street (620)	Badger Paint & Hardware Store #1	1932 ³³	C	Commercial Vernacular
621-633 W. Historic Mitchell Street (621)	Family Dollar	2002 ³⁴	NC	Neo-Traditional Infill
622-628 W. Historic Mitchell Street (622)	Ignatius Przybyla Building	1925 ³⁵	C	Period Georgian Revival
632-634 W. Historic Mitchell Street (632)	M. F. Brand Building/Central State Bank	1892; 1921 ³⁶	C	Twentieth Century Commercial
635-637 W. Historic Mitchell Street (635)	National Tailoring Company	Circa 1917 ³⁷	C	Twentieth Century Commercial
701-703 W. Historic Mitchell Street (705)	Ignatz Czerwinski Investment Property	1917 ³⁸	C	Twentieth Century Commercial
705-707 W. Historic Mitchell (705)	Ignatz Czerwinski Real Estate Office	1897; 1921 ³⁹	C	Nineteenth Century Commercial/ Commercial Vernacular
709-713 W. Historic Mitchell Street (709)	Ignatz Czerwinski Investment Property	1928 ⁴⁰	C	Twentieth Century Commercial
710 W. Historic Mitchell Street (710)	Kunzelmann-Esser Furniture Company	1910- 1929 ⁴¹	C	Twentieth Century Commercial/Classical Revival

³³ *Sanborn Fire Insurance Map* (1910, 1910--updated 1926); *Milwaukee City Directory* (1928-1933).

³⁴ Building Permit (2002), Architect: Engberg Anderson.

³⁵ A structure was built at this location between 1888 and 1894; however, the current façade dates to 1925, Building Permit (8 July 1925), Architect: Gurda & Gurda. Because there are no other visible elevations of this building and it no longer reflects its earlier design, a 1925 date of construction has been ascribed to the building.

³⁶ Building Permit (12 October 1892), Architect: Howland Russell. In 1907, Alexander Eschweiler remodeled the building for use as a banking facility (Central State Bank) and it was remodeled again in 1921, Intensive Survey Form.

³⁷ The core of the building dates to pre-1888; however, brick veneer is believed to have been applied to the street-facing elevations circa 1917, at the time the building transitioned for use as the National Tailoring Company. The current first-floor storefront dates to 1991, Building Permit (9 September 1991).

³⁸ This building was originally built in 1890 and was Queen Anne in style (per an undated image of Mitchell Street in the City of Milwaukee files from *The Milwaukee Journal*); however, it achieved its current appearance, with its brick veneer and new windows, as of 1917 and, therefore, a 1917 date has been ascribed to the structure, Building permit (26 August 1890), Architect: Bernard Kolpacki, Cost: \$5,000; Permit for alteration (14 April 1917), Architect: Stanley F. Kadow, Cost: \$8,000. Upon completion of the 1917 façade replacement, Czerwinski moved his real estate office to this building from the one next-door (705-707 W. Mitchell Street) and architect Stanley Kadow established his office here, *Milwaukee City Directory* (1918).

³⁹ Building Permit (12 April 1897), Architect: Stanley F. Kadow, Builder: John Czapplewski, Cost: \$5,000, An image of the building is included in *The Milwaukee Journal* image cited above; In 1920-21, the storefront was altered at a cost of \$1,800, which was done by architect Stanley Kadow. At that time, the Wile Bros. Credit Clothing Company is identified as the building owner (they were located in the building by no later than 1918), permit dated 1920, with citation of completion as of 28 January 1921. The original owner-occupant was Ignatz Czerwinski, who operated his real estate office here. Also located in the building in the early 1920s was architect August Wolff, as well as Dr. Stephen Salinko, *Milwaukee City Directory* (1898; 1918-1925).

⁴⁰ Building Permit (21 May 1928), Architect: Stanley F. Kadow, Cost: \$10,400. Original tenants included the J & R Motor Supply Company and the fruit market of Ralph Kraemer, *Milwaukee City Directory* (1929).

⁴¹ The original, three-story, Kunzelmann-Esser building was built in 1906, Building Permit (2 April 1906), Architect: Brielmaier & Sons (photo of building in possession of the Wisconsin Historical Society, Image ID#47515). However, the existing W. Mitchell Street façade was achieved between 1923 (permit for addition of a third story to an existing building east of the 1906 building and refacing both with terra cotta, 22 June 1923, Architect Herbst & Kuenzli, Cost: \$28,000) and 1929 (after razing an existing building and constructing a three-story addition at immediate corner, 20 August 1929, Architect, Herbst & Kuenzli, est. cost, \$20,000). The eight-story structure along S. 7th Street was built in 1910 (plans on file at the Wisconsin Architectural Archive, Milwaukee Public Central Library, Architect: Kirchoff & Rose), while the northernmost three-story building along S. 7th Street was built in 1913 (permit, 28 April 1913; Architect: Herbst & Hufschmidt, Cost: \$20,000).

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720-722 W. Historic Mitchell Street (720)	Stanislaus J. Sawicki Building	1897 ⁴²	C	Queen Anne
723 W. Historic Mitchell Street (723)	Commercial Building	Ca. 1890; 1986 ⁴³	NC	No Style
728-732 W. Historic Mitchell Street (728)	Myron L. Mayer Investment Property	1969 ⁴⁴	NC	No Style
729-731 W. Historic Mitchell Street (729)	Heller Bros. Grocery & Meats	1925 ⁴⁵	C	Mediterranean Revival
733-737 W. Historic Mitchell Street (733)	Ignatz Czerwinski Investment Property	1929 ⁴⁶	C	Eclectic Period Revival
734-738 W. Historic Mitchell Street (734)	Celichowski & Gapinski Company, men's furnishings	1913; 1960 ⁴⁷	NC	No Style
801 W. Historic Mitchell Street (801)	Jacob Kubal Grocery Store and Saloon/Polish Publishing Company Building	Circa 1889 ⁴⁸	C	Boomtown
802-804 W. Historic Mitchell Street (802)	Armed Forces Recruiting Building	1974 ⁴⁹	NC	Modern
803-805 W. Historic Mitchell Street (801)	Roman Czerwinski Dry Goods Store	Circa 1890 ⁵⁰	C	Commercial Vernacular
807-813 W. Historic Mitchell Street (807)	Anton Martynski Building	1929 ⁵¹	C	Eclectic Period Revival

⁴² Building Permit (21 May 1897), Architect: Bernard Kolpacki & Co., Builder: Frank Kasinski & Co., Cost: \$4,000; a permit for 25 x 30-foot rear addition was taken out less than two months after the original permit (10 July 1897), Architect: Kolpacki, est. cost \$1,200.

⁴³ This building was formerly two structures, the eastern one of which was initially built (the first floor) circa 1890, at which time a confectioner was identified as its occupant. By 1894, Ignatz Sawicki operated his business here, as well as resided here with his family; he is identified as "the first Polish artist and church decorator in Milwaukee," *Milwaukee City Directory* (1890, 1894, 1900), U.S. Federal Census, Population, 1900. Notably, the building functioned as the Park Theater from 1907 to 1954. The existing aluminum panel sheathing was applied between 1985 and 1986, Intensive Survey Form, 537-539 W. Mitchell. Permit information was scant.

⁴⁴ Building Permits (23 April and 15 May 1969), Architect: Mahos & Gunderson, Owner: Myron L. Mayer. Original tenants were: Homemade Sausage Shop (728), Occupancy permit, 20 August 1969; J. & J, Inc., cocktail lounge (730), Occupancy permit, 2 June 1969; and Di Motto's Liquor Mart (732), Occupancy permit, 2 June 1969.

⁴⁵ The building itself dates to pre-1888; however, the storefront achieved its current appearance in 1925, Building Permit (2 April 1925), Cost: \$5,000.

⁴⁶ Building Permit (23 August 1929), Architect Francis Gurda, Cost: \$40,000. A 1930 occupancy permit (8 December 1930) indicates that the first floor was an indoor miniature golf course, with an office on the second floor.

⁴⁷ A one-story, frame building was built here between 1888 and 1894. In 1913, a second story was added and the building was veneered with brick (permit, 11 June 1913, Architect: Henry Kulas, Cost: \$6,000) and, as a result, a 1913 date is ascribed to the building. A one-story addition was added to the rear in 1953 by owners Mayer-Krom Co., clothing store (permit 13 March 1953, architect: Francis Gurda). The existing storefront was installed in 1956 (permit 8 July 1956, Cost: \$4,000) and the cement veneer was added in 1960 (permit 2 November 1960).

⁴⁸ *Sanborn Fire Insurance Map* (1888, 1894); *Milwaukee City Directory* (1888-1935).

⁴⁹ *Milwaukee City Directory* (1974-75).

⁵⁰ *Sanborn Fire Insurance Map* (1888, 1894, 1910); Building Permit: Alteration (3 August 1902); Storefront alteration (4 September 1959), Architect: Francis Gurda; The brick addition at the rear of this structure, as well as at the rear of 801 W. Mitchell Street is not depicted on the 1910 Sanborn map; however, the 1926 update indicates that it was, perhaps, an addition to this building that extended to S. 8th Street, *Sanborn Fire Insurance Map* (1910, 1910 updated 1926); A Schlitz Brewery tavern was located in the space as of 1935, Occupancy Permit (17 April 1935).

⁵¹ This building is comprised of two earlier buildings; however, the subject structure took on the current exterior appearance in 1929 when the brick façade was applied, Building Permit, Façade Remodel (22 July 1929), Architect: Francis Gurda. As of 1930, the occupants of the building included the National Credit Clothing Company, National Waving System (beauty parlor), Martynski Leather Goods, as well as Noerenbergs, Inc. (retail aprons).

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808-810 W. Historic Mitchell Street (808)	Edward H. Motl Jewelry Store	1922 ⁵²	C	Classical Revival
812 W. Historic Mitchell Street (812)	Herman Kupper Jewelry Store	Circa 1885; 1952 ⁵³	NC	No Style
814-816 W. Historic Mitchell Street (814)	Frank Boehm Building	1889 ⁵⁴	C	Queen Anne
815-817 W. Historic Mitchell Street (815)	J.M. Schneider & Son Co., real estate and general contractors	1939 ⁵⁵	C	Eclectic Period Revival
822-826 W. Historic Mitchell Street (822)	Goldmann Building	1936; 1986 ⁵⁶	NC	No Style
823 W. Historic Mitchell Street (829)	Rogers Building	1957 ⁵⁷	C	1950s-60s Contemporary
828-830 W. Historic Mitchell Street (828)	Commercial Building	Circa 1888; 1914 ⁵⁸	C	Twentieth Century Commercial
829 W. Historic Mitchell Street (829)	National Savings & Loan Association	1961 ⁵⁹	C	1960s Contemporary
832-838 W. Historic Mitchell Street (832)	Joe Goldman Building	1959; 1961 ⁶⁰	C	1950s-60s Contemporary
833-839 W. Historic Mitchell Street (833)	Casimir Borzych Building	Circa 1890s; 1920s; 1981 ⁶¹	NC	Twentieth Century Commercial
1663 S. 9 th Street	Lion Department Store Auto Garage	1919 ⁶²	C	Twentieth Century Commercial
1705 S. 9 th Street (1705)	St. Anthony's Roman Catholic Church	1877-1886 ⁶³	C	Gothic Revival

⁵² Building Permit (21 November 1921), Architect: R. E. Oberst, Cost: \$19,000.

⁵³ Intensive Survey Form, 812 W. Mitchell, Façade Replacement in 1952.

⁵⁴ Building Permit (7 August 1889), Builder: William Zieman, Cost: \$2,700. Despite the original permit identifying a Joseph Boehm as the owner, Frank Boehm is the confirmed resident as of 1890 and 1900, while the storefront was utilized by jeweler Frank Lorenz, *Milwaukee City Directory* (1890), U.S. Federal Census, Population, 1900. The storefront was remodeled in 1939, Intensive Survey Form.

⁵⁵ Building Permit (6 July 1888), Architect: Bernard Kolpacki; original owner, Frank Trock, tailor. Although appearing to be from the 1920s, the existing façade is identified in building documentation as dating to 1939 (Permit, 19 October 1939) and therefore a 1939 date of construction is ascribed to the building.

⁵⁶ Building Permit (6 January 1936), Cost: \$13,500; Façade Replacement (Permit, 2 July 1986).

⁵⁷ Intensive Survey Form, 823 W. Mitchell Street; Façade alteration in 1957.

⁵⁸ Building Permit, Façade Remodel (1914), Architect: Hugo Miller.

⁵⁹ Building Permit (11 August 1960), Architect: Fredrick Stanton, Cost: \$225,000.

⁶⁰ Building Permit (13 April 1959), Architect: John F. Bruecker; Building Permit (29 November 1961), storefront remodel and alterations, Cost: \$15,000.

⁶¹ This building is comprised of two different buildings, the corner (west) one of which was erected (as two stories) by no later than 1894, at which time it served as a drug store. The first floor of the eastern building had also been constructed by 1894; however, the second floor, as well as an addition to the rear of the corner building were made in 1926 (Permit, 1 October 1926, Cost: \$19,000). Furthermore, the existing exterior finish was applied to the building in 1981, which results in the building being a non-contributing resource, Intensive Survey Form, 833-839 W. Mitchell Street.

⁶² *Sanborn Fire Insurance Map* (1910, updated 1926). The Milwaukee GIS system has no parcel address assigned for this property.

⁶³ Milwaukee Houses of Worship Survey (1975)—St. Anthony's; Architect: Naescher and Heer.

