

DEC 2 1985

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INVENTORY FORM FOR NOMINATED PROPERTIES

Name of property: Victor Schlitz House

Owner: Highland Community School

Address: 2004 West Highland Avenue

Owner's address: 2004 West Highland Avenue

City: Milwaukee

Milwaukee, WI 53233

REGISTRATION INFORMATION

160 NRHP Certification (date)

- Listed in NRHP (LI)
- (1977) Determined eligible in DOE process (DD)
- Determined eligible in nomination process (DN)
- Additional documentation added to nomination (AD)
- Boundary increased (BI)
- Boundary decreased (BD)
- Delisted (DL)

170 Thematic or Multiple Resource Nomination Name (code)

180 NRHP List Name Victor Schlitz House

190 Level of Significance

- national (NA)
- state (ST)
- local (LO)

200 District Classification

- pivotal (P)
- contributing (C)
- non-contributing (NC)

210 Applicable Criteria

- event (A)
- person (B)
- architecture/engineering (C)
- information potential (D)

215 Criteria Considerations

- religious property (A)
- moved property (B)
- birthplace or grave (C)
- cemetery (D)
- reconstructed property (E)
- commemorative property (F)
- less than 50 years old (G)

220 Area of Significance (code)

Architecture

230 Period of Significance

The date of construction is 1890

340 Review Board Date _____

70 USGS Quad Map

SW/4 Milwaukee 7.5 min 1:24,000

80 UTM Coordinates (Format: 99-999999-9999999)

16-423610-4765980

85 Listed Acreage Less than one acre.

60 Verbal Boundary Description Miner's Addition in northwest quarter section 30-7-22 Block 1 south 95 feet lots 24 to 28.

Street**Address****ARCHITECTURE**

450 Date of Construction (source)

1890 (A)

460 Dates of Alterations/Additions (source)

480 Builder (source) Charles Duchow (Mason) (A)

490 and 500 Designer Type and Name (source)

X architect: Charles Gombert (A)

___ artist: _____

___ engineer: _____

___ interior designer: _____

___ landscape architect: _____

___ other: _____

510 Style or Form (code)

Queen Anne

520 Building, Structure, Object or Site Type (code)

530 Building Materials (code)

(roof)

Stone/terra cotta

(foundation)

Brick

(trim)

540 Interior Visited ___ Yes X No550 Structural System (code) Balloon frame560 Plan Configuration (code) Irregular

570 Number of Stories

2(1/2)

580 Roof Shape (code)

Comb. Hip/Gable

590 Additional Description _____

620 Condition

X excellent ___ good ___ fair ___ poor ___ ruins

650 Related Buildings (code)

HISTORY430 Common/Current Name Highland Community School440 Historic Names (source) Victor Schlitz House (A)

660 Associated Individual(s) (dates) (source)

Victor Schlitz (1890-1928) (B)

670 Associated Event (source)

680 Commercial/Industrial Historic Uses (source)

STREET: W. Highland Avenue

NUMBER: 2004

**SHSW INTENSIVE
SURVEY FORM**

LOCATION

10 County Milwaukee
20 City or Village Milwaukee
30 Civil Town _____
35 Unincorporated Community _____
40 Location 2004 West Highland Avenue

50 Town-Range-Section _____

55 Quarter Sections _____
60 Verbal Boundary Description Miner's Addition in northwest
quarter section 30-7-22, block 1 south 95 feet of
lots 24 to 28.

PROGRAM REVIEW

250 Tax Case Number _____
260 Compliance Case Number 0369-77
270 A or D Grant Yes No
275 Covenant/Easement Dates _____
320 Ownership
 private (P)
 local-public (L)
 state-public (S)
 federal-public (F)
 mixed, private-public (M)
330 Lead Agency (code) _____

SURVEY

90 Photo Codes MI 68-32-37, 69 3-5
100 Survey Map 389
110 Map Code 68-32
120 Reconnaissance Survey Date _____
130 Reconnaissance Surveyor _____
140 Intensive Survey Name (code) Westside
150 Intensive Surveyor Wenger/Hatala
155 Intensive Survey FY 1983
235 Survey Evaluation
 eligible (E) not eligible (N)
237 Survey District Classification
 pivotal (P) non-contributing (NC)
 contributing (C)
240 Survey Level of Significance
 national (NA) local (LO)
 state (ST)
243 Survey Evaluation Criteria
 event (A) architectural/engineering (C)
 person (B) information potential (D)
245 Proposed District _____
280 NHL Date _____
290 HABS No. _____ 300 HAER No. _____
310 Local Landmark (code) _____
315 Associated Archeological Site(s) _____

DESCRIPTION

The Victor Schlitz House is a 2-1/2 story, brick, multi-gabled, Queen Anne style house built in 1890. The house reflects the complex massing typical of Queen Anne design with turrets, oriels, bay windows, porches and varied fenestration articulating the essentially rectangular house. In addition, a variety of materials including brick, rockfaced limestone, terra cotta and wood as well as various patterns of wood panelling shingling and sawn ornament add to the building's textural interest. A notable feature is the terra cotta bust of young man decorating the building's east elevation.

The building has been somewhat altered on the exterior. The front porch balustrade has been removed, two new dormers have been added, a small second story porch on the northeast corner has been enclosed and various ornamental features and trim have been removed.

ARCHITECTURAL/ENGINEERING STATEMENT OF SIGNIFICANCE

The Victor Schlitz House is architecturally significant as a fine example of a Queen Anne single-family residence. The house is a notable example of picturesque design by noted nineteenth century architect Charles Gombert. The house was determined eligible for listing on the National Register in 1977.

690 BIBLIOGRAPHIC REFERENCES (SOURCES)

- A. Milwaukee City Building Permits.
- B. Milwaukee City Directories, 1890-1928
- C. Records of Ownership, Records and Research, Rm. 509 City Hall.
- D. Wisconsin Necrology, XVIII, 176.

700 STUDY UNITS (CODE)

_____	_____
_____	_____

360 Demolished

360 Date Demolished

_____ Yes _____ No

HISTORICAL BACKGROUND

The house was built for wealthy liquor and wine distributor Victor Schlitz. Schlitz had been born in Germany in 1849 but emigrated to Milwaukee as a young man. By 1869 he was engaged in the wholesale liquor trade. He continued in the business for the rest of his life. After living over his North Third Street shop or in the adjacent Germantown section for many years, the forty-one year old Schlitz built his \$6,000 residence on newly fashionable Highland Avenue in 1890 as a reflection of his growing prosperity. He resided in the house until his death in 1928. His heirs sold the house to the St. Vincent de Paul Society in 1929. Later the house was owned by the Roman Catholic Archdiocese of Milwaukee and by the Sisters of Mercy of the Holy Cross. The Sisters of Mercy sold it to the current owner, Highland Community School, Inc. in 1975. It is used as a private primary school. (B,C)

Charles A. Gombert, the architect of the Victor Schlitz House, was born in Germany in 1833. A resident of Milwaukee for 35 years, Gombert designed several residences along Prospect Avenue, the Seuss House at 1843 North Palmer Street (listed in the National Register as part of the Vine-Reservoir Historic District), The John Baasen House at 1702 North 4th Street (listed in the National Register), and Saint Vincent's Asylum, at Greenfield Avenue and South 8th Street. In addition, he designed residences for clients in Kalamazoo, Michigan. Gombert's most famous Milwaukee design is the North Point Water Tower. (NRHP-1973) He died at age 87 in Neenah, Wisconsin. (D)

HISTORICAL STATEMENT OF SIGNIFICANCE