

Approximate boundaries:
N-W. Good Hope Rd; S-W. Green Tree Rd;
E-N. Teutonia Ave; W-railroad tracks

NORTHWEST SIDE *Town and Country Manor*

NEIGHBORHOOD DESCRIPTION

Town and Country Manor is a neighborhood of low to moderate population density. The housing stock is mainly mid-20th century Colonial and ranch styles, but there are some early 20th century bungalows throughout the neighborhood. Some of the streets are on a rectangular grid while others curve. The business districts are along North Teutonia Avenue and West Good Hope Road.

Town and Country Manor's topography is mainly flat to gently rolling hills. There is some open green space with playground equipment, but there is no signage to indicate that this space is a public park. See neighborhood photos.

HISTORY

Over 50 neighborhoods on Milwaukee's northwest side once comprised the Granville Township in Milwaukee County, which extended from Hampton Avenue on the south to County Line Road on the north and 27th Street on the east to 124th Street on the west. The Milwaukee neighborhood of Town and Country Manor was once part of Granville Township.

Early populations

According to the *Milwaukee Sentinel* (March 22, 1877) there were originally three small settlements in Granville. The first, in 1835, was the family of Jacob Brazelton which included 11 sons. The second was duo Daniel R. Small and W.P. Woodward from Indiana who pitched their tents in the center of the Granville area shortly after the Brazelton family arrived and later built homes. The third group of settlers, the Joseph R. Thomas family and S.C. Enos, arrived shortly after Small and Woodward.

Within a few years a new group arrived from the town of Granville in Washington County, New York. The assemblage included the Evert, Brown, Crippen, Lake, Dutcher, and Norton families. They gave their new home the name of their former home in New York.

But it was not these earliest settlers that established much of the culture of Granville, Township. That role belonged to a wave of Pennsylvania "Dutch" (i.e., Germans) who arrived just a few years later from Telford, Pennsylvania, including the Wambold, Leister, Scholl, Barndt, Price, Bergstresser, Borse, Klein, Martin, Huber, Groll, Horning, and Lewis families. The Pennsylvania Dutch, under the leadership of Samuel Wambold, quickly established the German Evangelical Lutheran and Reformed Church (now known as Salem Evangelical Lutheran Church) in 1847. The following year, the church's pastor, Wilhelm Wrede, called a meeting of local Lutheran ministers at the church. This group would later become the Wisconsin Evangelical Lutheran Synod. A museum of these early synod activities now stands on 107th Street.

Today's neighborhood-
Houses on N. 42nd St.
& W. Boehlke Ave.



In the 1840s there were over 200 people living in Granville Township, and the numbers continued to grow. A small Irish community settled on Granville's eastern border to the center of the township. Initially they set up tents, built brush shanties, and log cabins. But during these early years, Granville Township remained strongly German, and more Germans arrived every year. One of the German farming families in these earlier days is profiled below.

Town and Country Manor family profile

Additional information was found in U.S. Census and other public records.

The Siebenhuenners

Sometime before 1900, Frederick ("Fred") and Frederica ("Rica") purchased land and built a farm along Cedarburg Road (later Teutonia) in today's Town and Country Manor neighborhood. The couple, both descendants of German immigrants, had married in 1893. By 1900, they had no children, but employed an Irish teenager to help with farm work. The boy, Joseph Hemlock, lived with them on their farm.

In 1904, the couple welcomed son Frederick E. to the family. Two daughters followed, Clara, born 1906, and Edna, born 1908. The stretch of Cedarburg Road was teeming with German farms by 1910. However, tragedy struck the Siebenhuenners in 1912, when father Fred died at the young age of 47, cause unknown. With children too young to be much help on the farm, Rica must have had great difficulty handling the workload and no doubt hired outside help.