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1705 S. 9 th Street	St. Anthony's Roman Catholic Church Grotto	1987 ⁶⁴	NC	No Style
1711 S. 9 th Street (1705)	St. Anthony's Roman Catholic Church Rectory	1896 ⁶⁵	C	Chateausque
1714 S. 9 th Street (833 W. Historic Mitchell Street)	Markowski-Olszewski Company Real Estate Office	Circa 1923 ⁶⁶	C	Twentieth Century Commercial
1727 S. 9 th Street (1727)	School Sisters of Notre Dame Convent	1890 ⁶⁷	C	Victorian Eclectic
1730 S. 9 th Street (1730)	St. Anthony's Hall	1907 ⁶⁸	C	German Renaissance Revival
1747 S. 9 th Street (1747)	St. Anthony's School	1920 ⁶⁹	C	Collegiate Gothic
906-908 W. Historic Mitchell Street	Lion Department Store	1919-1920 ⁷⁰	C	Twentieth Century Commercial-Chicago Style
929 W. Historic Mitchell Street (929)	Fons & Company Realty Company Building	1924 ⁷¹	C	Classical Revival
930-932 W. Historic Mitchell Street (930)	Goldmann's Department Store/ Gerald L. Ignace Indian Health Center	Circa 1905; 2015 ⁷²	NC	21 st Century Contemporary
933 W. Historic Mitchell Street (929)	Strozyk-Zalewski Real Estate Company Building	1922 ⁷³	C	Eclectic Period Revival
939 W. Historic Mitchell Street (939)	American Exchange Bank/First Wisconsin National Bank	1920 ⁷⁴	C	Neoclassical
1000-1006 W. Historic	F.W. Woolworth Store	1939 ⁷⁵	C	Art Deco

⁶⁴ Plaque cites a 1987 date of construction.

⁶⁵ Milwaukee Houses of Worship Survey (1975)—St. Anthony's.

⁶⁶ *Sanborn Fire Insurance Map* (1910, updated 1926); *Milwaukee City Directory* (1922-1923); Permits for 833-839 W. Mitchell Street appear to indicate that this building (which fronts S. 9th Street but is also immediately adjacent to the W. Mitchell Street buildings), is that which was built with the permit dated 21 April 1922 and which was also built by Casimir Borzych to serve as a store and flat. Despite having the same 1980s-era veneer, the building's original appearance is more identifiable than the adjacent Mitchell Street structures and, is therefore, considered to be contributing.

⁶⁷ Milwaukee Houses of Worship Survey (1975)—St. Anthony's.

⁶⁸ Ibid.

⁶⁹ Milwaukee Houses of Worship Survey (1975)—St. Anthony's; Architect: Herbst & Kuenzli.

⁷⁰ Building Permit (31 May 1919), Architect: R.E. Oberst, Cost: \$185,000. The Milwaukee GIS system has no parcel address assigned for this property.

⁷¹ Building Permit (8 March 1924), Architect: Gurda & Gurda, Cost: \$55,000.

⁷² This building was erected circa 1905, *Sanborn Fire Insurance Map*, 1894, 1910. The building, which had since construction, operated as Goldmann's Department Store, was entirely remodeled in 1956, Intensive Survey Form, 930-932 W. Mitchell Street, Architect: Morris Webster (Chicago). The 1956 wall material is evident along S. 10th Street, while the W. Historic Mitchell Street elevation was completed in 2015.

⁷³ Building Permit (8 June 1922), Architect: Gurda & Gurda, Cost: \$13,000. Building became part of 939 W. Mitchell Street in 1979, Intensive Survey Form, 935 (aka 933) W. Mitchell Street. Also in the building as of 1923 was Skarb Sobieski Building & Loan, as well as the Milwaukee Health Department, *Milwaukee City Directory* (1923).

⁷⁴ Building Permit (27 July 1920), Architect: Kirchhoff & Rose, Cost: \$60,000. A small drive-thru banking canopy at the rear of the building is not included in the district resource count.

⁷⁵ Building Permit (2 May 1939), Engineers: Schuett & Meier Co. (St. Paul, MN), Cost: \$130,000; new entrance and granite front (permit, 23 April 1958), cost: \$5,000.

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Mitchell Street (1000)				
1003 W. Historic Mitchell Street (1003)	V. Strzempkoski Men's Outfitter Store/Home Furniture Company	1914; 1927 ⁷⁶	C	20 th Century Commercial
1009-1011 W. Historic Mitchell Street (1009)	Ellis Hat Shop	1937; 1957 ⁷⁷	C	Contemporary
1013-15 W. Historic Mitchell Street (1013)	Kohler-Nielen Building	1893; 1924 ⁷⁸	C	Eclectic Period Revival
1017 W. Historic Mitchell Street (1017)	Kohler-Nielen Building/ Krieger Son & Company Clothing Store	1893; 1923 ⁷⁹	C	Eclectic Period Revival
1020-1030 W. Historic Mitchell Street (1020)	Schuster's Department Store	1914 ⁸⁰	C	Twentieth Century Commercial-Chicago Style
1023 W. Historic Mitchell Street (1023)	Buehler Brothers Meat Market	1941 ⁸¹	C	Commercial Vernacular
1025-1027 W. Historic Mitchell Street (1025)	Joel & Goldfluss, Jewelers	Circa 1913 ⁸²	C	Twentieth Century Commercial
1029-1033 W. Historic Mitchell Street (1029)	The Pierce Cloak Company	1912 ⁸³	C	Twentieth Century Commercial
1035 W. Historic Mitchell Street (1039)	Mitchell Street Bank Addition	1986 ⁸⁴	NC	Neo-Beaux Arts Infill
1035-1041 W. Historic Mitchell Street (1039)	Mitchell Street State Bank	1916 ⁸⁵	C	Neoclassical
1711 S. 11 th Street (1101 W. Historic	Commercial Building	Circa 1950 ⁸⁶	C	Contemporary

⁷⁶ Building Permit (21 April 1914), Architect: Leon Gurda, Cost: \$12,000; Permit for addition (10 January 1917), Architect: Leon Gurda, Cost: \$2,000; Permit for third and fourth story addition (19 December 1927), Architect: Gurda & Gurda, Cost: \$25,000.

⁷⁷ Building Permit (27 July 1937); Storefront remodel in 1957.

⁷⁸ This building and the one next door (1017) were erected in 1893 as two buildings with one front. In 1924, the current façade was installed and, at that time, the commercial tenants were Michael Klemecki, shoes and Alex J. Heller, physician, Building Permit (13 July 1893), Architect: Nicholas Dornbach, Cost: \$3,000; Current facade in 1924, Intensive Survey Form.

⁷⁹ Building Permit (13 July 1893), Current façade in 1923. As of 1924, the building tenants included Krieger Son & Co., clothing, Augustine Rowan, dentist, Leo Benski, lawyer.

⁸⁰ Building Permit (1 December 1913), Architect: Brust, Philip & Heimerl, Cost: \$250,000; Permit for addition (23 September 1920), Architect: Brust & Philip, Cost: \$140,000; Permit for addition (30 August 1924), Cost, \$500,000; Permit for addition (7 November 1941), Architect: Brust & Brust, Cost: \$45,000; Permit for addition (16 August 1948), Architect: Brust & Brust, Cost: \$72,000; Permit for addition (18 October 1948), Architect: Brust & Brust, Cost: \$225,000.

⁸¹ Building Permit (12 May 1941), Architect: Francis Gurda, Owner: Roman Antrowski, Cost: \$10,000; Buehler Bros. meats confirmed as in building as of 1942.

⁸² *Sanborn Fire Insurance Map* (1910; 1910, updated 1926); The 1913 *Milwaukee City Directory* records Joel & Goldfluss, jewelers in the building; the other storefront occupant is unknown. However as of 1916, Joel remained there (alone), while Vogel & Ofenloch are identified as also at the same address, *Milwaukee City Directory* (1916).

⁸³ Building Permit (22 July 1912), Architect: Hugo Miller, Cost: \$12,000. The Pierce Cloak Company headed by Benjamin Rosenberg, founder and president of The Grand stores. Note that Pierce was the name of Benjamin Rosenberg's son.

⁸⁴ Kenneth Stoeffels, "Renaissance on Mitchell Street," *Milwaukee Business Journal*, 30 September 1985.

⁸⁵ Building Permit (14 July 1916), Architect: Herbst & Hufschmidt; a later addition extends from the rear of the building.

⁸⁶ This may have been built in 1950 as an addition to The Grand Department Store located adjacent to the north at 1101-1113 W. Historic Mitchell Street, as there is a permit in the adjacent building's file for a 1949 addition designed by the firm of Grassold & Johnson. However, at this time—as there is not

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Mitchell Street)				
1725-1727 S. 11 th Street (1725)	Charles Siegel Shoe Repair Shop & Mrs. Josephine Bogiel, midwife	Circa 1930 ⁸⁷	C	Mediterranean Revival
1100 W. Historic Mitchell Street (1100)	Walgreen Company Drug Store	1929 ⁸⁸	C	Period Georgian Revival
1101-1113 W. Historic Mitchell Street (1101)	The Grand Department Store	1937 ⁸⁹	C	Art Deco
1104 W. Historic Mitchell Street (1104)	Roxy's Clothes	1930 ⁹⁰	C	Art Deco
1108 W. Historic Mitchell Street (1108)	Le Vines, Ladies' Apparel	1913 ⁹¹	C	Commercial Vernacular
1114-1116 W. Historic Mitchell Street (1114)	Skowron Building	1931; 1958 ⁹²	NC	Commercial Vernacular
1117-1119 W. Historic Mitchell Street (1117)	Charles W. Burbach Grocery Store	1888; 1924 ⁹³	C	Eclectic Period Revival
1122-1138 W. Historic Mitchell Street (1122)	Modjeska Theater	1924 ⁹⁴	C	Twentieth Century Commercial
1135-1137 W. Historic Mitchell Street (1135)	Sylvester Wabiszewski Building/ Waldheim & Company Furniture Store	1927 ⁹⁵	C	Twentieth Century Commercial
1715-1717 S. 12 th Street (1715)	G.A. Butter & Company Hardware & Lumber Warehouse	1905 ⁹⁶	C	Astylistic Utilitarian
1721 S. 12 th Street (1715)	Commercial Building	Circa 1950 ⁹⁷	C	Contemporary

any solid evidence to that effect, it is being treated as a separate building.

⁸⁷ *Milwaukee City Directory* (1928-1931).

⁸⁸ Building Permit (28 August 1929), Cost: \$16,000, Owner: Reinhardt Estate, Intensive Survey Form.

⁸⁹ This current building was originally two, brick-veneered buildings, one of which was built in 1891, Building Permit (12 November 1891), Architect: Bernard Kolpacki. However, in 1937, the structure was unified with a single façade done in the Art Deco style, Intensive Survey Form, Architect: R.E. Oberst, Cost: \$20,000. Storefront windows remodeled in 1983, Cost: \$75,000. The Grand Department Store was established in 1905.

⁹⁰ Built as an investment property, the first known tenant was Roxy's Clothes (branch manager Walter W. Jacoby), Building Permit (20 May 1930), Original owner: I. Goldmann, *Milwaukee City Directory* (1932).

⁹¹ Building Permit (5 June 1913), Architect: Hugo V. Miller; Façade alteration (1936), Architect: R.E. Oberst, Intensive Survey Form; "Attractive New Store Front," *The Milwaukee Journal*, 22 March 1936; changed again in 1948 with vitrolite tile; all since removed. The original occupant of the building was Le Vines; however, by 1915, they had relocated. The next confirmed occupant of the building (1917) was another ladies apparel store which was run by Bernard Heller, which changed by 1918 to The Bazaar (manager William Tugenberg), *Milwaukee City Directory* (1914-1920).

⁹² Built in 1893, with an addition in 1908, the frame-constructed building achieved its current exterior appearance when it was faced with brick in 1931 and the storefront remodeled in 1958, Building Permit (25 March 1893), Owner: Otto H. Butter; Permit for addition (3 June 1908), Owner: Pritzlaff & Wink; Remodeled in 1931 and faced with brick (permit dated 18 June 1931); storefront remodel in 1958, with new windows installed recently. S. Skowron was the owner of the building during the 1931 remodel, while Weber Candy & Bakery did the 1958 remodel, Intensive Survey Form.

⁹³ Building Permit (12 April 1888); Addition to rear and façade alteration in 1924, Architect: Gurda & Gurda.

⁹⁴ Building Permit (16 August 1923), Architect: Rapp & Rapp.

⁹⁵ Building Permit (11 July 1927), Architect—Herbst & Kuenzli, Cost \$100,000; JC Penney was in the building by no later than 1941.

⁹⁶ *Sanborn Fire Insurance Map* (1894; 1910).

⁹⁷ This may have been built as an addition to the 1905 warehouse building next door; however, without any definitive permit information, the structure is being treated as a separate building.

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1201-1211 W. Historic Mitchell Street (1201)	Commercial Building	1937; 1960s ⁹⁸	NC	Commercial Vernacular
1202-1212 W. Historic Mitchell Street (1202)	Liberty Realty Company Building	1923 ⁹⁹	C	Twentieth Century Commercial
1213-1237 W. Historic Mitchell Street (1213)	Butter Building	1924 ¹⁰⁰	C	Eclectic Period Revival
1216-1218 W. Historic Mitchell Street (1216)	Jacob Black Dry Goods Store	Circa 1890 ¹⁰¹	NC	No Style
1222-1224 W. Historic Mitchell Street (1222)	Wisconsin Dye Works	Ca. 1924 ¹⁰²	C	Twentieth Century Commercial
1226-1230 W. Historic Mitchell Street (1226)	Granite Hotel/ Nowiny Publishing Company	Circa 1894 ¹⁰³	C	Commercial Vernacular
1300-1316 W. Historic Mitchell Street (1300)	Mitchell Street Building Company Building	1923 ¹⁰⁴	C	Commercial Vernacular
1662 S. 13 th Street (1662)	De Somers Chevrolet Company	1923 ¹⁰⁵	C	Mediterranean Revival
1730-1738 S. 13 th Street (1730)	Butter Hardware Company Building	1948 ¹⁰⁶	C	Contemporary
1337 W. Forest Home Avenue (1337)	Sears, Roebuck & Company Department Store	1929 ¹⁰⁷	C	Art Deco

___ End of Description of Physical Appearance

⁹⁸ Assessor's information cites a 1937 date of construction for the building, which is actually now comprised of two buildings. The corner structure has been altered more significantly than that adjacent to the west; however, neither structure retains enough integrity to be considered contributing at this time.

⁹⁹ Plans for the building are on file at the WAA, Architect: Herbst & Kuenzli, Owner: Liberty Realty Co. Among the original tenants were The Smart Shop (women's clothing), a shoe store, drug store and a restaurant. A more notable tenant by 1930 was the Hartman Furniture Company.

¹⁰⁰ 1924 date of construction from assessor's information, Architect: Voelz & Siebert, architects cited in the S. Layton Boulevard Historic District National Register nomination (listed 1996).

¹⁰¹ As of 1888, Black was located on Reed Street; however, by the 1890 city directory, he was located here (formerly 612 Mitchell Street). Black remained here until 1897. The following year, a flour and feed store was located in the building and, as of 1899, it functioned as a drug store, *Milwaukee City Directory* (1888-1900).

¹⁰² Although assessor's records cite a 1903 date of construction, two smaller buildings were previously located on this parcel and this building was erected circa 1924, *Sanborn Fire Insurance Map* (1910; 1910, updated to 1926); *Milwaukee City Directory* (1900-1926).

¹⁰³ Building identified as the Granite Hotel, *Sanborn Fire Insurance Map* (1894). The 1895 city directory notes a saloon at this location that was run by Frank J. Fischer; the 1900 census confirms his residence in the subject building and that he also ran a boarding house/saloon. From at least 1910 to 1919, the hotel was run by Fred Kujath, *Milwaukee City Directory* (1895, 1917-1919); U.S. Federal Census, Population, 1900, 1910.

¹⁰⁴ Building Permit (8 November 1923), Architect: Herbst & Kuenzli, Cost \$67,000; In 1959, the building's storefront was altered and, in 1997, a good portion of the structure was demolished, Intensive Survey Form.

¹⁰⁵ *Sanborn Fire Insurance Map* (1910-updated 1926); Assessor's information cites a 1922 date of construction; however, the address is not listed in the city directory until 1923, at which time it was identified as De Somers Chevrolet Co. (Alex De Somers, president). By 1926, however, it was operated as the W.C. Goerke Motor Company (Walter C. Goerke, president).

¹⁰⁶ Assessor's information cites a 1948 date of construction and Butter Hardware is identified at this location per the *Milwaukee City Directory* (1950).

¹⁰⁷ *Milwaukee City Directory* (1928-1930).

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Insert Statement of Significance

SIGNIFICANCE

The West Mitchell Street Commercial Historic District was determined eligible by the National Park Service for the National Register in 1986 for purposes of providing building owners the opportunity to take advantage of the federal historic preservation tax credit program. It is nominated for the National Register of Historic Places under Criterion A as locally significant in the areas of Commerce and Ethnic Heritage (European - Polish). The district developed in the 1880s and soon became the primary commercial and retail district on Milwaukee's South Side, a status it retained well into the mid-twentieth century. The district was the home of at least four major department stores, five theaters and a wide variety of retail business and professional services and it emerged as a shopping destination for area residents living south of Milwaukee's downtown commercial district.

Additionally, West Mitchell Street was the cultural and commercial center of Milwaukee's ethnic Polish community – the city's second largest ethnic group. The construction of St. Stanislaus Church in 1872 (at the corner of S. 5th and W. Mitchell streets) by the nation's first urban Polish Roman Catholic congregation sparked the development of Milwaukee's largest Polish neighborhood. As a result, businesses and professional services--many of which were Polish-owned--quickly opened on Mitchell Street to cater to these residents. The street was also home to many of the city's most prominent Polish organizations and numerous Polish cultural and entertainment events.

The district is also locally significant under Criterion C in the area of Architecture as a large and intact late-nineteenth and early-twentieth century urban commercial district that is comprised of numerous and intact examples of commercial building styles popular in Milwaukee during that period. Built over a ninety-six year period, the district's nine blocks retain one of the largest intact collections of late-nineteenth and early-to-mid-twentieth century commercial buildings which reflect most, if not all, of the popular styles during that period, including (but are not limited to) Queen Anne, German Renaissance Revival, Neoclassical, Classical Revival and Art Deco, as well as mid-twentieth century Contemporary examples. The subject district is comprised ninety resources of which eighty-one are commercial in use and nine are used for religious purposes.

Period of Significance

The Period of Significance for both Criteria A and C is 1872 through 1968. The contributing buildings either were constructed between those years or remodeled into their current style, as well as reflect the commercial, religious and cultural circumstances that led to the district's development as the commercial and cultural center of Milwaukee's Polish community. The year 1872 refers to the initial construction of St. Stanislaus Church – the first building constructed in the district – while 1968 reflects the fifty-year rule.

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GENERAL HISTORICAL BACKGROUND

The general history of the city of Milwaukee is discussed in a variety of publications, including the following: Gregory's *History of Milwaukee, Wisconsin* (1931); Gurda's *The Making of Milwaukee* (1999) and McCarthy's *Making Milwaukee Mightier: Planning and the Politics of Growth, 1910-1960* (2009).¹⁰⁸ Briefly summarized, the present-day city of Milwaukee was settled by land speculators, Byron Kilbourn, Solomon Juneau and George Walker; thus, three separate communities emerged around the convergence of the Menomonee, Milwaukee, and Kinnickinnic rivers. By 1846, the settlements of Kilbourntown, Juneautown and Walker's Point were incorporated as the City of Milwaukee, which within two years, had a population of 16,521. As a port and railroad hub, Milwaukee was the world's leading shipper of wheat by the early 1860s. The ethnically diverse population, of which Germans were the most numerous, increased nearly three-fold by 1860 and nearly quadrupled by 1890. In 1910, the city contained approximately 373,857 residents. In 1920, the city had a population density of 18,213 per square mile, which was second only to New York City nationally.¹⁰⁹

After the Civil War, Milwaukee began its emergence as one of the nation's leading industrial cities when the Milwaukee Iron Company incorporated in 1866. The iron mill opened in 1868 and within four years employed 1,000 people. Inexpensive land, an excellent Lake Michigan port and rail connections made the city a logical choice for industry and such growth was rapid. Between 1859 and 1889, manufacturing grew from 558 concerns with a production value of \$6.6 million to 2,879 such establishments producing \$98 million in products. These establishments were located along the Milwaukee, Menomonee, and Kinnickinnic rivers, as well as along the growing number of rail lines that emanated from the city.¹¹⁰

The industries in Milwaukee employed thousands of skilled and unskilled workers and its steady rise always required more of them. By 1880, industrial labor made up 44.6 percent of Milwaukee's workforce. Most of these workers were European immigrants. The Germans were the first and the largest of the immigrant groups with those of German descent accounting for 27 percent of the city's population in 1880.¹¹¹

¹⁰⁸ See References Consulted for complete citations.

¹⁰⁹ Landscape Research, *Built in Milwaukee: An Architectural View of the City* (Milwaukee: City of Milwaukee, Department of City Development, 1981), 3, 9, 12-13.

¹¹⁰ Gurda, *The Making of Milwaukee*, 105-106, 114, 117.

¹¹¹ *Ibid.*, 128-131.

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POLISH MILWAUKEE

Challenging the Germans as the city's largest ethnic group were the Poles, whose arrival in Milwaukee in significant numbers began in the 1870s. No longer an independent nation, Poland at this time was a land partitioned between Prussia (Germany), Austria and Russia. Those primarily in the German section experienced suppression of Polish language and culture, as well as conscription into the German military. These factors, combined with the potential for a better life abroad, enticed vast numbers of Poles to immigrate to the United States where they settled in large numbers in Detroit, Chicago, Buffalo, Cleveland, and Milwaukee. Unskilled peasants from the German section of Poland made up the largest contingent of Poles to settle in Milwaukee. They were attracted to the city's nearly endless supply of entry-level industrial jobs and knew enough of the German language to interact with many shopkeepers and employers on a day-to-day basis.¹¹²

Unlike previous immigrant groups who moved into established neighborhoods and transformed them into their own ethnic enclaves, the Poles sought to create a new neighborhood in an agricultural tract south of Greenfield Avenue and surrounded by rail corridors brimming with new factories. Poles rapidly moved to the South Side and constructed thousands of small, densely packed homes in a four-square mile area bounded by Greenfield Avenue on the north, Layton Boulevard on the west, Oklahoma Avenue on the south and the Kinnickinnic River on the east. Emerging as this neighborhood's primary commercial and cultural hub was West Mitchell Street located in the north half of this neighborhood. Of the three Milwaukee Polish-American neighborhoods, the South Side *Polonia* (Polish-American community) was significantly larger than the one near the East Side's Brady Street or the one on Jones Island, which was essentially a Lake Michigan fishing village that is no longer extant.

Germany's occupation of Poland imbued a strong ethnic association and sense of national pride within Milwaukee's Polish population, which hailed primarily from the German-controlled area. Poles sought to display their identity and incorporate it into social institutions within their new country with the Catholic Church operating as a primary conduit. The cultural connection that provided the catalyst for development of Milwaukee's South Side Polish neighborhood, as well as the West Mitchell Street commercial corridor, was the Polish congregation of St. Stanislaus Roman Catholic Church.¹¹³

DEVELOPMENT OF THE WEST MITCHELL STREET COMMERCIAL DISTRICT

The religious and social center of this new Polish neighborhood was St. Stanislaus Church, whose

¹¹² Ibid., 133-134.

¹¹³ Ibid., 134-135; Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison, WI: State Historical Society of Wisconsin, Historic Preservation Division, 1986), Vol 1: Settlement, 7/1.

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members formed the nation's earliest Polish urban congregation. Established in 1866 by thirty Polish families in the Walker's Point neighborhood, the congregation moved to its current location on W. Mitchell Street in 1872 when it built an imposing Romanesque Revival-style church. At the time, the church was a lonely outpost at the edge of the city. Within ten years, the congregation had grown to 1,000 families and had spawned twenty other parishes throughout Milwaukee's growing Polish community.¹¹⁴

Business owners quickly opened numerous businesses along W. Mitchell Street near St. Stanislaus in order to serve this rapidly growing population. Although the surrounding area was inhabited primarily by Poles, business owners along W. Mitchell Street also included a significant German and Jewish presence. These first businesses, such as the Paul Noe Meat Market (1888) at 501-03 W. Historic Mitchell Street and the Adam Kalcynski Dry Goods Store (1898) at 600-02 W. Historic Mitchell Street, offered the everyday basics needed by anyone living in the area. Meanwhile, the Martin Krueger Building (1889) at 546-550 W. Historic Mitchell Street housed the offices of several Polish professionals, including architect Bernard Kolpacki (a Polish immigrant) who would design numerous houses, churches, and schools on Milwaukee's South Side, as well as several early commercial buildings along W. Mitchell Street.¹¹⁵

Although Poles made up 75 percent of the South Side's population, there also existed sizeable populations from Slavic nations, as well as from Germany. These groups constructed their own churches in the neighborhood with the Germans in 1877 building St. Anthony's Roman Catholic Church (1705 S. 9th Street) at the corner of W. Mitchell and S. 9th streets.¹¹⁶

In the late nineteenth-century, Milwaukee's primary destination commercial districts were located along Grand Avenue (currently named Wisconsin Avenue) in downtown, N. 3rd Street within the city's North Side German enclave, and W. Mitchell Street, which was in the emerging South Side Polish enclave. In fact, due to the area's predominately Polish population, the thriving Mitchell Street corridor became known as the "Polish Grand Avenue."¹¹⁷

By 1910, W. Mitchell Street was a fully developed commercial street dominated by numerous small one- and two-story stores constructed with wood. The most substantial commercial building at this time was the Wabiszewski (or Juneau) Block at the southwest corner of W. Mitchell and S. 6th streets. Occupying a full half block, the four-story building (601-15 W. Historic Mitchell Street) included four

¹¹⁴ Gurda, *The Making of Milwaukee*, 105-106; Gurda, *Milwaukee: City of Neighborhoods*, 380-381; Borun, *We, The Milwaukee Poles*, 3-7.

¹¹⁵ Gurda, *The Making of Milwaukee*, 105-06; Gurda, *Milwaukee: City of Neighborhoods*, 380-381.

¹¹⁶ Ibid.

¹¹⁷ Gurda, *Milwaukee: A City of Neighborhoods*, 380-82; Susan Gibson Mikos, *Poles in Wisconsin* (Madison, WI: Wisconsin Historical Society Press, 2012), 66.