However, the Siebenhuenners were not about to give up on the family farm or leave family members in need. In 1930, all three children were still unmarried and living at home. Frederick was running the farm, Clara was helping out by working in a hosiery plant, and Edna worked as a waitress. The picture remained the same in 1940, the last year public census records could be accessed. Still, none of the three Siebenhuenners children had married. Rica died in 1952, at age 80. By the 1960s, the Siebenhuenners were still at the same location, now 7178 W. Teutonia, with Frederick listed by *Milwaukee City Directory* as the head of the household.

Frederick died in 1980 and it is not known what happened to the farm. Today the area is heaving with modern apartment buildings.

Movement toward annexation

Economic prosperity reigned in Granville, due partially to the work ethic of the early German farmers. The town remained predominantly rural through the early half of the 20th century. From the late 1800s to World War II Granville was an important center for dairy and truck farming. Resident William Schlapmann owned a creamery that produced 100 pounds a day. Gradually industries began to open in Granville and the area eventually became the most concentrated base of industrial employment in Wisconsin—today including industrial parks and scores of companies.

In 1956, the residents and property owners of Granville were given a choice to consolidate with the City of Milwaukee. Needing services that Milwaukee could offer— especially water--the majority of voters said yes to the referendum. By the 1960s, the western portion of Granville (16.5 square miles) was annexed by Milwaukee and parts of the eastern section consolidated

as the Village of Brown Deer. Milwaukee became one of the few large cities in the United States that still had working farms within its boundaries.

The following is a sample of a few businesses that were incorporated into Milwaukee in the Town and Country Manor area at the time of annexation on North Teutonia between West Green Tree and West Good Hope. See summary points below.

<i>Addresses on N. Teutonia in 1961</i>	<i>Businesses and organizations from Milwaukee City Directory</i>
6848	Mildale Beer & Liquor
6850	Militzer Bakery Inc.
6873	Apartments
6875	Apartments
6878	Robert Leher Appliance Repair Company
6905	Apartments
6907	Apartments
6980	Student Transportation Inc. Buses
7005	Apartments
7017	Apartments
7026	V.W. Danielson Metal Stamping Company
7027	Apartments
7039	Apartments
7044	The Rose Steel Fabricator Company
7049	Apartments
7213	Ravanelli Service Station

Summary and notes from U.S. Census and other public records:

- Technically, only those businesses and housing complexes on the west side of Teutonia (odd numbers) were within the Town and Country Manor neighborhood, but residents could easily access shops on either side of the street.
- This stretch of Teutonia in 1961 was clearly dominated by apartment buildings.
- Militzer’s Bakery on Teutonia was known for its Vienna tortes.
- Today, Student Transportation Inc. is America’s third largest provider of student bus transportation. The northwest side location of the business is now on Mill Rd.
- By the 1960s neighborhood business corridors had changed. With so many families relying on their automobiles, the mom/pop grocers, butchers, and drug stores were disappearing in favor of strip malls and shopping centers that had to be accessed by car.

A new population arrives

In the second half of the 20th century African Americans began to migrate to the Granville area. This happened for two reasons: (1) the need for housing following the razing of over 8,000 homes in the African American Bronzeville community in the late 1950s through the mid-1960s (see [Halyard Park neighborhood](#)), and (2) the availability of family-supporting jobs in industry in the former Granville community. As in most German-dominated areas in Milwaukee, the integration of the new population proceeded relatively smoothly. Many African American families were able to purchase homes and move into the middle class.

Unfortunately, the deindustrialization movement that began in the 1980s arrested this course. Manufacturing employment in Milwaukee fell 77 percent, from a peak in 1963 to the present. What had been a working-and middle-class area on the Northwest Side was in decline.

Current populations (as of 2021)

Today there are slightly over 3,000 residents in Town and Country Manor, and of them, just over 1 in 10 still claim German ancestry. The dominant population in the neighborhood is African American (approximately two-thirds)—with a scattering of African-born residents. Town and Country Manor also has a number of residents of mixed European American, Hmong, Jamaican, West Indian, Mexican, and Puerto Rican ancestry.