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storefronts with upper-floor offices along W. Mitchell Street and a substantial theater (the Juneau Theater) in the rear with seating for 1,200. As early as 1923, the building was the home of several Polish cultural organizations including the Polish National Alliance, the Polish Young People's Alliance and the Polish Federation of America – these organizations would remain here into the 1960s. Three church complexes with schools, halls, and rectories further defined the corridor – St. Stanislaus on the east, St. Anthony's at the center and St. Jacobi's Evangelical Lutheran (no longer extant) on the west.¹¹⁸

The streetscape changed significantly in the late 1910s through the 1930s and took on much of its present-day appearance. A significant number of the street's original retail buildings were razed to make way for larger and more ornate buildings while others were faced with brick and other materials and took on a modernized appearance. Polish businessmen such as Ignatz Czerwinski modernized W. Mitchell Street by investing either in new buildings or re-facing older ones with new façades that reflected aspects of the Period Revival and Art Deco styles. First-generation Polish-Americans Leon and Francis Gurda, whose architectural practice was located on W. Mitchell Street, designed at least ten of these buildings.¹¹⁹

Also reflecting W. Mitchell Street's commercial importance was the fact that Schuster's – one of Milwaukee's most prominent department stores – opened a branch store at 1020 W. Historic Mitchell Street in 1914. Schuster's, along with the Lion Store, The Grand, and Goldmann's department stores, as well as the Kunzelmann-Esser Furniture Store "complex" dominated their respective blocks along the corridor. Only downtown Milwaukee had a comparable number of large retailers. Such an investment enticed national concerns like F.W. Woolworth (1000-1006 W. Historic Mitchell Street), Sears, Roebuck & Company (1337 W. Forest Home Avenue) and J.C. Penney (Waldheim & Company Furniture Store – historic name) (1135-1137 W. Historic Mitchell Street) to follow and open along or within the immediate proximity to the "Polish Grand Avenue."¹²⁰

Mitchell Street was also a major entertainment and cultural district that catered significantly to the local Polish population. Although at least five total theaters lined the street by the 1920s (including the aforementioned Juneau Theater), the most prominent of these was the Modjeska (1122-1138 W. Historic Mitchell Street), which was one of the largest vaudeville stages in Wisconsin. The original Modjeska Theater was built in 1910 and included 840 seats. Named after Polish actress Helena Modjeska, it was later purchased by the Saxe Theater chain. Following fire damage, but also in order to meet increasing demand, the 1910 building was razed and replaced with the existing Rapp & Rapp-

¹¹⁸ *Sanborn Fire Insurance Map* (1910; 1910, updated 1926; 1910, updated 1961).

¹¹⁹ *Sanborn Fire Insurance Map* (1910; 1910, updated 1926). Buildings either owned by Czerwinski or designed by the Gurdas are noted in the Inventory in Section 7.

¹²⁰ *Sanborn Fire Insurance Map* (1910; 1910, updated 1926).

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designed structure that was completed in 1924. Not only did the facility provide for a 2,000-seat theater, it also included a block that housed five stores, as well a number of second-floor offices. In addition to catching a movie, local residents utilized these venues to see Polish-themed theater performances, concerts, and other cultural entertainment. These theaters, along with the new department stores, a wide variety of small shops, and an ample number of professional services such as physicians, dentists, and attorneys, cemented W. Mitchell Street as one of Milwaukee's primary commercial centers and the most dominant of the South Side.¹²¹

West Mitchell Street was also long associated with the Polish press. The earliest known Polish language paper to have established itself on Mitchell Street was *Zgoda* (Alliance News), which began in New York in 1881 and was the official paper of the Polish National Alliance. By 1883, it transferred to Milwaukee (and along Mitchell Street), where it remained until its headquarters was ultimately moved to Chicago. The *Kuryer Polski*, likely the most well-known Polish newspaper published in Milwaukee, was initially established by Michael Kruszka in 1888 and housed in the M.F. Brand Building at 632-634 W. Historic Mitchell Street. It moved to two different locations on Mitchell Street (neither building remains extant) prior to its 1896 relocation to Milwaukee's downtown district. In 1899, the Polish Publishing Company would establish itself at 801 W. Historic Mitchell Street, where they produced two newspapers, *Dziennik Milwaucki* (Milwaukee Daily, 1899-1905) and *Slonce* (Sun, 1899). Despite the short tenures of those papers, a third Mitchell Street building was the location of the *Nowiny Polskie* (Polish News) for approximately forty years. Published by the Nowiny Publishing Company and created in 1908 as the Catholic "opposition" paper to the *Kuryer Polski*, the *Nowiny Polskie* moved early from a small printer's building (no longer extant) into a commercial space of the Granite Hotel at 1226-1230 W. Historic Mitchell Street. In addition to the *Nowiny Polskie*, and despite the headquarters move (to Chicago) of the aforementioned *Zgoda*, the *Zgoda* was for years published by the Nowiny company. Finally, it also published *We, The Milwaukee Poles*, the premier 1946 history of Milwaukee Poles and their descendants.¹²²

Mitchell Street continued to evolve in the 1930s and after World War II. The streetcar line was discontinued in 1937 (it had existed since the 1880s) and land was cleared behind the department stores to create large parking lots. Several buildings were razed and replaced with structures reflecting the Contemporary Style with the National Savings & Loan Association building at 829 W. Historic

¹²¹ John Gurda, "A Sense of Place—Mitchell St. reborn – Again," *Milwaukee Journal-Sentinel*, 5 November 1995, 31; Mikos, *Poles in Wisconsin*, 80.

¹²² *Milwaukee City Directory* (1881-1950); *Sanborn Fire Insurance Map* (1910), Joseph A. Litzow, *Poles In Milwaukee, 1906-1909* (Milwaukee: St. Francis Seminary, M.A. Thesis, 1943); Borun, *We, The Milwaukee Poles*, 54, 218. The first Polish newspaper in Milwaukee is identified as *Przyjaciół Ludo* (Friend of the People) and its publisher was Ignace (aka Ignatz) Wendzinski, who would later be the editor of the *Zgoda*. The *Zgoda* was on Mitchell Street, no follow-up research was completed using the historic address to confirm the location with an extant building. Kruszka had earlier established the newspapers *Tygodnik Anonsowy* and *Krytyka*, the latter of which ran from 1885-1888 and was located in a Mitchell Street building that is no longer extant. Finally, the *Nowiny Polskie* began in 1906 as a weekly but became a daily as of 1908.

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Mitchell Street representing a prominent 1960s Contemporary example. In addition, many owners altered their existing storefronts in an effort to present a vibrant, modern appearance.¹²³

The immediate post-war period was Mitchell Street's highpoint as the "Polish Grand Avenue." Large department stores and a variety of smaller stores attracted shoppers from throughout the city. The opening of Southgate Mall in 1951 a few miles away on S. 27th Street started a gradual decline that escalated as other malls opened throughout the Milwaukee area. Coinciding with this loss of W. Mitchell Street's commercial prestige was the out-migration of Polish-American residents from their traditional South Side enclave. In the meantime, the city's small pre-World War II Hispanic neighborhood expanded throughout Milwaukee's South Side.¹²⁴

In 1975, Mitchell Street business owners provided matching funds to build more parking lots, widen sidewalks and build pocket parks at the expense of a narrowed street. The project did not succeed and W. Mitchell Street eventually was returned to its previous width. Meanwhile, most of the corridor's major department stores had closed by 1985, along with many long-time smaller concerns. By the 1980s, the residential neighborhood around W. Mitchell Street was in full transition from Polish to Hispanic and, by 2010, seventy percent of local residents were Latino. Shortly after its designation as a City of Milwaukee historic district, the street name—within the district boundary—was officially renamed as W. Historic Mitchell Street, in order to stress the historical and architectural significance of the district. Today, Historic Mitchell Street remains a busy commercial thoroughfare that is filled with many small-scale chain retail outlets and locally owned businesses. Several of the former department store buildings that dominate the street have been renovated into apartments or condominiums.¹²⁵

SUMMARY STATEMENT FOR CRITERION A: COMMERCE AND ETHNIC HERITAGE

The West Mitchell Street Commercial Historic District is recommended under Criterion A in the areas of Commerce and Ethnic Heritage (European - Polish). The district fully emerged in the 1880s and became the primary commercial and retail district on Milwaukee's South Side, a status it retained well into the mid-twentieth century. Additionally, Mitchell Street was the cultural and commercial center of Milwaukee's ethnic Polish community – the city's second largest ethnic group. West Mitchell Street was the commercial center of the city's largest Polish neighborhood and numerous Polish businessmen and professionals operated within the district. Finally, the street was the location of the city's most prominent Polish organizations and numerous Polish cultural and entertainment events.

¹²³ Gurda, "A Sense of Place—Mitchell St. reborn – Again."

¹²⁴ Gurda, "A Sense of Place—Mitchell St. reborn – Again."

¹²⁵ Gurda, *Milwaukee: City of Neighborhoods*, 382-84; Gurda, "A Sense of Place—Mitchell St. reborn – Again."

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ARCHITECTURE

Stretching nine blocks, the West Mitchell Street commercial district is one of Milwaukee's largest concentrations of intact late-nineteenth and early-twentieth century commercial buildings. These buildings range between one and eight stories in height and are immediately next to each other. Although two church buildings date to the 1870s, the earliest extant commercial buildings date to the 1880s, while the latest built within the period of significance were constructed in the 1960s. A variety of definitive styles are found throughout the district including (but not limited to) Queen Anne, German Renaissance Revival, Art Deco, Neoclassical, and Boomtown to name a few; however, a significant number of them are more vernacular in their interpretation and can be categorized as either Commercial Vernacular or Twentieth Century Commercial examples. Also, a number of buildings are an eclectic mix of at least two different styles, which was common in both residential and commercial buildings of the 1920s. While most of the district's buildings display modernized storefronts, a good number of them still present recessed entrances, plate-glass windows typical of commercial buildings of their era. Meanwhile, most buildings retain their upper floor integrity and the stylistic attributes and ornamentation of the building's intended style. The following styles are presented chronologically and do not represent all buildings in the district, as there are approximately twenty different styles.

Queen Anne

Briefly summarized, Queen Anne architecture is a late-Victorian era building style characterized by an irregular plan, often evident through asymmetrical walls. A combination of various building materials ranging from shingles, clapboard, and brick may be used on one structure. In commercial buildings, typical details include corner turrets/towers, bay windows, and decorative patterns such as fish-scale and diamond shingles. The Queen Anne style was popular in Wisconsin between 1880 and 1910. It is likely that W. Mitchell Street included more examples of the style in its earlier days; however, today there are only four buildings that can be appropriately categorized as such. Shinglework front gables, decorative wooden brackets and a peak gablet featuring additional patterning associate the wood-frame Frank Boehm Building (1889) at 814-16 W. Historic Mitchell Street with the style. Although limited in its ornamentation, the wooden shingle-sheathed bay windows categorize the Stanislaus J. Sawicki Building (1897) at 720-722 W. Historic Mitchell Street as Queen Anne, as opposed to a Nineteenth Century Commercial Vernacular structure.¹²⁶

¹²⁶ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2: Architecture, 2/15.

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German Renaissance Revival

A distinctive characteristic of the ethnically-derived German Renaissance Revival style is the presence of distinctive, scrolled, stepped ornamental gables, which is very prominent in late nineteenth-century Milwaukee. Sculptured ornamentation and slim piers topped with finials are also typical attributes. This is an architectural style of particular note in Wisconsin. German immigrants formed one of the largest ethnic concentrations in the state, especially so in the city of Milwaukee. As a result, through the practices of Milwaukee-based architects such as Eugene Liebert, H.C. Koch and Otto Strack, the style flourished. Proud of their cultural association, these architects included interpretations and/or the revival of styles or chosen architectural features from their homeland in their designs. Although additional examples of the style previously existed along the corridor, the district today retains just one “true” example—that of the Adam Kalczyński Dry Goods Store at 600-602 W. Historic Mitchell Street (and which was described in Section 7). While the Bernard Kolpacki-designed building is not nearly as elaborate as others in the city, its stepped parapet and heavy wooden trim define the style. Although without the defining stepped parapet, the corbel tables that detail the entrance elevation of St. Anthony’s Hall (1907) at 1730 S. 9th Street can be considered a nod to the style, elements of which were derived from the Romanesque Revival style which hailed from Germany.¹²⁷

Boomtown

Meanwhile, Boomtown structures, which were built for commercial use between 1870 and the 1910s, are generally simple, rectangular block, frame buildings with false fronts that obscure the building’s gabled roof. If fully intact, these one- or two-story buildings are sheathed with clapboard and feature storefront windows. Although sheathed with asphalt sheet siding, the Jacob Kubal Grocery Store & Saloon/Polish Publishing Company (c1889) at 801 W. Historic Mitchell Street prominently features a false front topped with an ornate cornice featuring brackets and dentil trim. Another example, a commercial building built circa 1897 and located at 541 W. Historic Mitchell Street, is sheathed with clapboard and includes some modest Queen Anne-style attributes, including a second-story bay and patterned shinglework.

Commercial Style

Over thirty buildings in the district can be generally classified as Commercial style. Although such buildings frequently can portray aspects of many different styles and some can be considered vernacular, Commercial Style structures generally present a relatively simple appearance. Commonplace in the late nineteenth and early twentieth centuries, such buildings typically present

¹²⁷ Ibid., 2/13.

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large display windows and a plain entrance. Paneled bulkheads and transom windows are frequently paired with these display windows. These storefronts typically are framed out with metal support beams, some of which are embellished with ornamentation. Meanwhile, upper façades display most of the building's distinctive ornamentation and use of patterned and corbeled brick, applied moldings and other stylistic elements can be found. And finally, cornices and pediments executed in a variety of materials and influenced by a variety of architectural styles typically top such structures. Using two primary resources as reference¹²⁸, the majority of the Commercial style buildings can be defined even further as Twentieth Century Commercial style.

Indeed, over twenty buildings can be classified as Twentieth Century Commercial. These buildings, built circa 1900 and through the 1920s, are generally faced with brick and include a simple cornice line that is often modestly stepped. Detailing is limited, such that the building does not overtly exhibit any particular style. Indeed, the two-story, brick-faced, Wisconsin Dye Works building at 1222-24 W. Historic Mitchell Street reflects the aforementioned definition. Built circa 1924, the building's detailing is limited to its modest shaped parapet with central quatrefoil-shaped stone inset, a plain stone cornice with dentil-like trim, as well as windows framed by soldier brick and a continuous limestone sill.

An additional stylistic category that is pertinent to buildings in the W. Mitchell Street district is one which separates out the multi-story buildings from those two stories and under. These buildings have been termed Commercial or Chicago Style. These buildings, which range in age from circa 1895 to 1930, came about as a result of the development of metal skeleton framing (versus load-bearing masonry walls), that allowed for buildings of greater height and that included larger expanses of windows. These taller buildings often featured three-part Chicago-style windows, which are comprised of a central and larger fixed window that is flanked by two, narrow, double-hung sash. The Lion Department Store (1919-1920) at 906-908 W. Historic Mitchell Street is among the district's multi-story examples. Rising four stories, the building's character is largely a result of its extensive window arrangement, which is comprised of Chicago-"like" windows.¹²⁹

Another multi-story Commercial style building that employs a greater degree of stylistic elements is the three-story, W. Mitchell Street-facing block of the Kunzelmann-Esser Furniture Company building at 710 W. Historic Mitchell Street. The structure achieved its classically-detailed, full façade appearance as of 1929, when the final addition was made to the east end of the building. Like the Lion

¹²⁸ Wyatt, ed., *Cultural Resource Management in Wisconsin* (1986), Vol. 2: Architecture and Joe Lawniczak (and Jim Draeger, ed.), "A Layperson's Guide to Historic Building Styles in Wisconsin," Available online at <https://inwisconsin.com/blog/laypersons-guide-historic-commercial-building-styles-in-wisconsin>. Accessed April 2018.

¹²⁹ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2: Architecture, 2/20.

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Department Store, this building is initially defined by its extensive use of fenestration. However, in this case, its all-over terra cotta cladding and its overtly classical elements—including the rope molding that outlines each bay of the second and third-floor fenestration, the floriated panels along the “attic story,” the abstracted roundels that separate the second and third levels, as well as the additional floriated ornamentation that rises from the cornice—perhaps more appropriately term the building as Classical Revival (see discussion below).

Neoclassical

Two buildings in the district demonstrate true Neoclassical styling, which was popular in Wisconsin between 1895 and 1935. Made popular by the 1893 World’s Columbian Exposition in Chicago, the style was culturally associated with classical ideals. These ideals often were utilized to express governance, corporate wealth and pride; hence, the style was most often used for public and governmental buildings, as well as banks. Notable stylistic details include classically inspired columns, cornices, arched windows, pediments, and regularly spaced fenestration. Both district examples of the style are, in fact, banking facilities. Built in 1916, the two-story, Mitchell Street State Bank Building at 1035-1041 W. Historic Mitchell Street features monumental, fluted Corinthian columns that frame a central entrance with a classically detailed, stone surround. Full-height pilasters alternate with fenestration throughout the remainder of the two street-facing façades and the projecting stone cornice is embellished with dentil trim. The second building, the former American Exchange Bank built in 1920 and located at 939 W. Historic Mitchell Street, has undergone some alterations, however, it continues to retain its monolithic Ionic columns along its S. 10th Street elevation, as well as its wide stone architrave and cornice.¹³⁰

Classical Revival

Often used interchangeably with Neoclassical, Classical Revival buildings can be categorized as buildings that employ classical detailing; however, the ornamentation is not of the same scale and less severe as that of Neoclassical style buildings. Gone are the monumental columns and portico entrances, but detailing such as stone quoining, single-story columns or pilasters, as well as overall symmetry remains intact. In addition, other classically-derived stone ornamentation can be present such as floriated panels, cartouches, and dentil trim. As discussed in Section 7, as well as mentioned above, the following three buildings are examples of Classical Revival: the Edward H. Motl Jewelry Store (1922) at 808-810 W. Historic Mitchell Street; Fons & Company Realty Company Building (1924) at 929 W. Historic Mitchell Street, as well as the W. Mitchell Street-facing block of the Kunzelmann-Esser Furniture Store complex (1910 - 1929) at 710 W. Historic Mitchell Street.

¹³⁰ Wyatt, ed., Cultural Resource Management in Wisconsin, Vol. 2: Architecture, 2/18.

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Period Revival Styles

Period Revival styles, which range in time from the turn-of-the-twentieth century to the 1940s (with particular emphasis in the 1920s), are based on past motifs and styles. Using a variety of historical elements, architects and/or builders of the 1920s could combine those elements to make his or her own interpretation of the style. In turn, they could advertise their versatility in order to lease a broader clientele. The district includes fourteen buildings that can be termed Period Revival, with just two “strict” Revival styles being present: Georgian Revival and Mediterranean Revival.

Regarding the former, Period Georgian Revival buildings looked to Georgian and Federal architecture for its inspiration, but did not directly copy its earlier detailing. Among the two buildings that can be categorized as such is the Gurda & Gurda-designed, 1925 façade replacement for the Ignatz Przybyla Building at 622-628 W. Historic Mitchell Street. Framing the first-floor storefront on each side is a pair of stone pilasters that support a plain stone frieze that delineates the first floor from the second. Classical detailing on the second floor includes stone corner quoining and three, Palladian-inspired window groupings, each of which is topped with a stone fanlight design, while the parapet includes four, evenly spaced, sculptural stone urns. Although significantly less ornate, the Walgreen Drug Company Store (1929) at 1100 W. Historic Mitchell Street features classical quoining at its corners, as well as around the second-floor windows; however, instead of stone quoining, the detailing was executed in brick and then painted off-white.¹³¹

The second “strict” Period Revival style found in the district is Mediterranean Revival, which is based on European examples—most specifically, those located in the Mediterranean countries of Italy and Spain. Elements characteristic of the style include a red tile roof with heavy brackets, overall flat wall surfaces, round-arched openings which are often accented by metal balconettes and shaped gables. Of the four total examples, the district is bookended by two of them. Located at the west end is the two-story, De Somers Chevrolet Company building at 1662 S. 13th Street. Built in 1923, the brick-clad building exhibits a parapet comprised of a pair of shaped gables that are separated by a pent overhang that is covered with green barrel tile and accented with decorative metal brackets. Rectangular window openings (with multiple-light, metal-frame, factory-sash windows line the second floor; however, each of the outer pairs is topped with a blind arch with patterned brick. Although the original display windows are covered, the stone caps that top the brick piers of the first floor remain visible and feature an incised floriated pattern. Built only a few years later in 1926 is the former St. Stanislaus Roman Catholic School at 1669 S. 5th Street. Designed by Herbst & Kuenzli, this four-story, brick-clad educational building features towered entrances that are topped with barrel-tiled hipped roofs, blind arches with patterned brick, as well as decorative tile insets within the blind arches, as well as within the towered entrances.

¹³¹ Wyatt, ed., Cultural Resource Management in Wisconsin, Vol. 2: Architecture, 2/28.

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In many cases, however, a single building will include a combination of revival styles, thus resulting in the term Eclectic Period Revival. A notable Eclectic Period Revival-style building is the Strozyk-Zalewski Real Estate Company building at 933 W. Historic Mitchell Street. Built in 1922 and designed by Gurda & Gurda, this building initially presents a classical appearance through its overall smooth stone sheathing and the plain pilasters that separate the second-floor fenestration that are detailed with voussoirs and a central keystone bracket. However, the building's red, barrel-tile roof and the decorative metal filigree within the second-floor window arches is characteristic of the previously described Mediterranean Revival. Another example of mixing Classical and Mediterranean style elements is evident on the Kohler-Nielen Building/Krieger Son & Company Clothing Store at 1017 W. Historic Mitchell Street. Originally built in 1893 (evidence of which is the second-story bay window) the façade of this building was replaced in 1923. The shaped gables of the parapet, as well as the patterned brick within them, are typical of Mediterranean Revival, while the balustrade that connects the gables is strictly classical in design.

Art Deco

The Art Deco style, which was popular between 1925 and 1945, is characterized by clean and rectilinear appearances and has either no ornamentation or ornamentation of a purely geometric character. Although two earlier buildings originally faced Mitchell Street at this location, the Grand Department Store at 1101-13 W. Historic Mitchell Street had an Art Deco façade applied to it in 1937. While the first floor has been altered with modern fenestration, the limestone panels remain intact on the second floor, as does the vertical geometric element that identified the store's original entrance and the Greek key motif that lines the upper edge of the building overall. The 1937 remodel was seen (by the store's ownership) as "one of the most streamlined and pretentious fronts of its kind in the entire country." A much smaller example is the one-story store (1930) at 1104 W. Historic Mitchell Street, which originally housed Roxy's Clothes. The tan brick-clad building's Art Deco treatment is limited to its pediment that consists of individual stones (or painted brick) that are in both vertical and diagonal patterns with the triangular areas featuring a floriated pattern that remains just barely visible.¹³²

Contemporary

The Contemporary Style emerged after World War II and is a departure from previous architectural movements. Each decade can be said to have Contemporary examples that reflect elements (often associated with window styles) popular during that time, resulting in naming such as 1950s or 1960s Contemporary. Regarding 1950s and 1960s Contemporary architecture, which is what is found within

¹³² Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2: Architecture, 2/34; Advertisement, The Grand, in Borun, *We, the Milwaukee Poles*, 232-233.

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the subject district, examples are topped with flat roofs and, in many cases, include large expanses of glass (most often, plate-glass windows) and they exhibit clean lines overall. Among the mid-century Contemporary style examples in the district is the National Savings & Loan Association building at 829 W. Historic Mitchell Street. Built in 1961, the building is topped with a flat roof and features granite panels, limestone endwalls, as well as ample use of plate-glass windows. The aluminum window framing provides for a clean, rectilinear appearance.¹³³

ARCHITECTS

In 1994, the City of Milwaukee completed a study of ethnic architecture and architects. Generally, Milwaukee featured a significant number of architects for a city of its size and many of the earliest were immigrants who had either architecture schooling or exposure to the building trade in Europe. Their ethnic heritage often was reflected in their work. Until World War I, it was very common for people to commission projects from an architect of their own ethnic group. Eventually, American-trained architects supplanted those trained in Europe.¹³⁴ No fewer than twenty architects are known to have designed buildings within the W. Mitchell Street district (See Inventory in Section 7 for details). While many designed only one building, others--such as brothers Leon and Francis Gurda, as well as Bernard Kolpacki and Stanley Kadow--designed numerous buildings along the street and also maintained their professional offices there. All four are of Polish descent. Others such as Brust & Brust, Herbst & Kuenzli, and Richard E. Oberst designed several of the district's most architecturally significant buildings. Please note that not all architects associated with the district's buildings are represented below.

Gurda & Gurda/Leon Gurda/Francis Gurda

Francis S. Gurda (1895-1976) was born in Milwaukee on 27 September 1895, the son of Sylvester and Waleria (Orzechowska) Gurda. After attending Milwaukee schools, he graduated in 1920 from the University of Illinois with a B.S. in Architecture. As of 1921, he joined his older brother Leon to form the firm of Gurda & Gurda, which remained in operation until 1927. Leon had worked as a draftsman as early as 1907 and had opened practice of his own in 1912. He would later go on to serve as the building inspector for the City of Milwaukee, while Francis opened his own practice on Mitchell Street. The Gurdas, either individually or as a pair, designed no less than ten buildings (or their new façades) within the subject historic district. Most of these buildings are best classified as a mix of Eclectic Period Revival styles. Soon after Francis established his own practice, he designed the \$40,000 Ignatz Czerwinski Building at 733-37 W. Historic Mitchell Street (1929) and moved his

¹³³ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2: Architecture, 2/37.

¹³⁴ "Milwaukee Historic Ethnic Architecture Resources Study," Prepared by the City of Milwaukee, Department of City Development (August 1994), Part V, "Ethnic Architects in Milwaukee," 1-5.

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practice into it. The building's bays are defined by classically-inspired, brick piers capped with stone ornaments that extend into the parapet. However, additional stylistic attributes include stone-trimmed windows with modest "exotic-inspired" finials, as well as a parapet featuring an art Deco-inspired zig-zag pattern of shaded brick. Earlier, Leon had designed the first two stories of the V. Strzempkoski Men's Outfitter Store (1914) at 1003 W. Historic Mitchell Street, which originally featured Chicago-style windows, and Prairie-style stone detailing on the building's regular wall piers. The brothers paired up in 1927 to add the classically-inspired, third and fourth floors which are modestly accented with raised brick quoining and a simple raised cornice. The brothers also designed the 1924 storefront addition to the formerly Queen Anne-style Charles W. Burbach Grocery Store at 1117-19 W. Historic Mitchell Street. Brick quoining and a gabled parapet with a simple cornice suggest classical inspiration, while a blind arch outfitted with patterned brick imply a sense of the Mediterranean Revival style.¹³⁵

Bernard Kolpacki

A prolific late-nineteenth-century Milwaukee architect, Bernard Kolpacki was born in Poland in 1854. He started in the building trades in the 1870s and city directories list him as an architect by 1889. Although he worked primarily on Milwaukee's South Side, examples of his work are found throughout Milwaukee, as well as in Portage, Wisconsin. At least fifty examples of his work are known and he designed houses, schools, churches, and commercial buildings primarily in the Queen Anne style. In 1893, he was appointed the supervising architect for the construction of the Milwaukee Federal Building. Kolpacki designed the Romanesque Revival-influenced Martin Krueger Building (1889) at 546-50 W. Historic Mitchell Street and moved his practice into it. In 1898, he would design the German Renaissance Revival-style Adam Kalcynski Dry Goods Store at 600-602 W. Historic Mitchell Street. Several of his other buildings remain along W. Historic Mitchell Street; however, they have had their façades replaced. Kolpacki died in 1900.¹³⁶

Stanley F. Kadow

Stanley (Stanislaus) Kadow was born in Poland (Germany) in 1868 and immigrated to the United States with his family to the United States before he was a one-year old. The family settled in Manitowoc, Wisconsin, where Stanley's father Frank operated a meat market. After working briefly in the family business, Kadow moved to Milwaukee to study architecture, at the age of twenty. By

¹³⁵ George S. Koyl, ed., *American Architects Directory* (New York: R.R. Bowker, 1956), 216, (1962), 273; Building Permit (23 August 1929), Architect: Francis Gurda, Cost: \$40,000; "Former City Aid to be Honored," *Milwaukee Sentinel*, 5 February 1958. The papers of Francis S. Gurda, which includes drawings, are located at the UW-Milwaukee Area Research Center, "Francis S. Gurda Papers, 1886-1981," (M81-354). They were not, however, reviewed for purposes of this study.