The median household income in Town and Country Manor is just over \$30,000, placing the neighborhood in the lower middle-income stratum. The largest number of adult residents work in the fields of production, administration, and sales. Over twice the number of residents work in the repair or social services fields than their proportions in other Milwaukee neighborhoods. Many residents are self-employed or own sole proprietorships.

RECURRING NEARBY OUTINGS (Health conditions permitting)

In the following section the website addresses have been eliminated due to technical problems with the various ways different web browsers display PDF files. Website information on these events is available through the book *Milwaukee Area Outings on the Cheap*. See below.

RHYTHM & BLOOM CONCERT SERIES			
When?	Where?	Description and contact info	Admission
Late Jul.to mid Aug., Thu.'s, 6-8:30pm	Green Tree Community Garden, 60th & Green Tree Rd.	Concerts with a variety of bands, food, food trucks.	Free

MILWAUKEE ASIAN MARKET			
When?	Where?	Description and contact info	Admission
Daily, 7am-7pm	6300 N. 76th Street	Hundreds of stalls of Asian food, clothing, toiletries, cosmetics, and other goods. (414) 760-3771	Free

GRANVILLE BID CAR, TRUCK, AND BIKE SPECTACULAR			
When?	Where?	Description and contact info	Admission
Late Sep., Sun. 10am-3pm	Russ Darrow, 7676 N. 76th St.	Exhibition of iconic custom vehicles.	Free

JULY 4TH CELEBRATION

When?	Where?	Description and contact info	Admission
July 4th, 9am-10pm	Noyes Park, 8235 W. Good Hope Rd.	Parade, Doll Buggy, Bike & Trike, and Coaster judging, games, fireworks.	Free

OPEN SWIM

When?	Where?	Description and contact info	Admission
Daily, 1-5pm, holiday times vary	Noyes Park, 8235 W. Good Hope Rd.	Open swim year-round at indoor pool with diving boards, locker rooms, vending machines.	unk

Most of these outings are provided courtesy of MECAH Publishing. To access the book that provides nearly 600 outings—all priced under \$10—for the entire Greater Milwaukee area, go to <http://mecahmilwaukee.com/NonFiction.html>

QUOTES FROM RESIDENTS

In *The Golden Years of Yesteryear* by Emily Treichel Boehlke (reprinted in *A History of Granville* by Miriam Y. Bird, 1996), Treichel Boehlke writes about her family’s history in Granville from the mid-1800s through the late 20th century. The following are passages from this work.

“When my Grandparents Treichel were first married and lived in their one room cabin, the Indians would stop in and admire their baby. . . At Grandfather Hackbarth’s the Indians set up camps in the woods every spring and fall when they came to do their trading in Milwaukee.”

“Weddings in the 1860s and later were quite different from today. The invitations were hand written by the bride and groom and they were the hosts, not the parents of the bride. . . the silk material for the brides’ dresses was only 18 inches wide, so for a fancy dress, it took 18 to 20 yards of material. It was not unusual for a man to wear his wedding suit 20 to 25 years, or as long as it fitted.”

“. . . the settlers were having church services at the home of Ernest Zautcke, who had brought a reed organ from Germany to help him with his singing. One of the men could read a text from the Bible and the other religious books which they had brought from across. Mr. Zautcke then donated land for a church and school on the corner of [today’s] Hopkins and Silver Spring Roads. They were served by visiting pastors from Milwaukee and vicinity.”

“School [of her parents] was then held at the house of one of the member’s house one month and at another one the next month, whoever had a room big enough to seat the children.”

“The housewife had to plan well ahead for her household. There was the Arab that would come about once a month with two heavy suitcases full of notions and yard goods for house dresses. When he begged for a night’s lodging the housewife would get a spool of thread for payment. Also a man with a big basket of oranges and bananas would come. Bananas were 25 cents a dozen for nice large ones. Later a baker would come once a week with bread and sweets.”

“Every mother had to be well-schooled in home remedies. . . Plants and herbs were gathered in the summer to be dried and stored for the winter, to be used for any and all ailments.”