¹³⁶ U.S. Federal Census—Population (1880); *City of Milwaukee Directory* (1884-1900); Dennis Pagot, *Building Milwaukee City Hall: The Political, Legal and Construction Battles* (Jefferson, NC: McFarland & Co., 2013), 178; Wisconsin Historic Preservation Database; Wisconsin Death Index, Available online at www.ancestry.com, Accessed August 2017.

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1890, he was working as a draftsman for the prominent Milwaukee firm of Ferry & Clas. By 1894, Kadow left the firm and opened his own practice out of his home on S. 10th Street. He moved to the Bay View portion of Milwaukee the next year, however, he moved his office frequently and rented an office between 1917 and 1919 at 701 W. Mitchell Street. Kadow's work is located predominately on Milwaukee's South Side and in Manitowoc. His designs generally reflect the Queen Anne, Craftsman and Period Revival styles. Kadow died in 1933. On W. Mitchell Street, Kadow designed three buildings (or façade remodels) in a row for Ignatz Czerwinski. Featuring Chicago Style windows, Kadow remodeled in 1917 the pre-1900 building at 701-703 W. Historic Mitchell Street. The neighboring building at 705-707 W. Historic Mitchell Street was initially designed by Kadow in 1897. Although largely a vernacular structure when originally built, 1921 remodeling, also done by Kadow, added the stone, classical fanlight ornamentation above the second-floor windows. Finally, the building at 709-13 W. Historic Mitchell Street, built in 1928, is an intact one-story example of the Twentieth Century Commercial Style that includes patterned brick and an abstracted floriated stone inset along the shaped parapet.¹³⁷

Peter Brust/Brust & Philip/Brust & Brust

This longtime firm traces its roots to Peter Brust, who was born on 4 November 1869 in the Town of Lake, Milwaukee County, Wisconsin. He began his career as a carpenter and became a draftsman in 1886. In 1890, he began an architectural apprenticeship with the noted Milwaukee firm of Ferry & Clas. While at this firm, he assisted with the designs of the tower for the St. John's Roman Catholic Cathedral in 1892 and the Milwaukee Public Library from 1895 to 1899. Brust joined the firm of H.C. Koch & Company in 1900 and then quickly took a chief draftsman job with Werner C. Esser in 1902. Both the Koch and Esser firms designed a number of churches in the Milwaukee area. In 1905, Brust traveled to Europe with a number of Milwaukee architects and formed a successful partnership the next year with Richard Philipp – a partnership that lasted until 1926. The firm of Brust & Philipp produced a number of substantial designs in Wisconsin including the master plan for the industrial community of Kohler, Wisconsin. After the break up with Philipp, Brust started his own firm and later was joined by his sons Paul and John in 1929 and 1936, respectively. Brust also was active in professional circles. He was an original member of the Milwaukee Park Commission and served on committees that wrote the first building codes for both Milwaukee and the state of Wisconsin. He also served two terms as president of the Wisconsin chapter of the American Institute of Architects. Brust died on 22 June 1946 and his sons maintained the firm of Brust & Brust until 1973. Brust & Brust designed numerous notable ecclesiastic and school structures for the Catholic Church; they also received a number of prominent commissions for government buildings, hospitals and shopping centers. Brust, Philip & Heirmerl designed the classically-detailed, Twentieth Century Commercial-

¹³⁷ "Milwaukee Historic Ethnic Architecture Resources Study," Part V, "Ethnic Architects in Milwaukee," 41-43.

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style Schuster's Department Store (1914) at 1020-30 W. Historic Mitchell Street, while Brust & Philip drew up the plans for its 1920 addition.¹³⁸

Herbst & Kuenzli

William G. Herbst was born in Milwaukee in 1885. After attending the Armour Institute of Technology in Chicago and then working as an appraiser, he eventually returned to Milwaukee and joined the architectural firm of Kirchoff & Rose. In 1911, Herbst opened his own office and the following year he partnered with William Hufschmidt, with whom he remained until the latter's death in 1918. In the spring of 1919, Herbst joined Edwin O. Kuenzli to form Herbst & Kuenzli, a partnership that would last until 1942. Kuenzli was born in Milwaukee in 1871 and his first apprenticeship was with Charles Kirchoff. Thereafter, he attended the University of Pennsylvania's School of Architecture, after which he returned to Milwaukee to join the firm of Charlton, Gilbert & Dewey. When two of the principals retired, Kuenzli partnered with Charlton, until the latter retired in 1917. Then, in 1919, Kuenzli joined William Herbst to form Herbst & Kuenzli. During their partnership, the pair designed the Mitchell Street Building Company Building (1923) at 1300-16 W. Historic Mitchell Street, Waldheim & Company Furniture Store (later J.C. Penney Co.) (1927) at 1135-37 W. Historic Mitchell, and the Collegiate Gothic-style St. Anthony's School (1920) at 1747 S. 9th Street. Kuenzli retired in 1942 and passed away six years later. In 1947, Herbst established William G. Herbst & Associates with his son Roger M. Herbst; the name changed in 1955 to include John P. Jacoby and resulted in the name of Herbst, Jacoby & Herbst.¹³⁹

Richard E. Oberst

Born in Milwaukee around 1885, Richard E. Oberst began his architectural career as a draftsman in 1905. In 1910, a city directory cites him as an architect partnered with Albert Jewett; however, the partnership dissolved in 1911 and both pursued separate practices. In 1917, he was one of the first architects in the state to register with the American Institute of Architects. Oberst was very active in the 1920s and 1930s with many of his buildings concentrated on Milwaukee's East and South sides. In addition to houses, Oberst designed a number of fraternal lodges, funeral homes, commercial buildings and apartment buildings. Oberst was a 32nd Degree Mason within Milwaukee's Tripoli Shrine Masonic Temple, which most likely helped him obtain a number of commissions. During the 1920s and 1930s, Oberst favored the use of various Period Revival styles, as well as some of the more modern styles. Buildings of this period typically were constructed with low maintenance materials like brick, tile, stone, and copper. He remained an active architect and maintained an office in Milwaukee until his death in 1972. Notable examples of his work along W. Mitchell Street include the terra cotta-sheathed, Classical Revival-style Edward H. Motl Jewelers (1922) at 808-10 W. Historic

¹³⁸ Ibid., 10-16.

¹³⁹ Ibid., 36-39; Koyle, ed., *American Architects Directory*, (1956), 39.

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West Mitchell Street Commercial Historic District
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Mitchell Street and the Lion Department Store (1919-1920) at 906-08 W. Historic Mitchell Street, the latter of which has recently been remodeled for use as the Mitchell Street branch library and apartments.¹⁴⁰

SUMMARY STATEMENT FOR CRITERION C

The West Mitchell Commercial Historic District is locally significant under Criterion C in the area of Architecture as one of Milwaukee's largest and most intact collection of late-nineteenth and early-twentieth century commercial architecture. Stretching nine blocks, the district's buildings reflect the majority of the styles popular in Milwaukee during the district's ninety-six year period of significance, including (but not limited to) Queen Anne, German Renaissance Revival, Twentieth Century Commercial, Neoclassical, Art Deco, as well as mid-twentieth century Contemporary examples.

CRITERION CONSIDERATION A: RELIGIOUS PROPERTIES

The West Mitchell Street Commercial Historic District contains nine religious resources split between two Roman Catholic Church complexes – St. Stanislaus and St. Anthony's churches. The construction of St. Stanislaus in 1872 marked the first building constructed in the subject historic district. At the time, this was the south edge of Milwaukee and the surrounding area was agricultural. The first urban Polish Roman Catholic congregation in the United States, St. Stanislaus was the cultural touchstone that drew waves of Polish immigrants to settle adjacent farm fields and create Milwaukee's largest ethnic Polish neighborhood. Essentially, St. Stanislaus is the origin of the district's significance under Criterion A: History as the center of ethnic Polish commerce and culture in Milwaukee and, as a result, meets the National Register's requirements for Criterion Consideration A. Meanwhile, the German-speaking congregation of St. Anthony's constructed their church within the district in 1877; however, it was an offshoot of an earlier German-speaking Roman Catholic Church on Milwaukee's South Side. While an important cultural and social institution in the neighborhood, St. Anthony's does not rise to the level required by the National Register under Criterion Consideration A to contribute to the district's commercial or Polish ethnic significance under Criterion A. With regard to Criterion C: Architecture, both complexes exhibit excellent and intact examples of several architectural styles designed by prominent architects. The buildings in both complexes evolved during the physical evolution of W. Mitchell Street and contribute significantly to its architectural character and setting to the point that both complexes meet the National Register's threshold for Criterion Consideration A.

¹⁴⁰ "Milwaukee Historic Ethnic Architecture Resources Study," Part V, 77-80.

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SUMMARY STATEMENT OF SIGNIFICANCE

With a period of significance from 1872-1968, the West Mitchell Street Commercial Historic District is eligible for the National Register of Historic Places under Criterion A in the areas of Commerce and Ethnic Heritage (Polish) for its association as the primary commercial shopping district on Milwaukee's South Side, as well as the commercial and cultural center of the city's ethnic Polish community, which during the period of significance was the city's second largest ethnic group. The district is also nominated under Criterion C in the area of Architecture as a large and intact late-nineteenth and early-twentieth century urban commercial district that is comprised of numerous and intact examples of commercial building styles popular in Milwaukee during the period of significance.

ARCHAEOLOGICAL POTENTIAL

Review of the Archaeological Sites Inventory indicates that there are no reported sites within the District boundaries. Because archaeological investigation is outside the scope of this nomination, no archaeological survey has been done within the boundary of the West Mitchell Street Commercial Historic District. Although no archaeological deposits have been reported, the archaeological potential for this area remains unassessed.

ACKNOWLEDGEMENTS

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

The activity that is the subject of this Nomination has been financed entirely with Federal Funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Wisconsin Historical Society. Nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Wisconsin Historical Society.

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PRESERVATION ACTIVITIES

The West Mitchell Street Commercial Historic District was determined eligible by the National Park Service (NPS) for the National Register in 1986 for purposes of providing building owners the opportunity to take advantage of the federal historic preservation tax credit program. Despite its formal “determined eligible” status with the NPS, the district was never officially listed in the National Register. That same year (on 15 April 1986), the City of Milwaukee locally designated the historic district. Since that time, the owner of only one property--the Kunzelmann-Esser buildings at 710 W. Historic Mitchell Street--has taken advantage of the federal tax credit rehabilitation program. In 2016, the City of Milwaukee received a grant from the National Park Service to prepare this National Register nomination for the district, which was the last remaining district in the United States to have tax credit rehabilitation privileges without being officially listed in the National Register.

___ End of Statement of Significance

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Insert References

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___End of References

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Insert Boundary Descriptions

Verbal Boundary Description:

NOTE: All addresses listed are the single-number parcel addresses noted in the City of Milwaukee GIS and are not the multi-number premises address associated with specific buildings on these parcels.

Beginning at the historic district's southeast corner, the boundary extends west along the south parcel lines of 501 through 549 W. Historic Mitchell Street and continues straight across S. 6th Street and through the parcel at 601 W. Historic Mitchell Street at which point it continues west along the south parcel lines of 621 W. Mitchell Street through 815 W. Historic Mitchell Street. After crossing an alley, the boundary turns south to follow the east parcel lines of 1718 through 1730 S. 9th Street, moves along the south parcel line of 1730 S. 9th Street and crosses S. 9th Street before following the curblines of S. 9th Street and W. Maple Street. The line then turns north to follow the west parcel line of 1747 S. 9th Street then turns west to cross an alley where it then coincides with the south parcel line of 939 W. Historic Mitchell Street. Next, the boundary travels north along the curblines of S. 10th Street until it turns to cross that street and catch the south parcel lines of 1003 through 1017 W. Historic Mitchell Street. After crossing an alley, the boundary then coincides with the east, south and a short distance of the west parcel lines of 1726 S. 11th Street before crossing S. 11th Street to catch the south parcel line of 1727 S. 11th Street. Turning north, the boundary extends along the west parcel lines of 1727 through 1725 S. 11th Street, as well as 1101 and 1117 W. Historic Mitchell Street before turning west at the southwest corner of 117 W. Historic Mitchell Street to follow the south parcel line through 1135 W. Historic Mitchell Street. The boundary continues and crosses S. 12th Street, the boundary moves south along its west curblines before turning west to follow the south parcel line of 1721 S. 12th Street and the north side of the alley until it crosses S. 13th Street. The boundary then follows the curblines south along S. 13th Street and then turns southwest and moves parallel (five feet away) along the southeast façade of the building at 1337 W. Forest Home then travels northwest at a distance five feet away from that same building's southwest façade. It then turns north and moves with the curblines of S. 14th Street and W. Forest Home Avenue and re-crosses S. 13th Street. At this point, it turns north until it reaches the northeast corner of the intersection of S. 13th Street and W. Historic Mitchell Street. Next, the boundary again crosses S. 13th Street and heads west along the north curblines of W. Historic Mitchell Street until it turns north and parallels five feet away from the west wall of the building at 1300 W. Historic Mitchell Street. The boundary then turns east to follow the north parcel line of 1300 W. Historic Mitchell Street and crosses S. 13th Street for a fourth time. Next, the boundary follows the S. 13th Street curblines north until it turns to follow the north and east parcel lines of 1662 S. 13th Street. After crossing an alley, the line turns east and coincides with the north parcel lines of 1202 through 1100 W. Historic Mitchell Street at which time it crosses S. 11th Street. The boundary follows the curblines north and turns east to travel five feet away from the northerly elevation of the building at 1020 W. Historic Mitchell Street, at which point it connects with the north parcel line of 1000 W.