“Grandfather would sit and knit many mittens and stockings for all the grandchildren while Grandma read to him and tended her many plants of which she had quite a variety.”

“Even the first street cars were propelled by horse power. There were only 2 lines, one on 3rd Street to Williamsburg, a section of the city at North Avenue and Center and [one] further north (an all-German settlement).”

“In the beginning of the 1900s, there was no Silver Spring Drive, not even a wagon trail west of Hopkins Street. But the plans were made to have a road there, so one of the farmers would ride through the woods with horse and wagon or on horseback as best he could, so it would be legally kept as a driveway to the next mile west.”

“During the first World War, all gathering of people was forbidden, due to the spreading of the flu. So at Freistadt Church only every other pew could be sat in, so all the people east of the church came for early services and all those west of the church came for later service. Also all talking and preaching was to be done in English, but Pastor Wehrs insisted on preaching in German as many of his older members could not understand English.”

“There were about 12 to 14 neighbors that exchanged labor. This was a hard job for the ladies also, with breakfast at 6, lunch at 9, dinner at 12, another lunch at 3, and supper at sundown. No 8 hour days.”

“When the first threshing machine came out the farmers started to raise barley for the Breweries in Milwaukee. My father raised quite a lot of it and we girls had to man the farming mill in the evening when milking was done and our lessons were finished. This was a cold and tiresome job until enough was cleared for a load to be hauled to town the next day.

Quotes from an oral history of the Granville neighborhoods currently being conducted by Urban Anthropology Inc.¹—About THEN.

“This was our first house and it ended up being our all-time house. We came here because we were able to afford the property at the time [prior to annexation]. The builder was offering the whole area in this subdivision a deal, where you got your house and the land in one price. At the time that was what we could afford.”

“Because of the time, it was an accessible neighborhood from the city [just after annexation]. There was lots of shopping and it was a vibrant neighborhood. You didn’t have to even leave the neighborhood to get all that you needed taken care of.”

“I remember the Militzer’s. We used to go there for lunch. It was a real treat and all of us thought we were really getting something fresh and of quality.”

“In ‘95 the area was ‘the place.’ TGI Fridays was still there.”

Quotes from the oral history of the Granville neighborhoods—About NOW

“There was [the beginning of] perceived crime in the area. Urban legend [had] totally taken over. Milwaukee is kind of a unique place and people actually believed stories at the time. And this was the biggest urban legend that I’ve ever heard. But people actually believed that you would go to your car and there would be some guy hiding underneath your car ready to slash your ankles.”

“So, the city hired maybe ten architectural firms to come up with plans for five locations within that Granville area. The city is really committed to try to maybe reinvent the area there. Not so much residential shopping but more light industrial area. That’s kind of what a lot of firms are in that area. I’ve seen the plans that they have for it. If it all works out, I think it will be good. It will all take years. I am kind of excited about that.”

¹ Urban Anthropology Inc. complies with human subjects requirements of formal research and asks informants to sign informed consent forms that stipulate anonymity, hence names are not provided with the quotes.

PHOTOS



Today's neighborhood-House on N. 42nd St. & W. Green Tree Rd.



Todays neighborhood-
Houses on N. 37th St.



Todays neighborhood-
Playground on N. Darien St
& W. Vera Ave.



Todays neighborhood-
Houses on N. 42nd St.
& W. Boehlke Ave.



Today's neighborhood-Our Lady of Good Hope Parish

For more information on the history of Granville, refer to Miriam Y. Bird's *A History of Granville Township*.

For more information on Milwaukee neighborhoods, refer to John Gurda's *Milwaukee, City of Neighborhoods* and Jill Florence Lackey's and Rick Petrie's *Germans in Milwaukee: A neighborhood history*.

Do you have great photos of this neighborhood? Are you a resident with an interesting quote about this neighborhood? Do you have recurring outings, additions, corrections, or general comments about this neighborhood? Please email your input to:

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www.urban-anthropology.org