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Historic Mitchell Street. After crossing S. 10th Street, the boundary follows the north parcel line of 930 W. Historic Mitchell Street, crosses an alley and then turns north to follow the west and then the north parcel lines of 1663 S 9th Street. After extending to the west curbline of S. 9th Street, it follows it south until it crosses the street to catch the north parcel lines of 832 through 720 W. Historic Mitchell Street. After extending through the alley, the boundary turns north and then east along the west and north parcel lines of 710 W. Historic Mitchell Street. After reaching S. 7th Street, the boundary follows the curbline south and then turns east and crosses S. 7th Street to run parallel at a distance of five feet behind the north façades of the buildings located on the parcels at 632 through 620 W. Historic Mitchell Street. Next, the line crosses an alley and then travels with the north parcel lines of 616 through 600 W. Historic Mitchell Street. After crossing S. 6th Street, the boundary moves north with the curbline before turning east to run five feet away from the building at 546 W. Historic Mitchell Street. The boundary next follows the west and north parcel lines 524 W. Historic Mitchell Street and then turns north to follow the west parcel line of 1669 S. 5th Street. The boundary then turns east to follow the north parcel line of 1669 S. 5th Street and upon its extension to the west curbline of S. 5th Street it travels south along said curbline to the point of beginning.

Boundary Justification:

The historic boundary was drawn to incorporate all contributing commercial and religious structures (while excluding residential and other types of structures) adjacent to W. Historic Mitchell Street or within one block of its side streets and to create a proper historical setting. No evidence was found to include parking lots within the district so the boundary was drawn to exclude them where possible.

___ End of Boundary Descriptions

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Insert Photo Descriptions

PHOTOGRAPHS

Name of Property:	West Mitchell Street Commercial Historic District
City or Vicinity:	Milwaukee
County:	Milwaukee
State:	Wisconsin
Name of Photographer:	Traci E. Schnell
Date of Photographs:	May & June 2017
Location of Original Digital Files:	State Historic Preservation Office, Wisconsin Historical Society
Number of Photographs:	23

Building address numbers cited from closest to most distant

Photo #1 of 23
632-34, 622-628, 620, 616 W. Mitchell Street, view to northeast

Photo #2 of 23
701-03, 705-07, 709-713 W. Mitchell Street, view to south southwest

Photo #3 of 23
801, 803-805, 807-13 W. Mitchell Street, view to south southwest

Photo #4 of 23
829, 823, 815-817, 897-813 W. Mitchell Street, view to southeast

Photo #5 of 23
1705, 1711, 1729, 1747 S. 9th Street, view to south southwest

Photo #6 of 23
929, 933, 939 W. Mitchell Street, view to southwest

Photo #7 of 23
1023, 1025-1027, 1029-1033, 1035, 1037-1041 W. Mitchell Street, view to southwest

Photo #8 of 23
1128-1130, 1202-1202 W. Mitchell Street, view to west northwest

Photo #9 of 23
828-830 W. Mitchell Street, view to north

Photo #10 of 23
709-713 W. Mitchell Street, view to southwest

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Photo #11 of 23
601-615 W. Mitchell Street, view to southwest

Photo #12 of 23
1020-1030 W. Mitchell Street, view to northeast

Photo #13 of 23
808-810 W. Mitchell Street, view to north northwest

Photo #14 of 23
501-503 W. Mitchell Street, view to southwest

Photo #15 of 23
720-722 W. Mitchell Street, view to north, northwest

Photo #16 of 23
549-551 W. Mitchell Street, view to southeast

Photo #17 of 23
1000-1006 W. Mitchell Street, view to northwest

Photo #18 of 23
600-602 W. Mitchell Street, view to northwest

Photo #19 of 23
929 W. Mitchell Street, view to south, southwest

Photo #20 of 23
801 W. Mitchell Street, view to southwest

Photo #21 of 23
829 W. Mitchell Street, view to south southwest

Photo #22 of 23
524 W. Mitchell Street, view to northwest

Photo #23 of 23
1705 S. 9th Street, view to southwest

___ End of Photo Descriptions

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Insert Figures

Figure 1: W. Mitchell Street looking west from S. 7th Street (1934), In W. Mitchell Street Photographs (Pre1960.004)—Milwaukee Public Library (MPL), Milwaukee, WI.

Figure 2: North Side 500 Block, W. Mitchell Street and St. Stanislaus Church (1930), In W. Mitchell Street Photographs (Pre1960.006)—MPL.

Figure 3: 600 Block looking west from S. 6th Street, W. Mitchell Street (1954), In W. Mitchell Street Photographs (Pre1960.009)—MPL.

Figure 4: North side of the 1100 block of Mitchell Street; Modjeska at forefront with Schuster's visible at far right (1926). UW-Milwaukee Archives, Original ID#: 75127. Available online in their digital library, Digital ID: kw000110.

Figure 5: Full District Boundary Map

Figure 6: Resource Map 1 of 2: S. 5th to S. 10th Streets

Figure 7: Resource Map 2 of 2: S. 10th to S. 13th Streets

Figure 8: Resource Map: Map Key

Figure 9: Photo Key Map #1 of 2: S. 5th to S. 10th Streets

Figure 10: Photo Key Map #2 of 2: S. 10th to S. 13th Streets

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Figure 1: W. Mitchell Street looking west from S. 7th Street (1934); Kunzelmann-Esser Furniture, 710 W. Mitchell Street, at right.

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Figure 2: North Side 500 Block, W. Mitchell Street (1930). (L to R): Adam Kalczynski Dry Good Store, 600-602 W. Historic Mitchell Street; Martin Krueger Building, 546-550 W. Historic Mitchell Street; and St. Stanislaus Church, 524 W. Historic Mitchell Street at end of block.

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Figure 3: 600 Block looking west from S. 6th Street, W. Mitchell Street (1954).

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Figure 4: North side of the 1100 block of Mitchell Street; Modjeska at forefront with Schuster's visible at far right (1926).

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West Mitchell Street Commercial Historic District
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Figure 5: Full district map



**West Mitchell Street
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Full District Boundary Map

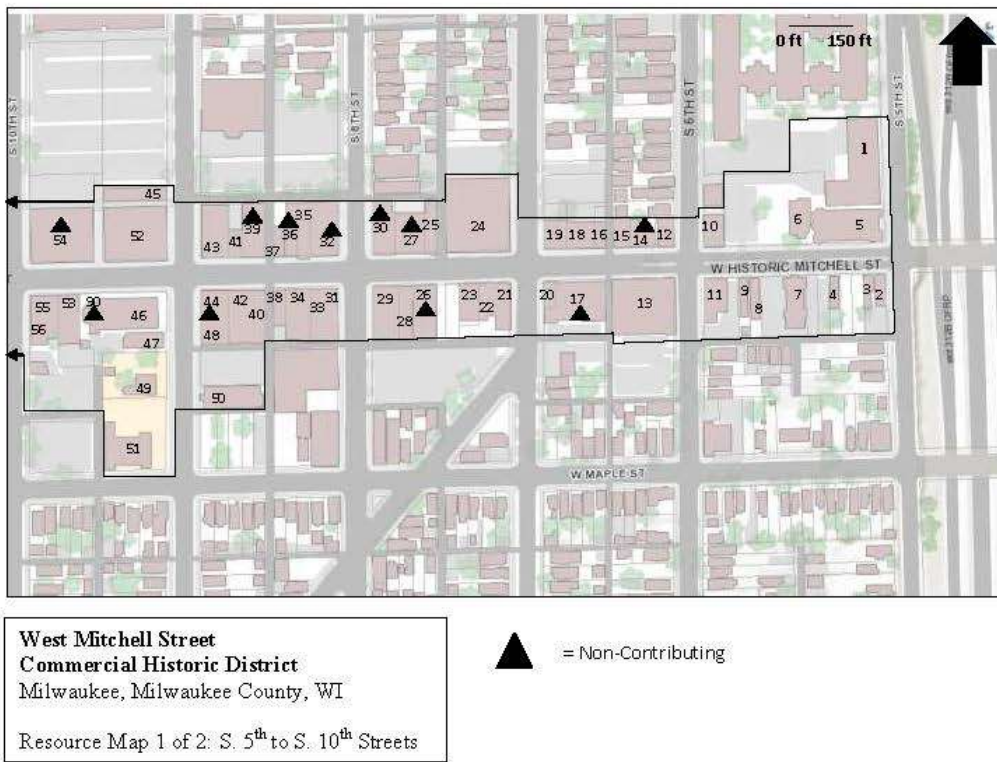
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Figure 6: Resource Map 1 of 2: S. 5th to S. 10th Streets



End Figures

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Figure 7: Resource Map 2 of 2: S. 10th to S. 13th Streets



**West Mitchell Street
Commercial Historic District
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Resource Map 2 of 2: S. 10th to S. 13th Streets

▲ - Non-Contributing

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Figure 8: Resource Map: Map Key

West Mitchell Street Commercial Historic District Milwaukee, Milwaukee County, WI			MAP KEY		
Key	Building Address	Status	Key	Building Address	Status
			C=Contributing (75) NC=Non-Contributing (15)		
1	1669 S. 5 th Street	C	48	1714 S. 9 th Street	C
2	501-503 W. Mitchell Street	C	49	1727 S. 9 th Street	C
3	505 W. Mitchell Street	C	50	1730 S. 9 th Street	C
4	515 W. Mitchell Street	C	51	1747 S. 9 th Street	C
5	524 W. Mitchell Street (church)	C	52	906-908 W. Mitchell Street	C
6	524 W. Mitchell Street (rectory)	C	53	929 W. Mitchell Street	C
7	529 W. Mitchell Street	C	54	930-932 W. Mitchell Street	NC
8	537-539 W. Mitchell Street	C	55	933 W. Mitchell Street	C
9	541 W. Mitchell Street	C	56	939 W. Mitchell Street	C
10	546-550 W. Mitchell Street	C	57	1000-1006 W. Mitchell Street	C
11	549-551 W. Mitchell Street	C	58	1003 W. Mitchell Street	C
12	600-602 W. Mitchell Street	C	59	1009-1011 W. Mitchell Street	C
13	601-615 W. Mitchell Street	C	60	1013-1015 W. Mitchell Street	C
14	604-608 W. Mitchell Street	NC	61	1017 W. Mitchell Street	C
15	616 W. Mitchell Street	C	62	1020-1030 W. Mitchell Street	C
16	620 W. Mitchell Street	C	63	1023 W. Mitchell Street	C
17	621-633 W. Mitchell Street	NC	64	1025-1027 W. Mitchell Street	C
18	622-628 W. Mitchell Street	C	65	1029-1033 W. Mitchell Street	C
19	632-634 W. Mitchell Street	C	66	1035 W. Mitchell Street	NC
20	635-637 W. Mitchell Street	C	67	1035-1041 W. Mitchell Street	C
21	701-703 W. Mitchell Street	C	68	1711 S. 11 th Street	C
22	705-707 W. Mitchell Street	C	69	1725-1727 S. 11 th Street	C
23	709-713 W. Mitchell Street	C	70	1100 W. Mitchell Street	C
24	710 W. Mitchell Street	C	71	1101-1113 W. Mitchell Street	C
25	720-722 W. Mitchell Street	C	72	1104 W. Mitchell Street	C
26	723 W. Mitchell Street	NC	73	1108 W. Mitchell Street	C
27	728-732 W. Mitchell Street	NC	74	1114-1116 W. Mitchell Street	NC
28	729-731 W. Mitchell Street	C	75	1117-1119 W. Mitchell Street	C
29	733-737 W. Mitchell Street	C	76	1122-1138 W. Mitchell Street	C
30	734-738 W. Mitchell Street	NC	77	1135-1137 W. Mitchell Street	C
31	801 W. Mitchell Street	C	78	1715-117 S. 12 th Street	C
32	802-804 W. Mitchell Street	NC	79	1721 S. 12 th Street	C
33	803-805 W. Mitchell Street	C	80	1201-1211 W. Mitchell Street	NC
34	807-813 W. Mitchell Street	C	81	1202-1212 W. Mitchell Street	C
35	808-810 W. Mitchell Street	C	82	1213-137 W. Mitchell Street	C
36	812 W. Mitchell Street	NC	83	1216-1218 W. Mitchell Street	NC
37	814-816 W. Mitchell Street	C	84	1222-1224 W. Mitchell Street	C
38	815-817 W. Mitchell Street	C	85	1226-1230 W. Mitchell Street	C
39	822-826 W. Mitchell Street	NC	86	1300-1316 W. Mitchell Street	C
40	823 W. Mitchell Street	C	87	1662 S. 13 th Street	C
41	828-830 W. Mitchell Street	C	88	1730-1738 S. 13 th Street	C
42	829 W. Mitchell Street	C	89	1337 W. Forest Home Avenue	C
43	832-838 W. Mitchell Street	C	90	1705 S. 9 th Street (grotto)	NC
44	833-839 W. Mitchell Street	NC			
45	1663 S. 9 th Street	C			
46	1705 S. 9 th Street (church)	C			
47	1711 S. 9 th Street	C			

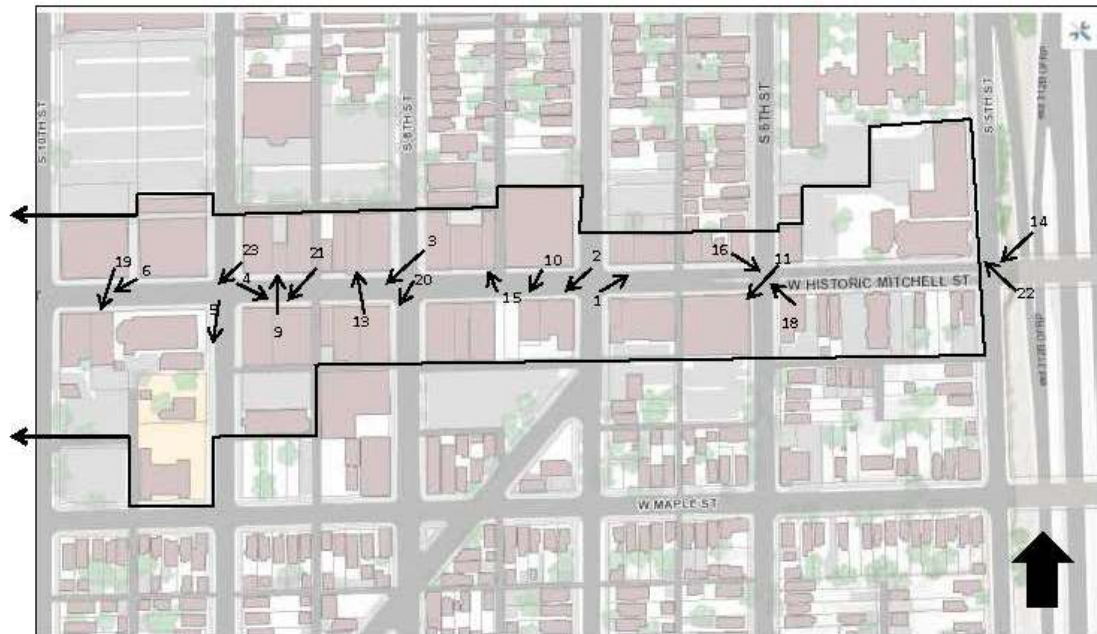
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

West Mitchell Street Commercial Historic District
Milwaukee, Milwaukee County, WI

Section figures Page 10

Figure 9: Photo Key Map #1 of 2: S. 5th to S. 10th Streets



West Mitchell Street
Commercial Historic District
Milwaukee, Milwaukee County, WI
Photo Key Map #1 of 2: S. 5th to S. 10th Streets

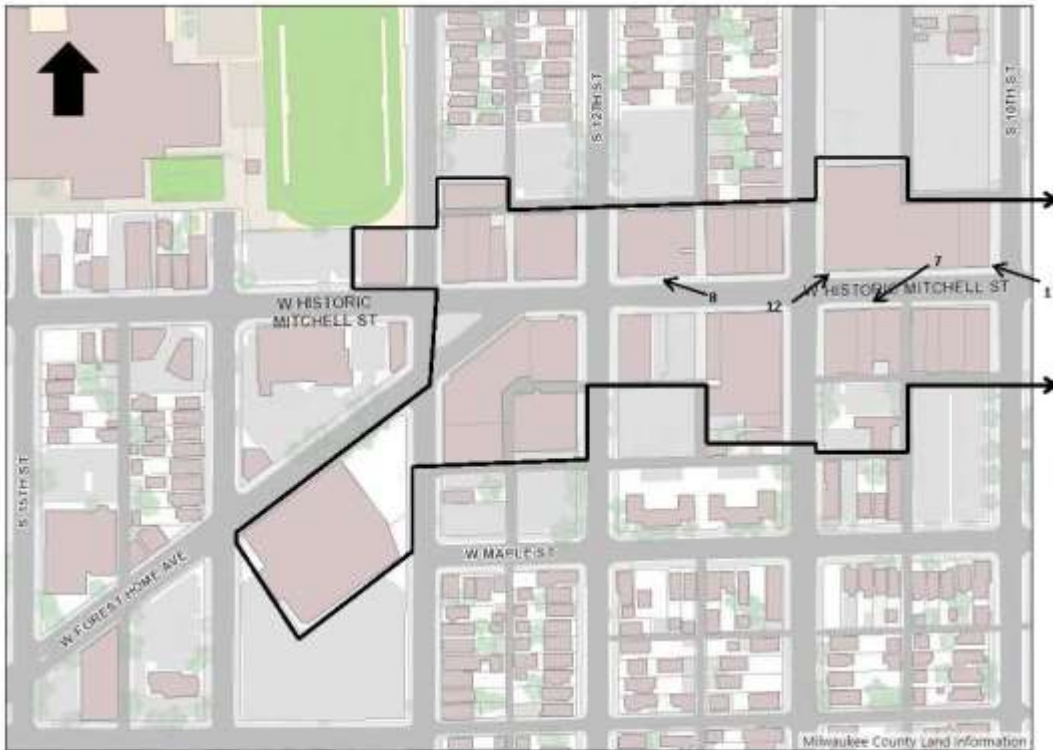
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

West Mitchell Street Commercial Historic District
Milwaukee, Milwaukee County, WI

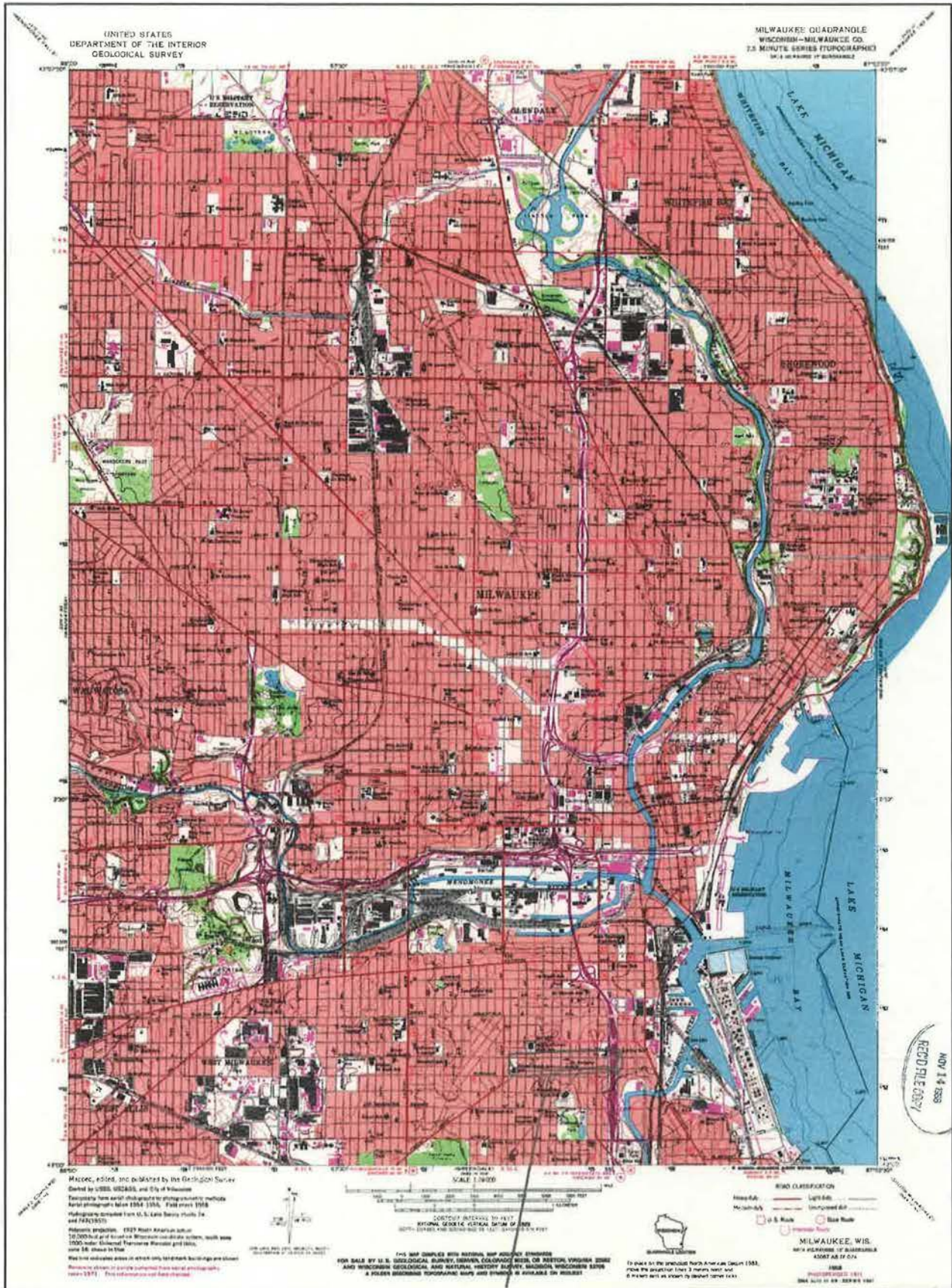
Section figures Page 11

Figure 10: Photo Key Map #2 of 2: S. 10th to S. 13th Streets



**West Mitchell Street
Commercial Historic District
Milwaukee, Milwaukee County, WI**

Photo Key Map #2 of 2: S. 10th to S. 13th Streets



West Mitchell Street Commercial Historic District
Milwaukee, Milwaukee County, WI



A three-story brick building with a green cornice. The ground floor features storefronts for 'Women's Care Center' and 'A CITY SHOP'. A red sign for 'Women's Care Center' is visible on the corner. The building has multiple windows on the upper floors.

A two-story brick building with arched windows on the second floor. The ground floor has storefronts for 'A CITY SHOP' and 'A CITY SHOP'. A sign for 'A CITY SHOP' is visible.

A church building with a prominent steeple and a cross on top. The building has a blue facade and a grey roof. A sign for 'A CITY SHOP' is visible on the ground floor.

A street light pole with a traffic light and a sign for 'Women's Care Center'.

A traffic light pole with a red, yellow, and green light.

A street light pole with a lamp.

A street light pole with a lamp.

A street light pole with a lamp.

Women's Care Center

Women's Care Center

Women's Care Center

A CITY SHOP

A CITY SHOP

A person walking on the sidewalk.

A car parked on the street.

A car parked on the street.

A car parked on the street.



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 9/25/2018 Date of Pending List: 10/17/2018 Date of 16th Day: 11/1/2018 Date of 45th Day: 11/9/2018 Date of Weekly List: 11/9/2018

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 11/9/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

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SEP 25 2018
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

RECEIVED
APR 27 2018

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: West Mitchell Street Comm. H.A.

Address of Property in District: 1715-1721-1725 S 12th

City: Milwaukee County: Milwaukee

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 4-25-18

Print or Type Name: Kenneth R Sidollo

Mailing Address: 4864 S 10th

City: Milwaukee State: WI Zip: 53221

NOTARY

State of Wisconsin, County of Milwaukee

The above statement was subscribed and sworn before me this 25th day of

April, 2018

Dawn M Thiele
Notary Public Signature

My commission Expires: 2/10/2022

DAWN M. THIELE
NOTARY PUBLIC
STATE OF WISCONSIN



P.V. ...

Office of the City Clerk

Jim Owczarski
City Clerk
jowcza@milwaukee.gov

Richard G. Pfaff
Deputy City Clerk
rpfaff@milwaukee.gov

May 7, 2018

Peggy Veregin
National Register Coordinator
Wisconsin Historical Society
Division of Historic Preservation and Public History
816 State Street
Madison, WI 53706

Dear Ms. Veregin

RE: CLG Review of the National Register Nomination of the West Mitchell Street Commercial Historic District
501-503 W. Historic Mitchell Street to 1300-1316 W. Historic Mitchell Street and 1669 S. 5th Street, 1670-1672 S. 6th Street, 1709 S. 8th Street, 1633-1747 S. 9th Street, 1711-1727 S. 11th Street (odd only), 1715-1721 S. 12th Street (odd only), 1662 & 1738 S. 13th Street and 1337 W. Forest Home Avenue

In accordance with the provisions of the Certified Local Government Agreement between the City of Milwaukee and Wisconsin State Historic Preservation Office, the Milwaukee Historic Preservation Commission has reviewed the National Register nomination of the West Mitchell Street Commercial Historic District. The Commission determined that the district met the Statement of Significance as outlined in the application and voted to support the nomination on May 7, 2018.

Milwaukee's Historic Preservation Commission is pleased that Mitchell Street will receive this added recognition of listing in the State Register of Historic Places and the National Register of Historic Places. Mitchell Street's prominence resulted in its local historic designation in 1986, a nod to its architectural importance to Milwaukee's South Side as well as recognition of the strong and vibrant Polish community that once populated the city south of the Menomonee Valley. Having better access to the Historic Tax Credit program through the State and National Register listing will hopefully spur continuing investment in the district.

If you need additional information or have any questions please feel free to contact the Historic Preservation Commission staff at (414) 286-5722.

Sincerely,

Ald. Robert Bauman, Chair
Milwaukee Historic Preservation Commission





WISCONSIN
HISTORICAL
SOCIETY

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination



The following materials are submitted on this Twenty-fourth day of September 2018, for the nomination of the West Mitchell Street Commercial Historic District to the National Register of Historic Places:

<u>1</u>	Original National Register of Historic Places Nomination Form
<u>1</u>	CD with NRHP Nomination form PDF
<u> </u>	Multiple Property Nomination form
<u>23</u>	Photograph(s)
<u>1</u>	CD with image files
<u>1</u>	Map(s)
<u>10</u>	Sketch map(s)/figures(s)/exhibit(s)
<u>2</u>	Piece(s) of correspondence
<u> </u>	Other:

COMMENTS:

<u> </u>	Please ensure that this nomination is reviewed
<u> </u>	This property has been certified under 36 CFR 67
<u>x</u>	The enclosed owner objection(s) do or do not constitute a majority of property owners
<u> </u>	Other: