



Historic Preservation Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Monday, September 18, 2017	6:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Historic Preservation Commission** of the City of De Pere will be held on **September 18, 2017** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

I. Call to Order

1. Roll Call
2. Approval of the minutes of the August 21, 2017 Historic Preservation Commission Meeting.
3. Public information presentation and action regarding the Final Draft of the City of De Pere Historical and Architectural Survey 2017.*
4. Review and action regarding the proposed 2018 Historic Preservation Commission Budget.
5. Discussion regarding projects that are projected to be completed during the fourth quarter of 2017.
6. Future Agenda Items.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Joe De Rose, Wisconsin Historical Society
Traci Schnell, Heritage Research LTD

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: September 18, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Approval of the minutes of the August 21, 2017 Historic Preservation Commission Meeting.

ATTACHMENTS:

- HPC_Minutes_8-21-17_Draft (PDF)



Historic Preservation Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Draft Minutes

Monday, August 21, 2017

6:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:05 PM by Chairperson Mike Fleck

Attendee Name	Title	Status	Arrived
Scott Crevier	Alderman	Present	
Mike Fleck	Chairperson	Present	
Gene Hackbarth	Commissioner	Excused	
Brian Netzel	Vice Chairperson	Present	
Sue Sands	Commissioner	Present	
Adam Turriff	Commissioner	Present	
Joanne Vomastic-Muka	Commissioner	Present	

Also present: City Planner Peter Schleinz.

- Approval of the minutes of the June 19, 2017 Historic Preservation Commission Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Alderman
SECONDER:	Adam Turriff, Commissioner
AYES:	Crevier, Fleck, Netzel, Sands, Turriff, Vomastic-Muka
EXCUSED:	Gene Hackbarth

- Discussion and action to approve the site and funding for the Marquette-Joliet Marker #189 relocation to the James Street Parkway, as was site approved by the Board of Park Commissioners on July 20, 2017.

City Planner Peter Schleinz reviewed the relocation of the Marquette-Joliet Marker. He reported that the approximate cost for the project, which includes a new signpost, new hardware, concrete, and installation, is \$500-\$600. These costs can be paid for with the consulting and signage budget of \$3200. He recommended that the HPC discuss how to pay for the project and verify the proposed location for the sign in the James Street Parkway. Mike Fleck asked if the City is willing to do the concrete work and Peter replied that they are willing to do the work, but not sure when it will be completed. Mike replied that since they have waited this long to put up the sign, they will wait until the Parks Department can do the work as opposed to a private company. Scott Crevier noted that the Public Works Department covers the maintenance costs for most other signs in the City and questioned why they don't cover the costs for this sign. Peter responded that this sign requires a special pole, not a standard pole used by the City for other signs. He added that this sign is owned by the state and therefore the City had to receive permission from the state to put up the sign. The Commission voted on both funding for the sign and approval of the site for the sign. Scott Crevier moved, seconded by Brian Netzel, to approve the funding by using the consulting and signage budget line. Upon vote, motion carried unanimously. Scott Crevier moved, seconded by Sue Sands, to approve the site recommended by the Park Board with the stipulation that it faces the river. Upon vote, motion carried unanimously. Peter Schleinz will review the procedure to see if the item needs to be approved by Council or if the HPC is the final approving body for this agenda item. Scott Crevier added that he would like to see the sign installed before winter.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Alderperson
SECONDER:	Brian Netzel, Vice Chairperson
AYES:	Crevier, Fleck, Netzel, Sands, Turriff, Vomastic-Muka
EXCUSED:	Gene Hackbarth

4. Discussion and action to accept the design of the City of De Pere Certificate of Appropriateness Application, based on concepts reviewed by the Historic Preservation Commission on June 19, 2017.

City Planner Peter Schleinz reviewed the proposed certificate of appropriateness application, which combined elements of two different versions of applications. Discussion followed and it was decided that the ten additional standards that may be used with the six criteria be referred to as a link on the instruction page. Peter noted that they were not listed individually on the application guidelines to limit the application to two pages rather than make it longer and more confusing. Scott Crevier added that he would like the title of the application to be "Application for Certificate of Appropriateness for Historic Sites or Historic Structures." Sue Sands moved, seconded by Scott Crevier, to accept the design of the Certificate of Appropriateness application. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Sands, Commissioner
SECONDER:	Scott Crevier, Alderperson
AYES:	Crevier, Fleck, Netzel, Sands, Turriff, Vomastic-Muka
EXCUSED:	Gene Hackbarth

5. Discussion and action to fund up to two Historic Preservation Commission attendees at the 2017 Local History & Historic Preservation Conference in La Crosse on October 20-21, 2017.

City Planner Peter Schleinz noted that the HPC budget allows for two members to attend the 2017 Local History and Historic Preservation Conference on October 20-21, 2017. Gene Hackbarth was not at the meeting to discuss his request to attend, but both Mike Fleck and Peter Schleinz confirmed that he had expressed an interest to attend the conference. Peter polled the members to see if anyone else would like to attend, since there are funds in the budget to send two people to the conference. Several members added that they would like to attend, but their schedules do not allow them to go. Joanne Vomastic-Muka stated that she would like to attend the conference in addition to Gene. Peter stated that he would be in touch with both Gene and Joanne with additional information on registration and hotel accommodations. Scott Crevier moved, seconded by Brian Netzel, to approve the funding for both Gene and Joanne to attend the conference. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Alderperson
SECONDER:	Brian Netzel, Vice Chairperson
AYES:	Crevier, Fleck, Netzel, Sands, Turriff, Vomastic-Muka
EXCUSED:	Gene Hackbarth

6. Discussion regarding the status of the City of De Pere Intensive Survey Update Grant.

City Planner Peter Schleinz provided an update on the City's Intensive Survey. He reported that the draft version was completed and hand delivered to the state for review last week. He added that a public presentation of the final draft will take place at the next HPC meeting on September 18, 2017 and encouraged all Commission members to attend. Since this was a discussion only item, no action needed to be taken at this time.

RESULT:	DISCUSSED
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7. Response from Governor Scott Walker regarding the Historic Preservation Commission support for Wisconsin's Historic Tax Credit.

City Planner Peter Schleinz noted that Governor Walker sent a reply regarding the HPC's support letter that was mailed to him in June 2017. There were no questions or comments on this item. No action needed to be taken at this time since it is a discussion only item.

RESULT:	DISCUSSED
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8. Future Agenda Items.
- There were no future agenda items.

RESULT:	DISCUSSED
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Adjournment

Mike Fleck moved, seconded by Scott Crevier, to adjourn the meeting at 6:38 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: September 18, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Public information presentation and action regarding the Final Draft of the City of De Pere Historical and Architectural Survey 2017.*

A public informational meeting style presentation regarding the Final Draft of the City of De Pere Historical and Architectural Survey 2017 will be made by consultant Traci Schnell (M.A.) from Heritage Research LTD, and by Joe De Rose from the Wisconsin Historical Society.

In 2016, a state and federal grant was awarded to the City to complete an update to the 2001 City of De Pere Intensive Survey. The update is complete and intended to aide the public and Historic Preservation Commission when identifying potential structures, sites, and districts in the City of De Pere that are 50 years old or older and potentially eligible to be recognized as historic.

The information for the update was gathered from De Pere residents, the Historic Preservation Commission, the De Pere and State Historical Societies, City staff, the 2001 Intensive Survey, and various other sources. The update can assist with establishing federal, state and local historic designations.

* If a state and/or federal historic designation occurs, structures, sites, and districts may become eligible for funding that assists exterior renovation costs that retain historic qualities.

* If a local historic designation occurs, structures, sites and districts have historic protections for exteriors, but special funding is not yet available.

RECOMMENDED ACTION: Review and discuss the Final Draft City of De Pere Historical and Architectural Survey 2017 document, recommend approval and forward Survey to Common Council for review and approval on October 3, 2017.

ATTACHMENTS:

- De Pere survey Final Draft for HPC (PDF)

FINAL DRAFT

HISTORICAL & ARCHITECTURAL RESOURCES SURVEY 2017

City of De Pere, Brown County, Wisconsin



Prepared for:

The De Pere Historic Preservation Commission
De Pere, Wisconsin

Prepared by:



HERITAGE RESEARCH, LTD.

August 2017

Attachment: De Pere survey Final Draft for HPC (6209 : Public information presentation and action regarding the Final Draft of the City of De

ACKNOWLEDGEMENTS

Heritage Research, Ltd., would like to thank the City of De Pere and its Historic Preservation Commission (HPC member names are listed on the following page) for their assistance throughout the project, with special thanks to Peter Schleinz, for immediately accommodating any requests that I had. Additional thanks to Chief Building Inspector/Assistant Assessor David Hongisto and Building Inspector Dennis Jensen, who allowed me direct access to their records both on and off premises. Finally, a huge thank you to Dr. Adam Stueck, Director of the De Pere Historical Society for my orientation to the society's holdings and for hauling out all of the tax roll books requested—and without hesitation.

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 handicap (mental and/or physical impairment) in its federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C., 20240.

The activity that is the subject of this architectural and historical survey 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 the opinions do not necessarily reflect the view 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.

CITY OF DE PERE HISTORIC PRESERVATION COMMISSION

Peter Schleinz, City Planner and HPC Staff Liaison
City of De Pere

Mike Fleck, Commission Chair

Brian Netzel, Vice Chair

Alderman Scott Crevier

Gene Hackbarth

Sue Sands

Adam Turriff

Joanne Vomastic-Muka

ABSTRACT

The purpose of this project is to provide an update survey (from that previously completed by Tim Heggland in 2000-2001) of the architectural and historical resources located within the City of De Pere into the 1980s. This material may be useful in the development of local preservation plans; to identify buildings, structures, sites and historic districts that meet the criteria for listing in the National Register of Historic Places; and to increase public and private sector awareness of the community's historical and architectural heritage.

Funded in part through a National Park Service grant-in-aid administered by the Wisconsin Historical Society, the City of De Pere contracted with Heritage Research, Ltd., to conduct an update survey of the city within a specific Scope of Work (found in the Introduction and Survey Methodology). One of the two primary goals of the resurvey effort was to identify and inventory historical and architectural properties built between the 1940s and the 1980s. The second goal was to reevaluate previously surveyed properties (not already listed in the National Register) and to determine whether or not they were, at this time, potentially eligible for the National Register.

When the project began, a total of 661 resources had been previously surveyed in the City of De Pere, of which 273 were already listed in the National Register of Historic Places. The remaining properties, nearly 400, were then re-reviewed for potential eligibility. Following review, a number of them were found to be no longer extant, while another group was determined to have lost enough integrity such that they were no longer deemed surveyable. Finally, a total of 169 "new" resources were identified as a result of this survey effort. Of the total resources surveyed (both new and previously surveyed), three historic districts were identified and fifteen individual properties merited Intensive Survey Recommendation write-ups. Following additional research efforts, it was determined that two of the three historic districts were recommended as potentially eligible for the Register. The third district, however, had not yet reached fifty years of age and, therefore, is recommended for re-review when it does come of age. Of the fifteen total individual properties, eleven were recommended as potentially eligible, three were found not eligible, while the final property had not yet attained fifty years of age and would need to be reevaluated at a future date.

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INTRODUCTION AND SURVEY METHODOLOGY

In 2015-2016, the City of De Pere applied for, and received, a historic preservation grant-in-aid from the National Park Service—a grant administered by the Wisconsin Historical Society (WHS). The objective was to provide an updated survey (a previous survey was completed in 2000-2001 by Timothy F. Heggland of Madison, Wisconsin) of the architectural and historical resources located within the City of De Pere. The ultimate purpose of such a survey is to identify those historic districts and/or individual properties that are potentially eligible for the National Register of Historic Places.

Consequently, in January 2017, Heritage Research, Ltd. (HRL), a historical/environmental consulting firm in Menomonee Falls, Wisconsin, was contracted to conduct a resurvey of the city within a specific Scope of Work, which is identified as follows (and excerpted directly from the project proposal):

- (1) All previously surveyed properties (except those already listed in the National Register) will be re-photographed to update WHPD with color photos (even if no change has occurred to the property since its last survey date). Those properties (including the Fox River Drive Historic District) will be re-reviewed for potential National Register eligibility and recommendations provided. It is also possible that while doing this work that other properties may have been missed or not reviewed because they were not yet 50 years of age. A review of the 2001 survey report indicates that a solid effort was made to capture more recent properties (those built in 1950 and after) that were thought to offer architectural interest “in the future.” According to WHPD, there are 105 previously surveyed properties in the city that date to between 1940 and 1990 (38 of which are part of a listed National Register district).
- (2) A context update will be written if the surveyable resources merit such an update. Following a review of the 2001 survey report, it would appear that Significant Persons could well be a needed context chapter. Aside from the potential of entirely new chapters, existing chapter updates would likely include context regarding more recent architects/builders/contractors and architectural styles (beyond who/what was identified in 2000-2001), the Federal Housing Administration, Veterans’ Housing and Prefabricated Housing, among others.
- (3) Photos will be taken of those properties that are currently missing a photo in the WHPD (approximately twelve photos appear to be missing at this time).
- (4) Every attempt will be made to include historic names (including the names of spouses, when applicable) for all surveyed properties, including new (2017) properties and for those previously surveyed.

In addition to the aforementioned Scope of Work, an additional component was added to the final Work Product. In order to address specific concerns of De Pere's Historic Preservation Commission (HPC), the resurvey effort would also include a list that attempted to prioritize the level of concern (high/moderate/low) regarding each of the National Register-eligible historic resources. This will help to guide the HPC with local designation efforts. Please note that this prioritization list was provided to the Commission separately and it is not included in this report.

The primary person responsible for the survey work was Ms. Traci E. Schnell, M.A., HRL Senior Architectural Historian, who served as the Project Manager and Principal Investigator, as well as the author of the subject final report. Peter Schleinz, De Pere City Planner and Historic Preservation Commission liaison, represented the city and its interests as director of the survey subgrant.

A public meeting was held on 13 March 2017 to launch the project. Press releases were issued to the local newspaper seeking historical and/or resource-related input from area residents. In addition, HRL staff reviewed the Wisconsin Historic Preservation Database (WHPD/aka Wisconsin Architectural and Historical Inventory/WAHI, the latter of which is how the state's database/inventory is cited hereafter) to determine how many properties had already been surveyed. All of this preliminary work helped to facilitate fieldwork in the Spring and early Summer of 2017.

One of the two primary goals of the resurvey effort was to identify and inventory properties built between the 1940s through the 1980s—those that had “come of age” since the last survey. The second goal was to re-review and re-photograph all previously surveyed properties not already listed in the National Register of Historic Places, either in a district or individually, as well as to determine if any of those previously surveyed properties (not already listed in the National Register) were, at this time, potentially eligible for the National Register.

When the project began, a total of 661 resources had been previously surveyed in the City of De Pere, of which 273 were already listed in the National Register of Historic Places.

As for Goal #1, “the identification and inventory of ‘new’ properties,” a total of 169 new resources were photographed and entered into the WAHI, which is maintained by the Wisconsin Historical Society but accessible to the public at <https://www.wisconsinhistory.org/Records/Article/CS15309>. While the City of De Pere does continue to retain their historic building permits (albeit housed in the basement of an ancillary municipal building)—they are in their original books, which are arranged by year (beginning in the late 1930s), as well as (for some periods) broken down into East and West De Pere. There is no index to those books and, therefore, in order to check a permit for a specific house, one must have a general idea of when the house was built to even begin looking for the permit. Fortunately, however, both the De Pere newspaper and the *Green Bay Press-Gazette* did publish De Pere permits. Furthermore, the *Press-Gazette* is accessible online and searchable through www.newspapers.com and the De Pere newspapers are searchable through an electronic database at the De Pere Historical Society. As a result, a good number of permit dates (although not all) were found for the new resources. In the case of properties that had permits dating to mid-October or later, or if they were significantly large buildings, the “Year Built” line of the online

property record (as well as within this document) is identified as the following year, as that is the date the structure would have been completed and ready for occupancy (and the actual permit date is also noted in the electronic WAHI record). Notably, however, if a new resource is included in the Intensive Survey Recommendations section of this report, the actual permit was, in most cases, searched for within the books and reviewed for information that only the permit could provide.

As for Goal #2, all previously surveyed properties that remained extant¹ were photographed so that there is an updated digital image on file for all surveyed properties (however, excluding National Register-listed properties). Photos of previously surveyed properties were compared to their current appearance. If significant alterations had occurred (generally a combination of siding, window and/or porch replacement), and those properties no longer meet survey standards today, they are considered to be “not resurveyed,” although an “update” photo was entered into the WAHI. As a result of that effort, 67 properties were not resurveyed.

Those properties that maintain a good degree of integrity and/or offer some level of historical significance are considered to be “Resurveyed” and are included in the full inventory list provided as Appendix A of this report. Any information learned about previously surveyed properties not included in the Intensive Survey Recommendations section of this report was entered into the WAHI.

Please note that of the previously surveyed properties, a number of them are no longer extant. A specific list of those structures was not compiled for this report; however, the WAHI was updated to reflect that information—either with an exact date of demolition (if known) or that data field simply reads “Unknown.” There are approximately 50 properties that are identified in WAHI that are no longer extant (please be aware that some of those 50 properties may already have been demolished as of the 2001 survey effort).

Because no resource exists in a vacuum, gaining a basic understanding of De Pere’s history was imperative before launching into site-specific research/recommendations. To that end, a review of the 2000-2001 survey was completed and site files located at the Division of Historic Preservation at the WHS were reviewed. As anticipated at the project start, the earlier report was without some contextual information that was considered necessary in order to better understand the resources that have since “come of age.” As a result, basic information regarding topics such as Defense Housing, Veterans’ Housing, etc., is included at the start of the report. In addition, discussions of a few architectural styles not specifically covered in the earlier report are included in the beginning. Although a number of architects or builders were discovered as a result of this endeavor, information for those persons is included directly into the Intensive Survey Recommendation write-ups. While certainly not all-inclusive, it does help to better understand what was going on in De Pere from World War II through about 1980, during which time the population of the city more than doubled from approximately 6,400 to nearly 15,000. The population of De Pere today is estimated at approximately 25,000.

¹ Please note that the buildings associated with the County Fairgrounds at 1500 Fort Howard Avenue, which were surveyed in 2001, were not surveyed as part of this endeavor. Although located within the City of De Pere, the fairgrounds are not under the jurisdiction of the city.

Of the total resources surveyed (both new and previously surveyed), it was determined that three historic districts, as well as fifteen individual properties merited Intensive Survey Recommendation discussions. Research for those recommendations was completed through the use of a variety of materials, including, local newspapers, permits, tax rolls and city directories, as well as other information available through www.Ancestry.com.

Following additional research efforts, it was determined that two of the three historic districts were recommended as potentially eligible for the Register. The third district, however, had not yet reached fifty years of age and, therefore, is recommended for re-review when it does come of age. Of the fifteen total individual properties, eleven were recommended as potentially eligible, three were found not eligible, while the final property had not yet attained fifty years of age and would need to be reevaluated at a future date.

Because all of the research information found could not be included in this report (that is, specifically regarding properties not addressed in the Intensive Survey Recommendations section), that information was put into the electronic record for the property. As noted earlier, the WAHI, the electronic database in which the information was added, is accessible to the public through the WHS's website at <https://www.wisconsinhistory.org/Records/Article/CS15309>. Once on that page, you simply need to type in an address if you are looking for a specific property or, if you want to review all records for De Pere, simply type in "De Pere." The resulting page will then offer a series of options along the left hand side of the screen that allows one to filter results.

THEMES AND TOPICS ASSOCIATED WITH DE PERE'S 1940S TO 1980S-ERA RESOURCES

In order to better understand some of the resources and to be able to put them into a local context, among the sources reviewed included the *Green Bay Press-Gazette* (through digitized editions available online at www.newspapers.com) and the *De Pere Journal Democrat* (digitized editions available at the De Pere Historical Society).

While as many as fifty post-1940 properties were inventoried as a result of the 2000-2001 survey, they were all categorized together as “Contemporary,” a generalized, catch-all descriptor. Therefore, brief discussions regarding those that can be otherwise categorized are offered below in a largely chronological order.

Catalogue or Plan Houses

The concept of catalogue or plan homes is not a new one. Among those firms producing such books or catalogues prior to the turn of the twentieth century was Tennessee architect George Barber and the Connecticut-based Palliser & Palliser Company. Later companies that produced mail-order catalogues and achieved prominence include The Radford Architectural Company, Alladin and, of course, Sears, Roebuck & Company.

While no homes in the city have been directly confirmed as either coming straight out of or deriving from a published pattern or plan book, there exist a number of homes throughout the city that suggest they may originate from such a published source. It is documented that a number of the lumber companies in De Pere (and the surrounding areas) also provided home plans. These plans were often circulated throughout the greater lumber company community, while others actually had a draftsman, designer or architect on staff. Among the companies to provide such plans, as well as maintain an in-house designer or architect (at least for a time) was the Fuller Goodman Lumber Company, which was headquartered in Oshkosh. In 1920, Fuller Goodman (which had incorporated in 1916), purchased the retail lumber yards of the Central Lumber Company, including the De Pere yard. In 1940, Dr. Ray Waldkirch built his first office at 502 George Street (later enlarged and known as the De Pere Clinic) from plans drawn by Louis Magdanz (cited both as a designer and as an architect) of Fuller Goodman. Also that year, Fuller Goodman is identified as the “architect” of no less than three homes (415, 425 and 435 Wilcox Court) in Saul’s Subdivision which was developed around Wilcox Park. Another home that is identified as from the hand of (or from plans supplied by) Fuller Goodman is the 1941 home of Minnie Vandenburg at 132 S. Superior Street (not surveyed). And finally, the Quentin & Dorothy Willems House (1954) at 422 Wilcox Court, is identified as built by the Hillcrest Lumber Company.²

² “Increase Number of Yards,” in *American Lumberman*, 17 January 1920, 54; Building permits for 425 and 435 Wilcox Ct., 6 May 1940; Building permit for 415 Wilcox Ct., 20 June 1940; Building permit, 502 George Street, 6 November 1940, all permits (1938 to circa 2000) cited hereafter are stored at the City of De Pere Department of Public Works Municipal Service Center, 925 S. 6th Street; Magdanz is listed as a lumber salesman, designer and/or

Another home that may have been built from published plans—and obtained through a lumber yard—is the Dutch Colonial Revival-style house at 420 S. Erie Street. Built circa 1930, the home was built by Irvin A. Smits, the manager of the Fuller Goodman yard in De Pere. Not only does the house have a direct connection to a lumber yard, the home also retains wooden bench seating on the front porch; a somewhat unique element that has been seen in other published plans, including Sears, Roebuck & Company’s “The Puritan.” While clearly only a small sampling, a full review of the city’s building permits could provide additional information.³

Cape Cod and Ranch Houses

As of 2001, a good number of the Cape Cod and Ranch houses were, indeed, “old enough” to survey. However, having had only recently turned 50 years of age (or thereabouts) at that time, additional “distance” aids in the ability to now better put them into context. Although one-and-one-half-story homes generally termed Cape Cod can pre-date the 1940s, a substantial number of this “type” was erected in the 1940s and 1950s. The concept of the Ranch house was born as early as 1925, but it was not until the 1940s that a group of West Coast architects formalized what became the Western Ranch House. Both house styles/forms are essentially modest in size and have little ornamentation; however, Period Revival styles—most often Colonial and Tudor—are often incorporated into the exterior of Cape Cod examples. Later Cape Cod examples will also oftentimes feature a breezeway that attaches to house proper to the garage. Ranch homes on the other hand, are strictly one story and rectilinear in design and most often feature a hipped roof and an attached garage.

Examples of Cape Cod homes in De Pere are executed in a variety of materials. Among the various examples include the 1948 home of Robert and Margaret Danen at 640 N. Huron Street. Side-gabled in form, this house is sheathed with board siding and includes an attached garage. Its Colonial Revival-style influence comes from the modestly classical door surround and multiple-light sash windows. A largely vernacular Cape Cod is the George and Mary Ellen Swan House at 707 N. Ontario Street. Built in 1956, the Swan home is sheathed wooden shingles and features multiple-light sash windows. Two more examples—both of which are executed in brick and include a breezeway that is attached to a garage—include the Edward J. and Florence Smits House at 1108 S. 6th Street and the Harold M. and Marcella Kuypers House at 1202 Fox River Drive. Regarding the latter, the 1938 Kuypers home was architect designed and it also includes a pair of dormers along the roofline. Built circa 1950, the side-gabled Smits’ home is more vernacular in character; however, it does feature a curious Tudor Revival-influenced exterior chimney.

architect between 1920 and 1942, U.S. Federal Census, Population, 1920, Available online at www.Ancestry.com, Accessed July 2017; *Oshkosh City Directory*, 1934, 1938, 1940, 1942. In 1923, Fuller Goodman is documented as having donated three books of building plans to the Sturgeon Bay Library; it is unclear, however, if the books were published by Fuller Goodman, *Wisconsin Library Bulletin* (February 1923), 49; Building permit for 422 Wilcox Court, 6 August 1954.

³ U.S. Federal Census, Population, 1930; *Green Bay City Directory* (includes De Pere), 1931; An image of “The Puritan” is available online at www.antiquehomestyle.com/plans/sears/1923sears/23sears-puritan.htm, Accessed July 2017.

There are a good number of Ranch homes in the city, but very few of the 1940s to 1960s-era examples display enough character and integrity to warrant survey. Nonetheless, nearly fifty Ranch-style houses were inventoried as a result of this survey effort. While over half of those surveyed are located within the proposed Daviswood Ranch Homes Subdivision (located along E. and W. St. Francis Road), other good examples include the Raymond and Loretta Gevers House (1951) at 222 Prospect Place and a much later, custom-built ranch (1967) located 1805 Rainbow Avenue. The Gevers home is the quintessential 1950s Ranch, with its hipped roof, stone and board sheathing, wood-frame, horizontal pane sash windows, as well as an original, wood-and-glass-paneled overhead garage door. The latter example on Rainbow Avenue, which was built by Davis Construction, is a custom-built example. Rather than the standard, non-descript styling of a typical Ranch, this example features a “Southern” or even “New Orleans” flavor to it. The home’s multiple-light sash windows are nearly floor-to-ceiling examples that are accented by an arch above, as well as shutters. Additionally, the roofline extends beyond the face of the house to form a walkway; the roof of which is supported by decorative metal supports. While the home does include an attached garage, it is concealed from direct street view.

Contemporary Style Architecture

Despite serving as a general catch-all for structures built circa-1950 and beyond, the Contemporary style can be further defined by the era in which it was built, i.e., 1950s Contemporary, 1960s Contemporary, etc. However, buildings, as well as homes, of both the 50s and 60s often feature horizontal-pane, double-hung sash windows. As well, either flat or low-pitch roofs are common, as are exposed concrete supports, large expanses of glass (including glass block) and/or metal-frame windows. A very good example of 1950s Contemporary, as executed on an educational facility, includes St. Mary Catholic School at 100 S. Huron Street (See Intensive Survey Discussions). Topped with a flat roof, the 1952 block features original windows that include glass block, while the 1960 flat-roof addition offers pre-cast concrete construction along with original metal-frame windows. The series of three St. Norbert College residence hall buildings located at 110, 150 and 190 Reid Street stand together as a notable grouping of 1960s Contemporary architecture with their exposed concrete construction and large expanses of windows, with Madelaine and Lorraine Hall (1961; 190 Reid Street) including a distinctive folded plate roofline above its glass-enclosed entrance. The best single-family residential example of 1960s Contemporary styling is the Mrs. Agnes Lenfestey House at 1336 Ridgeway Boulevard (See Intensive Survey Discussions). Completed in 1963, the masonry-and-glass house has a “matching” garage that also features glass clerestory lighting.

Architects and Builders

A few additional architects and builders were discovered as a result of this survey; however, some were known as of 2001. Any additional information found regarding architects and/or builders were inserted directly into the Intensive Survey Discussions; however, the following is a list of those covered in the discussions, along with the property for which they are associated.

Ralph H. Burke, Inc. (architects/engineers)	Legion Park Bathhouse & Pool
Quentin Hofman (architect)	St. Francis Xavier Catholic Church
Harry Macco (builder)	Daviswood II Modern Homes Historic District
Ray Metzler	Daviswood II Modern Homes Historic District
Robert Smet (builder)	Daviswood Ranch Homes Historic District
John Tilleman (architect)	School Sisters of Notre Dame/St. Mary Catholic Convent
“	St. Mary School Addition
“	Mrs. Agnes Lenfestey House
Harry Williams (architect)	Edward F. and Jean Kohl House

Defense Housing

In order to discuss defense housing, a review of earlier legislation associated with the encouragement of home ownership (following the 1929 Stock Market Crash) need be addressed. In 1932 and 1933, the Federal Home Loan Bank Act and the Home Owners' Loan Act, were established, respectively. In 1934, the National Housing Act (NHA) created the Federal Housing Administration (FHA) which established national standards for the home building industry. Additionally, Federal insurance was authorized for privately financed mortgages for homes, housing subdivisions and rental housing. Four years later, the mortgage insurance, which originally covered 80% of the home's value was extended to cover 90% and the initial 2-year amortization of the loan was extended to 25 years. In 1941, Title VI was added to the NHA, which created a program of defense housing insurance for areas designated by the President as critical defense production areas. The Green Bay-De Pere area was among the Wisconsin locales under which Title VI could be employed.⁴

It was from this series of legislation that the Thrifty Homes Subdivision was born in 1941 (See Intensive Survey Recommendations, pages 18-20). Comprised of fourteen, small, single-family homes arranged along a roadway that was, ironically, named Mansion Street, the subdivision was developed by De Pere resident Edward Vercauteren. Vercauteren was the manager of the Standard Lumber Yards in De Pere and later in Green Bay. In February 1940, the mortgage insurance plan was explained by FHA representatives to Green Bay area contractors, bankers, and other persons connected with the building industry. At that meeting the requirements associated with the plan, including construction standards, were detailed. No doubt Vercauteren was among the one hundred persons identified as in attendance at that meeting.⁵

Various ads run by Standard Lumber Yards in 1941 indicate that they had “. . . government regulated building sites, it has approved plans, it has cut through the red tape to get the required FHA approvals.”⁶ In December, an ad specifically called out the locations of the (Standard

⁴ U.S. Department of the Interior, National Park Service, *Historic Residential Suburbs: Guidelines for the Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Government Printing Office, 2002), 30.

⁵ “Details of Mortgage Plan Are Explained,” *Green Bay (WI) Press-Gazette*, 27 February 1941, 6.

⁶ Advertisement, Standard Lumber Yards Inc., *Green Bay Press-Gazette*, 4 October 1941, 3.

Lumber Yard-related) defense housing, with two in Green Bay and the third being in De Pere. The ad read as follows:

IMPORTANT! GREEN BAY—DE PERE NOW DEFINITELY ALLOCATED AS CRITICAL DEFENSE AREAS—WHAT THIS MEANS TO YOU AS “DEFENSE WORKERS.” Your job, is it anyway connected with defense work? Do you want to own your own home? If your answer is yes to both of these questions Standard Lumber Yards Inc. can show you the way. As a defense worker you are qualified to build or buy a home under \$6,000 in this area and take advantage of our Priority rating and liberal financing that assures quick ownership of your home. Standard Lumber Yards Inc., through its association contractors already has twenty defense homes under construction that will be ready shortly for your inspection. . . here they are.”⁷

The ad then went on to list the specific locations and their developers: 1) Fairview Avenue, between Division and Elmore, Green Bay; Greg Engenbos and Associates; 2) South Baird, between Emilie and Eliza, Green Bay; George Peters and Associates; and 3) South East of De Pere on Highway 32 (Mansion Street); Vercauteren Brothers and Associates. Construction of the first eight homes on Mansion Street in De Pere occurred in 1941, with the final six completed the following year. Vercauteren died in 1946 and his obituary included “Several years ago he developed one of the city’s largest home building projects in Mansion Street.” Although all but one of the fourteen homes has been re-sheathed with modern materials, very few have been altered from their original, efficient floor plan.⁸

Veterans’ Housing

With housing already scarce during World War II, the conclusion of the war and returning servicemen only exacerbated the situation. The federal government was acutely aware of the situation and, as a result, President Truman signed an amendment to the Lanham Act that authorized an expenditure of \$160,000,000 to provide temporary housing for veterans. In January 1946, the De Pere Housing Authority applied for fifty prefabricated homes to be erected for war veterans. In early July 1946, the *Green Bay Press-Gazette* reported that the first two of ten (trailer) houses for veterans had been delivered to the Northeastern fairgrounds in De Pere, where foundations were to be built for them. Following a slight delay in delivery of the remaining eight, De Pere received only ten of the requested fifty homes by the end of July. The homes were built near an almost complete utility building (on the fairgrounds) that was to provide toilets, bath and washing facilities. No information was found regarding the construction of permanent homes for veterans in De Pere, but that does not preclude the possibility that some were, in fact, built.⁹

⁷ Advertisement, Standard Lumber Yards Inc., *Green Bay Press-Gazette*, 13 December 1941, 3.

⁸ Ibid.; Permits for all fourteen homes were reviewed, as well as tax roll information, all of which is included in the Thrifty Homes/Mansion Street WWII Defense Homes Historic District discussion in the Intensive Survey Discussion section of this report.

⁹ “Authority Files Application for Temporary Homes,” *Green Bay Press-Gazette*, 17 January 1946, 29; “Two Vets’ Homes Delivered Tuesday,” *Green Bay Press-Gazette*, 10 July 1946, 18; “Housing Authority To Ask More Units,” *Green Bay Press-Gazette*, 30 January 1946, 3.

Prefabricated Housing

No specific information was found regarding examples of prefabricated housing in the city of De Pere and, like Veterans' housing, it is possible that prefab housing examples do exist. Interestingly, however, De Pere is identified in 1949 as among the early communities that were targeted for the construction of a Lustron home. The Lustron House was conceptualized in 1946 by Carl Strandlund. Following consultation with Chicago architects Roy Blass and Morris Beckman, they designed an approximately 1,000-square-foot, all-steel, prefabricated prototype. The exterior of the home was finished with two-foot square, porcelain-enameled tiles and the roof would be covered with steel. Manufacturing of the homes occurred in Columbus, Ohio; the first home came off the assembly line in March 1948. In January 1949, the Green Bay firm of Rondou-Krueger-Rondou erected the first of what was to be a total shipment of eighty-six Lustron homes to be built in northeastern Wisconsin. The initial home was built at 919 Reed Street, Green Bay (no longer extant) and an extensive article covering it (and how it would assist in the Green Bay housing shortage) was published in the local paper. It went on to cite that the next one shipped was to be built in Allouez and the third in De Pere. Shipment and construction of the remaining units (including those planned for Allouez and De Pere) were never realized due to the early demise of the Strandlund Corporation.¹⁰

De Pere Housing Authority

Initial steps towards the establishment of subsidized elderly housing for low-income residents were taken by the De Pere City Council in October 1969, at which time a high-rise building was under consideration. Over four years later, and in anticipation of the construction of a 53-unit senior (over 62 and low-income) housing complex, as well as fifteen individual homes for low-income families, the De Pere Housing Authority opened an office in City Hall in December 1973; Ann Guse served as its director. Groundbreaking for the apartment complex, as well as six of the individual homes—all of which are located at Morning Glory Lane and Park Street—occurred in June of 1973. The remaining nine homes were built scattered throughout the city. The architects are identified as Nichols & Barone, while the contractors for the facilities were Developers, Inc. of Green Bay. Completion of the apartments, known as Nicolet Terrace and located at 850 Morning Glory Lane, was noted in October 1974, with formal dedication occurring on December 15th. The other nine homes were completed earlier in the year. In 1981, a 32-unit addition, designed by Sommerville Associates of Green Bay, was made to Nicolet Terrace. The complex continues to serve as elderly housing, while the one-family homes continue to accommodate low-income families.¹¹

¹⁰ Thomas T. Feters, *The Lustron Home: The History of a Postwar Prefabricated Housing Experiment* (Jefferson, N.C.: McFarland & Co., Inc., 2002), 69; Rosemary Thornton, "Lustron Homes: Part I, All-Steel Post-WWII Homes Were an Engineering Marvel," Article found on The Old House website at www.oldhouseweb.com/stories/Detailed/12270.shtml, Accessed in 2007; "Lustron Offers Partial Solution to Green Bay Housing Shortage," *Green Bay Press-Gazette*, 29 January 1949, 12.

¹¹ Jane Elledge, "Green Bay Turns to 'Low Cost' Housing," *Green Bay Press-Gazette*, 9 November 1969, 45; "Ground Breaking Set for De Pere Project," *Green Bay Press-Gazette*, 25 June 1973, 23; "De Pere Opens Housing Office," *Green Bay Press-Gazette*, 5 December 1973, 32; "De Pere Opens Homes, Apartments for Elderly," *Green*

Because no statewide context has yet been developed for City Housing Authority-related housing (including apartments and individual homes), not all of the fifteen homes were surveyed at this time. However, in addition to Nicolet Terrace, the following three single-family homes were inventoried to provide a basic sampling: 815 and 816 Sunnyview Avenue, as well as 1332 Hockers Street.

Brick Construction in De Pere

A good number of homes in De Pere are constructed of and/or faced with brick. In order to evaluate the Peter and Catherine Toonen House (1883) at 514 Lewis Street, which exhibits what appeared, upon survey, to be unique brick construction, it was necessary to review other brick homes of similar age in the city in order to determine whether or not it was, in fact, unique. Because fairly extensive information was found while investigating other brick “comparables” (albeit outside of any of the already listed, National Register historic districts) it was decided that two of them (621 Lewis and 402 S. Michigan streets) should be included in the Intensive Survey Recommendations so that all information gathered could be appropriately shared with the public. Information for the third “comparable,” located at 215 S. Michigan Street, was added to the property inventory record (AHI#121623) in the WAHI.

Bay Press-Gazette, 22 October 1974, 12; “Housing Dedicated,” photo and caption, *Green Bay Press-Gazette*, 16 December 1974, 29; “Housing Project Bids to be Let,” *Green Bay Press-Gazette*, 2 December 1981, 6.

INTENSIVE SURVEY RECOMMENDATIONS

Of the resources re-evaluated, as well as the new properties that were inventoried and photographed for this survey, fifteen individual properties were thought to offer a sufficient degree of historical intrigue and/or architectural integrity to suggest the potential for listing in the National Register of Historic Places. Those fifteen resources, as well as three historic districts, are listed below, along with the evaluation finding—either Potentially Eligible or Not Eligible. In two cases, the property (or district) is not yet fifty years of age and is, therefore, not yet eligible for listing in the National Register. In those cases, a recommendation is rendered but another evaluation will be required once the property officially turns fifty years old. Expanded discussions of the districts and individual properties follow the list.

Please also be aware that five properties have already been officially determined eligible for the National Register through the completion of a Determination of Eligibility form, the documentation of which has been reviewed and approved by the Wisconsin Historical Society (where the documentation is on file). Those five properties are listed in Appendix C on page 70.

DISTRICTS

Address	Name (Period of Significance)	Evaluation
902-942 Mansion Street	Mansion Street WWII Defense Homes Historic District (1941-42)	Potentially Eligible
800-868 E. St. Francis Road & 802-879 W. St. Francis Road	Daviswood Ranch Homes Historic District (1953-1956)	Potentially Eligible
1301-1348 N. Summer Range Road & 1302-1350 S. Summer Range Road	Daviswood II Modern Homes Historic District (1965-1974; Ca. 1976; 1987)	Not Yet 50 Years of Age

INDIVIDUAL PROPERTIES

Address	Name (Date)	Evaluation
1212 Charles Street	Legion Park Bathhouse and Pool (1961-1962)	Potentially Eligible
833 Fox River Drive*	Campbell-Ruel House (1880; 1901)	Not Eligible
1207 Fox River Drive	Vincent & Mary Jacobs House (1951)	Potentially Eligible
1218 Fox River Drive*	Frank & Mildred Nickolai House (1939)	Potentially Eligible
1334 Fox River Drive*	Dr. Alden & Amalia Hudson House (1936)	Potentially Eligible
416 George Street	De Pere Post Office (1941)	Potentially Eligible
713 Glenwood Avenue	James & Floranne Cagle House (1967)	Potentially Eligible
100 S. Huron Street & 133 S. Superior Street	St. Mary Catholic School and the School Sisters of Notre Dame Convent (1952; 1960 and 1959)	Potentially Eligible
514 Lewis Street	Peter & Catherine Toonen House (1883)	Potentially Eligible
621 Lewis Street	Doak-Dart-Mularky House (Ca. 1870; 1889)	Not Eligible
220 S. Michigan Street	St. Francis Xavier Catholic Church (1972)	Not Yet 50 Years of Age
402 S. Michigan Street	Amil & Lesetta Schink House (1903)	Not Eligible
815 Nicolet Avenue	Edward F. & Jean Kohl House (1940)	Potentially Eligible
1336 Ridgeway Boulevard	Mrs. Agnes Lenfestey House (1963)	Potentially Eligible
405 S. Wisconsin Street	Peter Heyrman House (1909)	Potentially Eligible

*In 2001, the three Fox River Drive properties were included in a proposed historic district that largely ran along the west side of the roadway, along the Fox River. Please be aware that the proposed district was re-reviewed and, due to a combination of alterations, demolition and new construction, it was determined that the Fox River Drive Historic District was no longer considered to be potentially eligible for the National Register of Historic Places.

HISTORIC DISTRICTS

MANSION STREET WWII DEFENSE HOMES HISTORIC DISTRICT

Address	AHI#	NRHP Evaluation
902-942 Mansion Street	See resource table, page 19	Potentially Eligible
Description and Statement of Significance		



928, 932 and 938 Mansion Street (right to left).

This small residential historic district is comprised of fourteen single-family houses located to either side of Mansion Street between S. Erie Street on the west and Jordan Road on the east (See map on page 20). All of the two-bedroom homes are generally side-gabled in form and average about 700 square feet in size. All but one of the houses has been re-sheathed with modern siding and windows replaced, but very few have undergone any significant additions (beyond a rear dormer or

other minimal addition). The house at 942 Mansion Street continues to retain its original clapboard sheathing, as well as its original multiple-light sash windows.

The fourteen homes were built between 1941 and 1942 and were officially designated as defense housing; that is, housing that was available for workers engaged in defense occupations associated with World War II (See brief context on defense housing on pages 12-13). Construction on the initial house in the proposed district--located at 903 Mansion Street--was begun in April 1941. It was built by Edward Vercauteren, who served as the manager of the Standard Lumber Yard of De Pere and, later, at Green Bay. It was purchased soon thereafter by Norbert Berken, who worked as a mechanic with the De Pere Motor Company. According to the permit information, this first home was the largest to be built, offering 780 square feet. It also carried the largest price tag, with an estimated cost of \$4,200. The next two houses--located at 902 and 908 Mansion Street--began construction as of July; they were built by Ralph Belanger, a plaster contractor. Those two homes, each measuring 28 feet x 26 feet and estimated to cost \$2,700, were purchased by Alton Dickey and Gerald Lasee, respectively. By the end of 1941, a total of seven homes had been built along the north side of Mansion Street, with just one located on the south side. Among them was the home of Edward Vercauteren himself, located at 915 Mansion Street.¹²

¹² Building permit for 903 Mansion Street, 22 April 1941, est. cost, \$4,200, owner Edward Vercauteren; Building permit for 902 and 908 Mansion Street, 16 July 1941, est. cost, \$2,700, owner, R.P. Belanger; A review of the 1941 tax roll for the subdivision indicates that a total of seven homes had been built by the end of 1941, Tax Rolls, City of De Pere, Brown County, 1941, 1942, Located at the De Pere Historical Society, De Pere, WI; *Green Bay City Directory* (includes De Pere), 1943.

Aside from the initial three houses, the remainder was constructed by the Standard Lumber & Fuel Company, again, for which Vercauteren served as manager. The final six houses were completed in 1942. As of 1945, five of the homes had not yet sold and were still in possession of Standard Lumber. As of 1946—following the elimination of the defense housing restrictions, all fourteen homes were owner-occupied.¹³

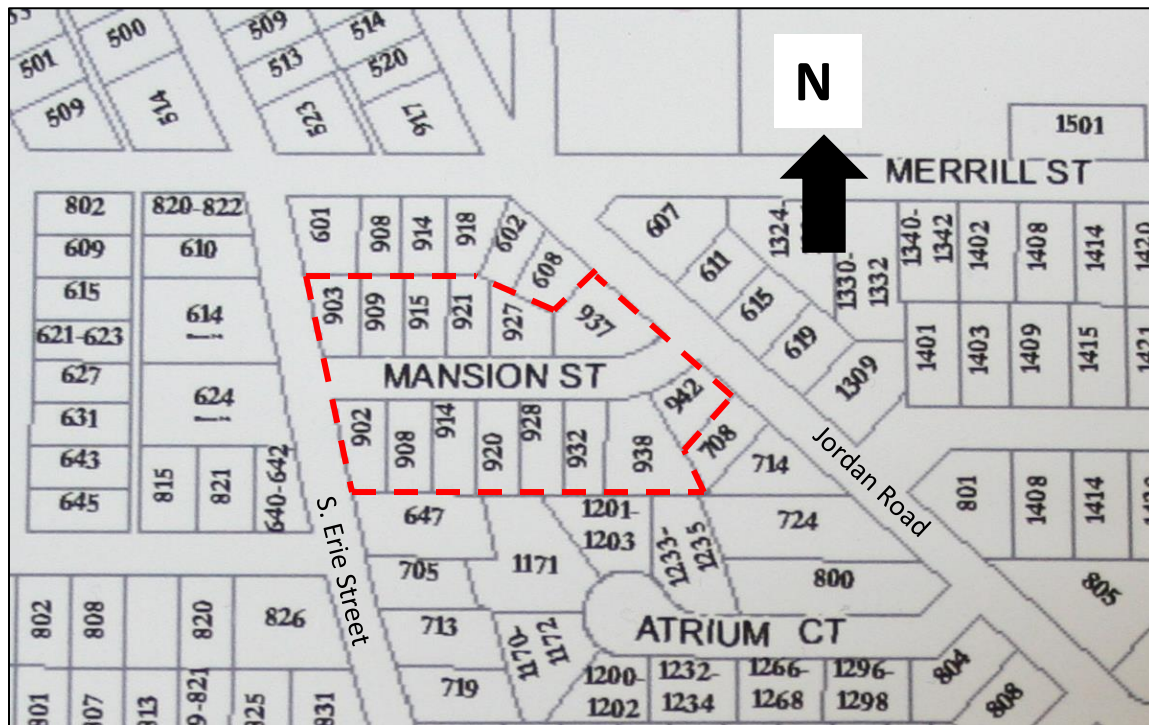
Due to exterior alterations (upon what are largely vernacular homes), the district was not found to suggest potential eligibility under Criterion C: Architecture. Despite knowledge that the subdivision was planned and built by Edward Vercauteren, no evidence was found to suggest potential eligibility regarding Criterion B: Significant Persons. Finally, regarding Criterion A: History, the subdivision was, in fact, advertised as defense housing as of December 1941. Although the exterior of the homes have been altered with modern materials, very little has been done to alter their original, efficient floor plans and the homes on the street would be recognizable to someone living there in the 1940s. Associated with a finite period of time during which few homes were built, the Mansion Street WW II Defense Homes Historic District is recommended potentially eligible for the Register under Criterion A: History.

INVENTORY LIST

*All fourteen homes are considered to be contributing to the district's significance.

Address	Original Owner	Date	AHI#
902 Mansion Street	Ralph Belanger Investment Property/ Alton and Irene Dickey House	1941	233620
903 Mansion Street	Edward Vercauteren Investment Property/ Norbert J. and Margaret Berken House	1941	233621
908 Mansion Street	Ralph Belanger Investment Property/ Gerald A. and Beatrice Lasee House	1941	233622
909 Mansion Street	Standard Lumber & Fuel Company House	1941	233623
914 Mansion Street	Standard Lumber & Fuel Company House/ James & Mary Dillon House	1942	233624
915 Mansion Street	Edward A. and Marie Vercauteren House	1941	233625
920 Mansion Street	Standard Lumber & Fuel Company House	1942	233626
921 Mansion Street	Standard Lumber & Fuel Company House	1941	233627
927 Mansion Street	Standard Lumber & Fuel Company House	1941	233628
928 Mansion Street	Standard Lumber & Fuel Company House	1942	233629
932 Mansion Street	Standard Lumber & Fuel Company House/ Rex Joslin House	1942	233672
937 Mansion Street	Standard Lumber & Fuel Company House	1941	121573
938 Mansion Street	Standard Lumber & Fuel Company House/ Clyde Campbell House	1942	233630
942 Mansion Street	Standard Lumber & Fuel Company House/ Elmer and Evelyn Snow House	1942	233631

¹³ Tax Rolls, City of De Pere, 1942, 1943, 1944, 1945; *Green Bay City Directory*, 1943, 1946.



Map of Proposed Mansion Street World War II Defense Homes Historic District.



942 Mansion Street, built by the Standard Lumber & Fuel Company, 1942.

DAVISWOOD RANCH HOMES HISTORIC DISTRICT

Address	AHI#	NRHP Evaluation
800-868 E. St. Francis Road	See resource table, page 23	Potentially Eligible
802-879 W. St. Francis Road		
Description and Statement of Significance		

Located north of Ridgeway Boulevard and east of Urbandale Avenue, this residential district consists of thirty-four, single-family, Ranch-style homes and one non-contributing 1950s Contemporary-style home arranged around St. Francis Road, a U-shaped roadway. Exterior sheathing includes any number of combinations of the following: stone veneer, board, brick veneer, wooden shingles, board-and-batten, as well as vinyl or aluminum. Some of the homes retain their original windows (some with horizontal-pane sash), while others have been replaced with one-over-one-light sash.



805 E. St. Francis Road, Daviswood Subdivision.

The homes in the proposed district are located in the Daviswood subdivision, the plat of which was approved by the city in 1952. The land that comprised Daviswood was owned by Jessie N. Davis, the widow of attorney Morton E. Davis, who died in 1948. The Davis's son, Morton E. Davis Jr., lived in the subdivision at 868 E. St. Francis Road. Daviswood is believed to be among the earliest subdivisions in De Pere that included deed restrictions with the purchase of a lot.

Among the eleven restrictions (which were set to expire on 1 January 1980) included those designating standard setback distances, the inability to house livestock, as well as required plan and specification approval by the subdivision owner, Jessie N. Davis. Notably, all houses were directed to have attached garages and house construction was to be complete within ten months of its start.¹⁴

Earlier survey information indicated that local builder Robert Smet was the developer of the subdivision. While no solid evidence of his involvement in the subdivision's actual development was found at this time, he was, in fact, responsible for the construction of many of the homes located within it—although not all of them. Smet established his construction business in 1934 and was known for custom-built homes; he died in 1980. His son Daniel expanded the business,

¹⁴ Not all subdivision plats were reviewed for restrictions but of the early ones that were checked, the only other subdivision found to have deed restrictions was the Bruss Addition, which extends to either side of Jordan Road at Bruss and Rebman streets on the west and Grace Street to the east. While consisting of only three restrictions, the first was regarding the race of the inhabitant, which was to only include gentiles of the Caucasian race, with exceptions for domestic servants, Bruss Addition, Subdivision plat with restrictions (April 1948), on file at the Department of Building Inspection, City of De Pere; Daviswood, Subdivision plat, including restrictions (March 1952), On file at the Department of Building Inspection; Jessie N. Davis died in 1975, "Mrs. Jessie N. Davis," *Green Bay Press-Gazette*, 11 December 1974, 39.

while his grandsons Chad and Scott operate the business today (known as C.S. Smet Construction Corporation). Aside from Smet, other contractors to build there include Ralph Vandembush, William Adrianson and Irvin Selsmeyer. All homes were built between 1953 and 1956, with the final, non-contributing home constructed in 1957. Construction costs generally averaged \$20,000. Early ads for the subdivision touted its beautiful setting and heavily wooded lots, citing that you could be “City Spoiled yet Country Loving, in Picturesque Daviswood.”¹⁵

No information was found to substantiate potential eligibility under Criterion A: History or Criterion B: Significant Persons. However, regarding Criterion C: Architecture, the proposed district includes thirty-four, Ranch-style homes that were built within a period of only four years—the vast majority of which were built by Robert Smet. Some sheathing and window replacement notwithstanding, the district stands as the best collection of Ranch-style homes in the City of De Pere. Furthermore, the subdivision is believed to be among the earliest in the community to include an extensive list of deed restrictions. Based on that information, combined with the district’s good degree of integrity, the Daviswood Ranch Homes Historic District is recommended as potentially eligible under Criterion C: Architecture.



Ranch homes along E. St. Francis Road, west side, Daviswood Subdivision.

¹⁵ “City of De Pere, Brown County, Wisconsin, Intensive Survey Report,” Prepared by Timothy F. Heggland for the City of De Pere, 2001, Copy available at the Wisconsin Historical Society, Madison, WI, 47; “Attorney Ill 10 Days, Dies,” *Green Bay Press-Gazette*, 1 November 1948, 1; Business feature, C.S. Smet, in the *Green Bay Press-Gazette*, 1 April 2006, 20; Contractors names gleaned from published permits in the *Green Bay Press-Gazette*, 1953-1954, see WAHI for contractor information for each home; Advertisement, “Daviswood,” *Green Bay Press-Gazette*, 16 May 1952, 22 (note that there may have been a typo in the printed ad, and it should have perhaps read, “City Spoiled, Yet Country Living...”); Robert Smet, Obituary, *Green Bay Press-Gazette*, 30 July 1980, 28.

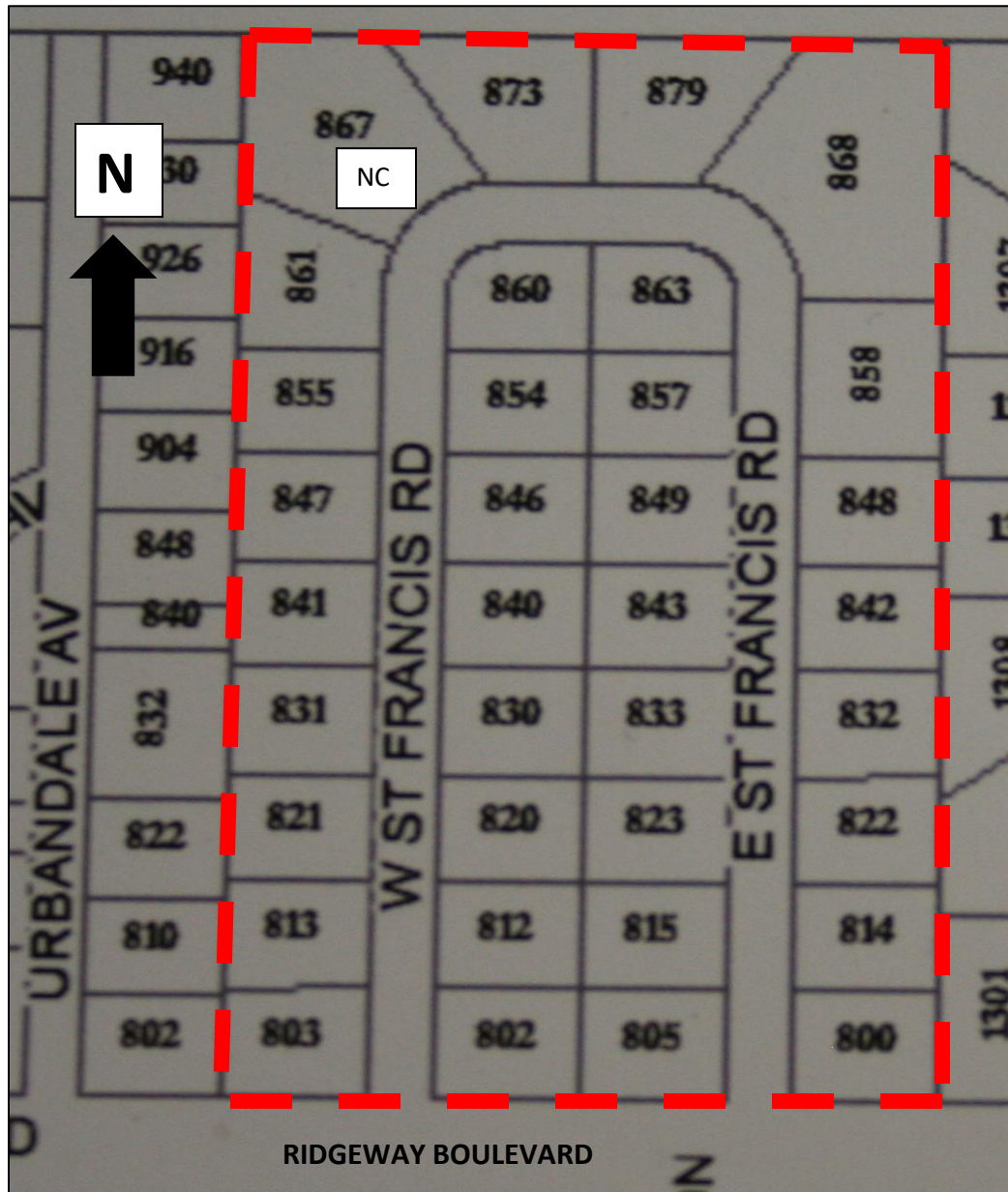
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Page 23

INVENTORY LIST

*All homes are considered to be contributing to the district's significance except for the non-Ranch-style house at 867 W. St. Francis Road.

Address	Original Owners/Name	Date	AHI#
800 E. St. Francis Road	Glen and Ethel Macaux House	1955	233673
805 E. St. Francis Road	Gerald and Agnes Hermesen House	1954	121701
814 E. St. Francis Road	Willard and Marian Jones House	1955	233674
815 E. St. Francis Road	Clarence and Thelma Albert House	1954	121702
822 E. St. Francis Road	Howard and Nathalie Roberts House	1955	233675
823 E. St. Francis Road	Fred and Dorothy Lindner House	1954	233676
832 E. St. Francis Road	Frederick and Elizabeth Kress House	1955	233677
833 E. St. Francis Road	Francis E. and Virginia Dykstra House	1956	233678
842 E. St. Francis Road	John and Elaine Holloway House	1954	233679
843 E. St. Francis Road	Sylvester and Florence Jansen House	1955	233680
848 E. St. Francis Road	Henry and Betty Goelzer House	1954	233681
849 E. St. Francis Road	Charles and Margery Foster House	1954	233682
857 E. St. Francis Road	Thomas and Carol Burgess House	1954	233683
858 E. St. Francis Road	Fred and Marion Will House	1956	233684
863 E. St. Francis Road	Frederick W. and Helen Miller House	1954	121703
868 E. St. Francis Road	Morton Davis Jr. House	1953	233685
802 W. St. Francis Road	Robert and Marie Quigley House	Ca. 1955	233686
803 W. St. Francis Road	Dr. Carleton and Dorothy Bolles House	1954	233687
812 W. St. Francis Road	Charles and Martha Trayser House	1953	233688
813 W. St. Francis Road	Leon and Lorraine DuChateau House	1953	233689
820 W. St. Francis Road	Dell and Frances McCoy House	1953	233690
821 W. St. Francis Road	Philip and Betty McNulty House	1953	233691
830 W. St. Francis Road	John C. and Helen Whitney House	1956	233692
831 W. St. Francis Road	Sigward and Harriet Anderson House	1954	233693
840 W. St. Francis Road	Alfred and Mae Callahan House	1956	121704
841 W. St. Francis Road	Roy and Agnes Behling House	1955	121705
846 W. St. Francis Road	Thomas and Evelyn Lutsey House	1954	121706
847 W. St. Francis Road	Hugo and Dolores Cuene House	1953	121707
854 W. St. Francis Road	William and Elsie Bodart House	1953	121708
855 W. St. Francis Road	Donald and Ruth Macco House	Ca. 1954	233694
860 W. St. Francis Road	Richard and Viola Overmier House	1954	233695
861 W. St. Francis Road	Vernon and Beatrice Kussow House	1953	233696
867 W. St. Francis Road	Dr. Bernard and Louise Waldkirch House NC	1957	121709
873 W. St. Francis Road	Herbert and Mary Trudell House	1955	121710
879 W. St. Francis Road	Irving and Evelyn Reeke House	Ca. 1954	233697



Map of Proposed Daviswood Ranch Homes Historic District.

DAVISWOOD II MODERN HOMES HISTORIC DISTRICT

Address	AHI#	NRHP Evaluation
1301-1348 N. Summer Range Road	See resource table,	Not Yet 50 Years of Age
1302-1350 S. Summer Range Road	page 27	
Description and Statement of Significance		



1326 S. Summer Range Road, Daviswood II Subdivision, Built 1973.

Situated immediately east of the aforementioned Daviswood Subdivision, the twenty-three, single-family homes in the Daviswood 1st Addition¹⁶ (hereafter cited as Daviswood II) are also arranged around a U-shaped roadway. Despite its location adjacent to two busy roadways (N. Webster Avenue and Ridgeway Boulevard) the subdivision, which is marked by a brick entrance marker, is rather secluded. While homes in the original Daviswood subdivision were (nearly) all

executed in the Ranch style, homes in this subdivision exhibit design features typically associated with high-end, custom-built homes of

the late-1960s to the mid-1970s, with one home dating to as late as the late 1980s. While the majority represents Neo-Colonial examples, others exhibit a modest Spanish influence; also included are Ranch houses, as well as two featuring a Mansard roof and a number of Split Level designs. Exterior sheathings include the following--board and batten, brick, vinyl or aluminum--or a combination thereof.

Including similar deed restrictions as identified in the Daviswood plat (See page 21), Daviswood II was platted in November 1964 and the first home, located at 1350 S. Summer Range Road, was built in 1965 by Vernon Kussow who had previously resided in the original Daviswood subdivision. Curb and gutter, however, was not installed here until 1968. Like the original Daviswood plat, Daviswood II was also owned by Jessie N. Davis (the widow of attorney Morton E. Davis who died in 1948); although it included at least one additional owner/developer—that of Green Bay Packer legend Bart Starr, who also resided in the subdivision. Although not the first home built in the subdivision, the Starr home, located at 1339 N. Summer Range Road, was designed in part by the Starrs themselves. However, when stakes were laid out for their home, they found that it wouldn't fit between the existing trees. As a result, they changed the home's footprint. Following its January 1969 completion (at an estimated cost of \$65,000), their "California Spanish" Ranch home was among the homes

¹⁶ Please note that the subdivision, as platted, also includes seven homes located along Ridgeway Boulevard that were not included in the proposed district, as they do not convey the same cohesive and almost "secluded" nature that those along the U-shaped drive convey.

featured for the annual Parade of Homes that same year.¹⁷ Building that same year but on S. Summer Range Road was another Green Bay Packer—Zeke Bratkowski and his wife Mary.¹⁸

A review of available (but not all) permits indicates that home costs ranged from a low of \$30,000 (the first home built in 1964-65) to a high of \$65,000, with the standard cost being around \$40,000. Contractors/builders of the homes included two of the area's most prominent—Harry Macco (owner of Hillcrest Homes) and Ray Metzler, both of which began home building in 1952.¹⁹

No information was found to substantiate potential eligibility under Criterion A: History. Despite Bart Starr's involvement in the subdivision's development, and the fact that his house is located within it, no further information was found to substantiate eligibility for the district under Criterion B: Significant Persons. However, regarding Criterion C: Architecture, the subdivision of high-end, custom-built homes reflects most of the styles popular from the mid-1960s and into the 1970s. Although not yet fifty years of age and despite some modifications, the collection, which is further distinguished by its arrangement around a U-shaped driveway, should be re-evaluated in 2024, when all but two of the homes will have reached fifty years of age.



Above: 1339 N. Summer Range Road, Daviswood II, Built 1969.

¹⁷ No less than four homes in the subdivision took part in the Green Bay Service League's Parade of Homes over the years and they include the following (with date on tour): 1350 S. Summer Range Road (1968), 1339 N. Summer Range Road (1969; 1979); 1329 S. Summer Range Road (1972); and 1306 N. Summer Range Road (1979).

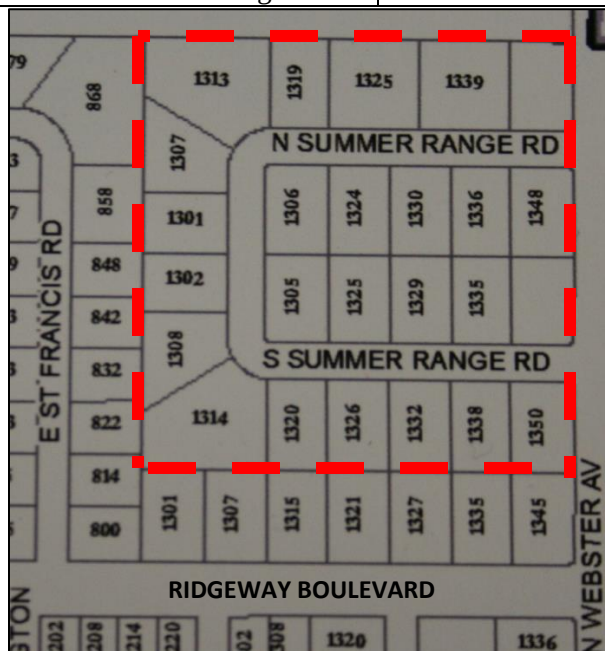
¹⁸ Daviswood 1st Addition, Subdivision plat including deed restrictions, November 1964, On file at the Department of Building Inspection; "Five Homes Being Built in De Pere," cites the building permit for 1350 S. Summer Range Road, *Green Bay Press-Gazette*, 2 July 1965; estimated cost, \$30,000; Lois Kerin, "Starrlight Starrbright," *Green Bay Press-Gazette*, 18 October 1970, B-1, B-6; Irene Golden, "Parade of Homes," *Green Bay Press-Gazette*, 11 May 1969, 13.

¹⁹ While actual building permits were not reviewed, most were published in the *Green Bay Press-Gazette* and were accessible online (via www.newspapers.com) when doing a search for the property address, Accessed July 2017; Harry Maier, "Macco Branched Out After Classes in Woodworking," *Green Bay Press-Gazette*, 15 June 1988, 15; "Harold 'Harry' Macco," Obituary, *Green Bay Press-Gazette*, 11 March 2016, C6; Keith Goldschmidt, "Builder Busy Despite Housing Slump," *Green Bay Press-Gazette*, 18 October 1981, 75; "Ray Metzler," Obituary, *Green Bay Press-Gazette*, 27 June 2003, 12; "About Us," Metzler Construction, Available online at <http://metzlerconstruction.com/about-us.html>, Accessed August 2017.

BUILDING INVENTORY

*At this time, all twenty-three of the homes are considered to be contributing to the proposed district's significance. Please note that the proposed district is not yet fifty years of age.

Address	Original Owner	Date	AHI#
1301 N. Summer Range Road	Dr. Fran and Jeanette Mongin House	1969	233700
1306 N. Summer Range Road	Craig G. and Nancy Burnham House	1973	233701
1307 N. Summer Range Road	Carsten D. and Laurel Anderson House	1973	233702
1313 N. Summer Range Road	Dr. Val and Nancy Adamski House	1969	233703
1319 N. Summer Range Road	Daniel B. and Wathenia Burbey House	1974	233704
1324 N. Summer Range Road	James S. and Virginia Young House	1972	233705
1325 N. Summer Range Road	Don and Marion Kress House	1973	233706
1330 N. Summer Range Road	Frederick B. Jr. and Lois Platz House	1972	233707
1336 N. Summer Range Road	Roger and Jeanette Lange House	1987	233708
1339 N. Summer Range Road	Bart and Cherry Starr House	1968	233709
1348 N. Summer Range Road	Dr. Edward S. and Mildred Orman House	1974	233710
1302 S. Summer Range Road	C. Wesley and Jane Smith House	1969	233711
1305 S. Summer Range Road	John F. and Susan Touscany House	1971	233712
1308 S. Summer Range Road	House	Ca. 1976	233713
1314 S. Summer Range Road	Norbert E. and Helen Urban House	1972	233714
1320 S. Summer Range Road	Robert W. and Eleanor Borchardt House	1970	233715
1325 S. Summer Range Road	Thomas and Louise Sweeney House	1969-70	233716
1326 S. Summer Range Road	Jerome G. and Corrine Anderson House	1973	233717
1329 S. Summer Range Road	Zeke and Mary Bratkowski House	1969	233718
1332 S. Summer Range Road	Drs. Frank S. and Lynn McCullough House	1973	233719
1335 S. Summer Range Road	Dr. Bertram and Dorothy Milson House	1970	233720
1338 S. Summer Range Road	John E. and Margo Guy House	1972	233721
1350 S. Summer Range Road	Vernon and Beatrice Kussow House	1965	233722



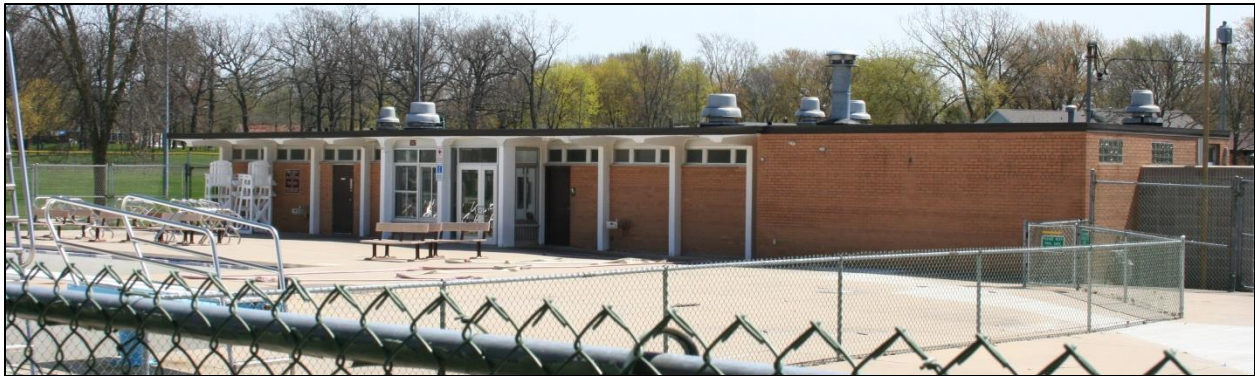
Proposed Daviswood II Modern Homes Historic District

Includes entrance marker along N. Webster Avenue (AHI#233723)



Address	AHI#	NRHP Evaluation
1212 Charles Street, Legion Park	233589	Potentially Eligible
Description and Statement of Significance		

Faced with brick, this one-story bathhouse is topped with a flat roof with a wide, overhanging eave. Exposed pre-cast concrete supports vertically articulate much of the building's exterior; narrow, clerestory lighting is located immediately beneath the roof overhang. Two pair of steel doors are located along the rear (south side) of the building, while glass double doors are found along the pool-facing elevation. A standard pool and decking is located to the north of the bathhouse, while a wading pool is located to the northwest. West of the bathhouse is an open pergola. A metal fence encloses the pool facilities, with the bathhouse forming the rear enclosure.



1212 Charles Street: Legion Park Bathhouse and Pool.

The Legion Park Bathhouse and Pool was built between 1961 and 1962. Consideration for the construction of swimming pool facilities began in De Pere as early as 1948; however, serious advancement towards the goal did not occur until 1955, when annual tax monies from a mill were set aside for it. As of March 1957, the city council provided the necessary authorization to the Board of Public Works to request bids for the construction of not just one but two outdoor pools (measuring 35 feet x 75 feet); one to be built in Legion Park on De Pere's east side and the other in VFW Park on the west side. This decision followed consideration toward building one larger pool; however, its potential location presented issues. In January 1958, the city council voted for the construction of a pool and bathhouse in VFW Park. The concrete block bathhouse and pool were completed by July, with an anticipated opening on the 4th of July. Poor weather, however, delayed its opening until the following day.²⁰

Plans for an east side swimming pool in Legion Park were reintroduced in late 1960. Following the appropriation of \$150,000, as well as \$34,000 from the De Pere War Memorial fund, the new pool facility was to include an enclosed bathhouse that included a heating plant so that the facility would be usable year-round (for skaters in the winter). Council members met with J. L.

²⁰ "Two Swimming Pools Ordered for De Pere," *Green Bay Press-Gazette*, 13 March 1957, 31; "VFW Park is Voted Swimming Pool Site," and "Pool to be Ready About July 1," *Green Bay Press-Gazette*, 29 January 1958, 22; "City Council Meets Tonight on Pool Bids," *Green Bay Press-Gazette*, 25 February 1958, 25; "Water Delays Opening at De Pere," *Green Bay Press-Gazette*, 5 July 1958, 12.

Donaghue of Ralph H. Burke Inc. (engineers-architects), of Chicago to discuss the plans and the potential for some modifications to cut costs. Donaghue indicated that the cost-saving measures would likely not provide any ultimate savings when paired with the proposed concessions that were under consideration. As a result, the council voted to approve the original plans, which also included accommodations for concessions, as well as a wading pool. The cost for the pool and bathhouse, including architect/engineering fees, amounted to over \$186,000.²¹

Construction of the pool by local contractor Theodore Brozyna began in late 1961; in fact, later than anticipated. As a result of the delays, as well as additional state building code requirements (which required design changes), an additional \$5,000 was added to the overall construction tab. The pool ultimately opened on the 4th of July 1962, under the direction of Pool Director Charles Smith. Like the VFW pool, season tickets were available to De Pere city residents. Non-city residents could also use the facility at the following single-day prices: 15 cents for ages 11 and under; 25 cents for ages 12 to 18; and 35 cents for adults.²²

By the early 1980s, both pool facilities were in poor condition. Updates were made first to the Legion Park pool in 1986. The following year, renovations to the VFW pool were completed, which included a substantial upgrade to the bathhouse that incorporated walls of ribbed concrete. In 2014, an evaluation of the pool facilities was undertaken, at which time it was determined that both pools were, again, in very poor condition. Cost estimates to bring both facilities back to an acceptable level were estimated at \$1.2 million. Although that cost was, in fact, less than building a new, single aquatics center, the amenities associated with the latter (including a zero-depth pool entry and water slides) would far outweigh the former. In 2016, studies were completed in order to determine the best location for such a facility—one that was accessible from both sides of the river. In February 2017, the De Pere Park Board voted 5-1 to support the future construction of a new aquatics center facility in VFW Park on the city's west side.²³

No information was found to substantiate potential eligibility for the Legion Park Bathhouse and Pool under Criterion B: Significant Persons. Regarding Criterion C: Architecture, the bathhouse is a very good and largely intact example of 1960s Contemporary architecture; however, it does not meet the requirements necessary for listing in that regard. Finally, however, the pool building is significant under Criterion A: History and its association with De Pere's parks and recreation. Although not the first pool facility built in the city, it followed within just a few years of the VFW pool facility and it stands as the lesser altered of the two. Furthermore, the Legion Park

²¹ "Mayor Proposes New Main Office Site," *Green Bay Press-Gazette*, 14 December 1960, 30; "Council Meets With Designer of Swimming Pool," *Green Bay Press-Gazette*, 24 June 1961, 18; "Original Swim Pool Plans Win Approval," *Green Bay Press-Gazette*, 27 June 1961, 8; "Pool Contract Talks Slated This Evening," *Green Bay Press-Gazette*, 20 September 1961, 20.

²² "Extra Cost For Swim Pool Set at \$5,000," *Green Bay Press-Gazette*, 11 January 1962, 15; "July 4 Opening Set for Pool in Legion Park," *Green Bay Press-Gazette*, 2 July 1962, 12; "Swimming Pools Set Records; End Seasons," *Green Bay Press-Gazette*, 1 September 1962, 7.

²³ Karil Van Boxtel, "De Pere Will Follow One Design for Pool Renovations," *Green Bay Press-Gazette*, 5 April 1985, 4; "2014 Aquatics Facility Evaluation for City of De Pere, WI," Prepared by MSA and WTI (2014), Available online at <https://deperecitywi.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=1413&Inline=True>, Accessed August 2017; Todd McMahon, "De Pere Looks to ID Site for New Pool," *Green Bay Press-Gazette*, 3 February 2016; Todd McMahon, "Park Board favors VFW Park for De Pere Aquatic Center," *Green Bay Press-Gazette*, 17 February 2017.

facility was built for year-round use (as a warming house for winter activities such as skating and ice hockey), whereas the VFW Park bathhouse was only for seasonal use. Although it seems clear that the future for both pool facilities is uncertain, the Legion Park Bathhouse and Pool is recommended as potentially eligible under Criterion A: History (Recreation).

Address	AHI#	NRHP Evaluation
833 Fox River Drive ²⁴	1858	Not Eligible
Description and Statement of Significance		



833 Fox River Drive: Campbell-Ruel House.

Sheathed entirely with clapboard, this two-story, front-gabled house is dominated by a one-story, open porch that covers the entire west elevation and wraps around to extend along the full south elevation of the main block of the house. A full pediment with columnar supports frames the porch entry, with additional columns supporting the remainder of the porch that features a spindled railing. A variety of windows are located throughout the house, with the second-floor

windows of the primary elevation being the most notable with the upper sash featuring a diamond-like pattern in wood. Some windows are replacements and an addition extends from the rear.

Earlier (2001) survey information cited that the original home on the property was built in 1880 by William Campbell. Indeed, Irish-born Campbell and his wife Sarah, a New York native, improved the subject lot with a home as of that year. By no later than 1870, the Campbells resided in De Pere, along with their seven children who ranged in age from nineteen to just one year. Although not fully confirmed (as the subject William Campbell), William, a sailor, appears to have lost his life in 1895 while working on the Steamer Belle Mae and drowned near La Crosse. As of 1899, James Phimester and his family are identified as moving into “Mrs. Sarah Campbell’s house on South Broadway,” which presumes that Sarah and her family had moved out. In December 1900, Sarah sold the house “on the hill” to John Ruel, who was in the lumber business. The local paper noted a purchased price of \$600 and indicated that Mr. Ruel would make “extensive improvements on the house” after which he and his family would move in. The following February, Ruel’s plans for improvements were cited again, noting specifically that a foundation would be built under the house and that a hot water heating system would be installed. That same year, Ruel also purchased the lot adjacent to the east and, as of October, the house was being wired for electricity. If Ruel and his family actually resided in the home after the cited improvements, it was only for a short while for, as of 1905, the home was noted as sold to E.A. Lee and available for rent. The house changed hands at least twice before its sale in 1919 to Charles and Amanda Seefeldt. At that time, the local paper again noted plans for “extensive

²⁴ Please be aware that Fox River Drive is a more recent name for the subject roadway. Originally the roadway was named S. Broadway and, for a short period, it was renamed as Riverside Drive. It was not until circa 1960 that the name was changed to Fox River Drive.

improvements to the place.” The Seefeldts (along with Amanda’s mother for a time) resided in the house into the 1940s.²⁵

No information was found to suggest potential eligibility regarding Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the house is a very good and intact example of a home’s transition from a largely vernacular form to one with combined Queen Anne and Colonial Revival styling. Despite that acknowledgement, the home’s primary attribute is its wraparound porch and its second-floor, wood-frame windows. As well, a number of windows have been replaced throughout. While acknowledgment as a local landmark is, perhaps, appropriate, the house does not meet the criteria necessary for National Register listing under Criterion C.

Address	AHI#	NRHP Evaluation
1207 Fox River Drive	121382	Potentially Eligible
Description and Statement of Significance		

Sheathed with limestone and encompassing over 3,000-square feet on its main level, this sprawling four-bedroom Ranch house is topped with multiple hipped roofs. Primary entrance to the home is gained through a single, multi-paneled door along Fox River Drive and within the southernmost block. Three-light picture windows, the center of which is comprised of multiple lights, are evident along both of the street-facing elevations of the house, while additional windows are double-hung examples with either one-over-one-light or two-over-two, horizontal-light sash. Incorporated into the house is a rear porch enclosure, as well as a two-car garage that is accessed off of Wilcox Road.



1207 Fox River Drive: Vincent and Mary Jacobs House.

²⁵ Tax Rolls, City of De Pere, Brown County, 1880, 1885, 1900, 1901, 1902, 1905, 1910; Newspaper brief (re: William Campbell overboard), *Green Bay Press-Gazette*, 25 May 1895; Newsbrief (re: house sold), *Brown County Democrat*, 14 December 1900, 1; Newsbrief (re: Phimester in Campbell house), *Green Bay Press-Gazette*, 25 April 1899, 2; Newsbrief (re: Ruel improvements), *De Pere News*, 20 February 1901, 4; Newsbrief (re: Ruel lot purchase), *Brown County Democrat*, 17 May 1901, 1; “Local Briefs,” (re: electricity), *De Pere News*, 2 October 1901, 4; Newsbrief (re: Ruel sold house), *Brown County Democrat*, 27 October 1905; Newsbrief (re: Martin sells house to Seefeldt), *De Pere Journal Democrat*, 7 August 1919, 1; U.S. Federal Census, Population, 1870, 1900, 1920; “Mrs. C. Zich Dies at Daughter’s Residence,” *Green Bay Press-Gazette*, 14 February 1942, 2; “Charles Seefeldt Dies in Milwaukee,” *Green Bay Press-Gazette*, 12 December 1955, 48.

Completed in 1951, this house was built for Vincent and Mary Jacobs at an approximate cost of \$21,000. The Jacobs' purchased the lot in 1948 from Guy and Winifred Wilcox. The contractor of the home was Robert Schaetz of Green Bay. Vincent Jacobs was born in Philadelphia, Pennsylvania, while Mary was born in Canada. In 1936, after a number of years in retail, the Jacobs' chose to establish a clothing store in Green Bay. Jacobs House of Fashion, which was located at 314 N. Washington Street and across the street from Prange's, was headed by Vincent until his death in March of 1959. Thereafter, the business was taken over by Mary who, in January 1962, completed a significant remodeling, which expanded the size of the store. The following year, Mary sold the business to Maurices Apparel, Inc., of Duluth, Minnesota.²⁶

No information was found to substantiate potential eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the Jacobs' house is a very good and intact, high-style Ranch house. Whereas the Ranch homes in Daviswood are also of high quality, they derive their significance as a collection. Indeed, the significant size, finish and overall appearance of the Jacobs house allows it to be singled out as an excellent example of the Ranch style and it is recommended as potentially eligible under Criterion C.

Address	AHI#	NRHP Evaluation
1218 Fox River Drive	121386	Potentially Eligible
Description and Statement of Significance		



1218 Fox River Drive: Frank and Mildred Nickolai House.

Comprised of three side-gabled blocks of varying height, this Colonial Revival-style house is sheathed with a variety of materials including brick, limestone and what appears to be board siding. The southernmost block rises two full stories and is faced with brick that is painted white. A two-story, open porch with plain square supports fronts the entire elevation and shelters the right-of-center entrance that is topped with a transom and flanked by shutters. Shuttered,

multiple-light windows are regularly placed along the elevation, with the two on the first level being larger than those on the second floor. A stone

exterior chimney runs up the south side of the block. Moving north, the limestone-faced block rises one-and-one-half stories and carries a multiple-light bay window at its approximate center. The roof includes a pair of gabled roof dormers with double-hung sash; an interior stone-clad chimney rises from the north end of this section. The northernmost one-story block is sheathed with wide siding. A single window with shutters occupies the main level while a windowed and gabled dormer rises from the roofline, as does a vent-like projection. A wing is apparent off the

²⁶ "Real Estate Transactions," *Green Bay Press-Gazette*, 3 February 1948, 20; Building Permit, Published in the *Green Bay Press-Gazette* on 1 November 1950, page 16; "Vincent A. Jacobs," Obituary, *Green Bay Press-Gazette*, 28 March 1959, 2; " 'New Look' To Be Seen At Jacobs," *Green Bay Press-Gazette*, 7 February 1962, 9; Jacobs Store Sale is Told," *Green Bay Press-Gazette*, 18 July 1963, 31.

rear of the south end of the house but it is largely obscured by foliage. Recent building permits indicate that a family room addition (presumably to the rear) was made to the home in 1994.²⁷

Completed in 1939, this house was built for Frank and Mildred Nickolai, who wed in 1936. Although the home's architect is not known, the contractor was Martin Albers. When the house was built it was located outside of the city limits. The local paper noted that construction of the home began in mid-November 1938. The Nickolais, along with Mildred's mother, Mrs. D.M. (Harriet) Hagerty, moved in as of September 1939. Upon completion, the home's library boasted a mural painted by Mrs. Sidney Bedore (as well as free-hand line drawings in the dining room) and the 1940 census cited the home's valuation at \$20,000. Born in Wisconsin, Frank was connected to the automotive business for approximately twenty-five years, during which time he was a partner with Mildred's brother Kerwin in the Gateway Motor Company. Frank is also identified as a yachtsman, thus a river-side property made a logical choice for construction of the home. His tenure in the home was brief for he died in 1943, about one month short of his forty-seventh birthday. Harriet died in 1957 and Mildred remained in the house until her own death in 1976. Previous to her marriage, Mildred had attended a number of colleges for periods of time between 1911 and 1914, including Lawrence (in Appleton), as well as the Chicago School of Dramatic Art and the Columbia College of Expression and Chicago Musical College. Following her work as a teacher in the Green Bay public schools, she also was a dance instructor, operating her own studio by no later than 1930. She is identified as teaching dance in Green Bay, Appleton and Manitowoc. The house was, thereafter, purchased by the Meng family, who opened the home for the annual Service League home tour in 1979.²⁸

No information was found to suggest potential eligibility under Criterion A: History or Criterion B: Significant Persons. Although the Nickolai home was previously identified as Neoclassical in style (presumably categorized as such as a result of its two-story porch), it is, in fact, an example of the Colonial Revival style of architecture. Although the WAHI identifies nearly 100 examples of the Colonial Revival style in the city of De Pere, they encompass construction dates from the 1920s through the Neo-Colonial examples of the 1970s. When comparing this house to others built in the same period (1930-1940), the number of comparables drops to thirty-five. Of those thirty-five, a significant number of them are influenced by the Colonial Revival style, rather than true examples. Finally, while already (NR-) listed districts include examples of the Colonial Revival style, the Frank and Mildred Nickolai House compares favorably and stands as a very good, stand-alone example. As a result, the house is recommended as potentially eligible for the Register under Criterion C.

²⁷ Building permit file for 1218 S. Fox River Drive includes a permit for a 1994 family room addition; owners, the Mengs.

²⁸ Newsbrief (re: start of construction), *De Pere Journal Democrat*, 17 November 1938, 4/1; Newsbrief (re: Nickolais move in), *De Pere Journal Democrat*, 28 September 1939, 5/3; Newsbrief (re: library mural and dining room drawings), *Green Bay Press-Gazette*, 2 December 1939, 9; U.S. Federal Census, Population, 1940; "Frank J. Nickolai Succumbs Today," *Green Bay Press-Gazette*, 10 August 1943, 6; Newspaper briefs (re: Mildred in college), *Green Bay Press-Gazette*, 21 December 1911 (13), 20 March 1913 (11), 7 October 1913 (11) and 8 April 1914 (11); "Mrs. Frank Nickolai," Obituary, *Green Bay Press-Gazette*, 19 October 1976, 26. Note that the house was originally addressed as 1312 S. Broadway and, at the time of Mildred's death it was 1218 Riverside Drive; "Jefferson-Style Home Remodeled for Today," *Green Bay Press-Gazette*, 13 May 1979, G-11-12. Renovations at that time included a new kitchen, as well as redecorating throughout the house, and a 5-foot extension to the garage.

Address	AHI#	NRHP Evaluation
1334 Fox River Drive	121390	Potentially Eligible
Description and Statement of Significance		

Sheathed with rough-cut limestone, this large Tudor Revival-style house is comprised of four blocks of varying height, all of which are topped with a slate-shingled, gabled roof. The (largely) central side-gabled block rises two-and-one-half stories and features at its center a two-story, five-sided bay set within a gabled wall dormer; the bay carries multiple-light, double-hung (or casement) windows along each level. Additional multiple-light windows are located to the left (south) of the bay, while a single, tall-and-narrow window is located to the right. Within the narrow, side-gabled, one-and-one-half-story block to its right, a wooden door is set within a stone surround and topped with a label mold; a hipped-roof dormer rises from the roofline above. An additional entry to the house proper is located in southernmost, one-and-one-half-story wing. The door and a small window are both topped with a stone label mold, both of which are set within a gabled wall dormer that carries a double-hung sash within the peak. Finally, a front-gabled, three-car garage wing completes the house on the north. Windows throughout the house are finished with smooth stone surrounds.



1334 Fox River Drive: Dr. Alden and Amalia Hudson House.

Built for Dr. Alden and Amalia Hudson, construction began in June 1936 and was likely not completed until early 1937. Born in 1900, Alden Hudson was the son of D.W. Hudson, the head of the Hudson-Sharp Machinery Company in Green Bay. Alden attended Marquette University, after which he opened a dental office in Green Bay in 1925; that was the same year he wed Amalia (aka Molly) Hulpert. Following construction, the Hudsons remained in the subject

house until sometime between 1947 and 1949. They moved to Green Bay for a short period before building another home in Allouez. Alden

practiced dentistry for thirty-three years, retiring in 1958. Prior to retiring to Minocqua, Molly was a member of the Green Bay Garden Club, the De Pere Woman's Club, as well as the Green Bay-De Pere Antiquarians. Alden died in 1977 and Molly passed away two years later.²⁹

No information was found to suggest potential eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the house appears, albeit from the roadway, to be a very good and intact example of the Tudor Revival style of architecture of which there are no true comparisons within the city of De Pere, as evidenced in the 2001 survey

²⁹ "Dr. Alden Hudson Opens Dental Office," *Green Bay Press-Gazette*, 7 September 1925, 2; "Real Estate Transfers," Mary Denman to Alden and Amalia Hudson, *Green Bay Press-Gazette*, 28 January 1936; "Several New Homes Started Here," *Green Bay Press-Gazette*, 27 June 1936, 5/6; "Motor Burns Out," *Green Bay Press-Gazette*, 28 June 1947, 2; *Green Bay City Directory*, 1949; "Dr. Alden Hudson," Obituary, *Green Bay Press-Gazette*, 8 December 1977, 47; "Mrs. Alden (Molly) Hudson," Obituary, *Green Bay Press-Gazette*, 9 January 1979, 27.

report. Although the city is home to thirty examples of the style (per the WAHI), they are all on a much smaller scale than that of the Hudson house, with some examples perhaps being more appropriately identified as Tudor Revival “influenced.” Therefore, based on the preceding information, the Dr. Alden and Amalia Hudson House is recommended potentially eligible under Criterion C: Architecture.

Address	AHI#	NRHP Evaluation
416 George Street	1875	Potentially Eligible
Description and Statement of Significance		

Sheathed with locally quarried³⁰, irregularly coursed limestone, this one-story, Colonial Revival-style, former post office building is comprised of three blocks. The primary, (George) street-facing and symmetrical façade is side gabled and topped with a tile-shingled roof upon which sits a windowed cupola trimmed with pilasters and corner quoining. The building’s central entrance is set beneath a round arch and framed by fluted columns that support a plain wooden entablature, as well as a transom and sidelights. A pair of lamp standards occupies each side of the base of the entrance staircase, which includes a decorative metal railing. Two twelve-over-twelve-light, double-hung, wood-sash windows are located to either side of the doorway, while both the east and west gabled endwalls also carry a pair of multiple-light sash. Each of the fully pedimented and board-sided gabled peaks includes a lunette window. Behind the entrance block, the mid-block is topped with a flat roof that is obscured by a parapet beneath which runs a wooden cornice. A wooden frieze with dentil trim encapsulates this block as well as the entrance block. The rear wing, a portion of which originally served as a two-bay loading dock, has since been enclosed for additional commercial space. The lower level is sheathed with limestone, while the upper half is covered with vinyl. Windows in this portion replicate the twelve-over-twelve lighting of those along the main block and the doorway is also classically inspired to match the building’s original character. The interior of the building no longer reflects the interior arrangement (or features) while the building served as the post office.



416 George Street: De Pere Post Office.

Completed in 1941 at a reported cost of \$48,066, construction of the De Pere Post Office building was funded with Public Works Administration monies. The federal monetary award stipulated that the project not exceed \$75,000, including purchase of a site. The site upon which the building is located was purchased from John Hahn for a sum of \$10,000. Plans drawn by Supervising Architect Louis A. Simon were delivered to De Pere in August of 1940. The Colonial Revival-style structure called for native stone exterior walls, wooden windows, lamp standards and brass

³⁰ The exterior limestone is identified in the draft National Register nomination (see footnote #31 for citation) as quarried in Lannon, Wisconsin; however, one of the local newspaper articles from 1941 indicates the stone came locally, from Scray quarries, “Building to Be Finished Oct. 2,” *Green Bay Press-Gazette*, 24 September 1941, 12.

railings. The general construction contract was awarded two months later to Dean Engineering and Construction of Minneapolis, Minnesota. As of late September 1941, the local paper reported that the building would be complete as of October 2nd; indeed, dedication occurred on that day. The following year, Works Progress Administration-funded murals painted by Two Rivers artist Lester Bentley were installed in the building. The structure functioned as a post office through 1996, at which time the murals were given to the local historical society which, in turn, gave them to the Neville Public Museum in Green Bay. The building has since served a variety of functions, including general office space, as well as a restaurant.³¹

No information was found to substantiate potential eligibility under Criterion B: Significant Persons. Regarding Criterion A: History, the building is, in fact, notable for its association with Franklin Delano Roosevelt's New Deal program/PWA funding. Although the exterior continues to largely reflect its original 1940 design, the interior of the building has been altered such that its association with the U.S. postal service—the intent of the structure—has since been negated. Therefore, the building is not considered potentially eligible under Criterion A. Also, in 1993, at the time of the completion of the draft National Register nomination for the building, eligibility was based on the Bentley murals of the interior. As noted, they were removed as of 1996. Based on that information, the building is not recommended as potentially eligible under Criterion C: Architecture, as it applies to eligibility for artistic distinction. Finally, however, the building is a very good and largely intact, non-residential example of the Colonial Revival style, of which the former De Pere Post Office stands as the only such example. Although the rearmost wing (which is not visible when standing in front of the building) was altered to an enclosed state rather recently, the majority of the building stands largely unaltered. Standing as a very good—and the only—example of a non-residential building of Colonial Revival design, the former De Pere Post Office is recommended as potentially eligible for the National Register under Criterion C: Architecture.

Address	AHI#	NRHP Evaluation
713 Glenwood Avenue	121413	Potentially Eligible
Description and Statement of Significance		

Sheathed with both diagonally and vertically laid board, this tall-and-narrow, two (+) story Shed-style house is topped with a steeply pitched shed roof. Built into the hillside, the ground level includes a garage, while the first and second levels of the street-facing elevation include minimal fenestration.

Designed by James Cagle, the house was built in 1967 for Cagle and his family. James Cagle was born in Tennessee and grew up in Indiana. He earned his Master of Fine Arts degree from Michigan State University in 1963, after which he taught for forty-two years in the art

³¹ "New Post Office Plans Received," *Green Bay Press-Gazette*, 22 August 1940, 24; "Early Start on Post Office Seen," *Green Bay Press-Gazette*, 10; "Building to Be Finished Oct. 2"; Draft National Register nomination prepared for the De Pere Post Office, Prepared by Charles W. Causier and Joseph G. Jurkiewicz, HNTB, December 1993, Copy in "De Pere Post Office" site file, Department of Historic Preservation, Wisconsin Historical Society, Madison, WI. Also included in the site file is correspondence with the United States Postal Service regarding the potential changes to the building following the postal services deaccessioning of the property.

department of St. Norbert College in De Pere. Upon his retirement in 2007, a retrospective exhibit (including forty-two pieces) of Cagle's work was hosted in the Baer Gallery of the Bush Art Center at St. Norbert. Since retiring from academia, the Door County resident has continued his artistic pursuits and is working as a photographer and filmmaker. According to information provided by a local resident, this house was one-half of the full design; the other half was reportedly built on Old Plank Road, outside of the city limits. James and his family resided in the subject home until circa 1980.³²



713 Glenwood Avenue: James and Floranne Cagle House.

No information was found to substantiate potential eligibility under Criterion A: History. Regarding Criterion B: Significant Persons, James Cagle was a longtime professor of art at St. Norbert College, as well as an artist in his own right, the latter profession of which he continues to date. As well, he is identified as having designed the house himself. Despite that fact, no information was found at this time to suggest eligibility in that regard. Finally, however, the house was designed in the Shed style of architecture. The Shed style, which was part of the 1960s Postmodern architecture movement, was propagated nationally by architects Charles Moore and Robert Venturi. Among the common cladding materials utilized for the style included wooden shingles and, like this example, board siding applied in varied directions. Windows on this style of house are generally asymmetrically arranged (as they are on this one) and front doors are generally obscured from direct view (again, such as this one exhibits). Completed in

1967, this is certainly among the earlier known examples of the style in the state of Wisconsin, where very few such homes exist. Although the windows appear to be replacements, their location and size remain as it was built. Retaining a very good degree of integrity and standing as the only known example of its type in the city, the James and Floranne Cagle House is recommended as potentially eligible for the National Register under Criterion C: Architecture.

³² Building permit published in the *Green Bay Press-Gazette* on 16 August 1967, 24; Gene Hackbarth, De Pere resident and Historic Preservation Commission member, Conversation with Traci E. Schnell, May 2017, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; A brief biography of James Cagle is included online at www.mmoca.org/2013-triennial/artists/1997, Accessed August 2017; At the time the house was constructed, Cagle was married to Floranne (nee Evans). They divorced in 1980 and Cagle remarried in 1987 to Katherine Ann McCabe, Divorce records published in the *Green Bay Press-Gazette* on 16 August 1980, 11; "Wisconsin Marriage Index, 1873-1997," Available on www.Ancestry.com, Accessed July 2017.

Address	AHI#	NRHP Evaluation
100 S. Huron Street & 133 S. Superior Street	121458 & 233586	Potentially Eligible
Description and Statement of Significance		



100 S. Huron Street: St. Mary Catholic School.

This property consists of a two-story, flat-roofed, Contemporary-style school building (1952; 1960), and a two-story, flat-roofed Contemporary-style former convent building (1959), both associated with St. Mary Catholic Church. Regarding the former, the school rises two stories, the entrance of which is oriented to the intersection of S. Huron & Charles streets and accessed via a short set of stairs. Faced with smooth cut stone and exhibiting an Art Deco-style influence, the entry block is canted on each side, with the central portion divided into three bays. The central section is comprised of a double-door entry above which rests a pair of replacement double-hung sash. Between each floor is a cut-stone panel that includes a variety of carved stone ornament. Similarly, the outer two bays include a door along the first floor and a sash window on the second, along with a central, cut-stone panel with additional, but less ornate, carved ornament. The stone coping exhibits a geometric design. To the north is a two-story, limestone-sheathed classroom wing that includes large expanses of windows with (original) glass block on both levels. To the west and along Charles Street, the original 1952 gymnasium block carries windows--a single expanse of multiple-lights--only along its first level, while the second floor is devoid of fenestration. The two-story, flat-roofed, 1960 classroom addition to the west is built of pre-cast concrete. Limestone sections alternate with sections of metal-frame windows along both floors.

Located along S. Superior Street and north of the school is the former convent. Its exterior is similar to the 1960 classroom addition in that it features two-story expanses of limestone that alternate with window bays along both its north and south elevations. In this case, windows are slider examples. An entrance sheltered by a flat-roof overhang is evident along S. Superior Street.

St. Mary's Catholic congregation was formed as Immaculate Conception parish after breaking away in 1869 from the Irish Catholics. Their first church was completed in 1870 (on the subject block) and, in 1882, a school was established. Eight years later (1890), a rectory was built and, in 1912, a convent erected. In need of larger school facilities, the congregation engaged the Green Bay firm of Foeller, Schober, Berners, Safford and Jahn to design a modern school. Len G. Ries served as general contractor, with groundbreaking ceremonies held in June 1951. Dedicated in

October 1952, the facility included twelve classrooms, a gymnasium, library, kitchen and music room and the earlier school building was demolished. Seven years later, a new convent was built from designs provided by Green Bay architect John Tilleman³³, who was also responsible for the 1960 school addition (which also included office space and a finished basement with kitchen and dining facilities, as well as lockers). In 1971, St. Mary School consolidated with St. Francis Xavier School and was renamed Notre Dame. It is identified as one of the earliest school consolidations in the Green Bay Diocese. In 1994, the Diocese recommended that St. Mary build a new church at a new location. Groundbreaking occurred in 1997 and dedication of the new church—designed by Birschbach & Associates, Ltd., was held on 29 March 1998. The following year, the old church was demolished; however, the stained-glass windows of the church, as well as much of the church furniture, were reinstalled in the new facility (located at 4805 Sportsman Drive).³⁴



133 S. Superior Street: School Sisters of Notre Dame /St. Mary Catholic Convent.

Religious structures are not generally considered for National Register eligibility unless their primary significance is derived from architectural or artistic distinction or historical importance. Although potential eligibility is not substantiated under Criterion A: History, the school and the convent stand together as two very good and significantly intact examples of

circa-1950 to 1960 Contemporary-style, parochial education-related buildings. As a result of their high degree of integrity, the former St. Mary Catholic School and Convent are recommended as potentially eligible for the Register under Criterion C.

Address	AHI#	NRHP Evaluation
514 Lewis Street	1892	Potentially Eligible
Description and Statement of Significance		

Comprised of a two-story main block and a one-story wing to the rear, this house is clad with brick and rises from a rock-faced, cut-stone foundation. The exterior brickwork is laid in English bond, which means that each row of brick alternates between a header and a stretcher course.

³³ For biographical information on Tilleman, please see recommendation discussion for 1336 Ridgeway Boulevard (Mrs. Agnes Lenfestey House).

³⁴ An outline of the history of St. Mary's church can be found on the church's website, Available online at www.stmarydepere.org/pdf/History.pdf, Accessed July 2017; "\$185,000 in Bonds to Finance School," *Green Bay Press-Gazette*, 9 January 1952, 8; Photo and caption (re: shovel turning), *Green Bay Press-Gazette*, 28 June 1951, 44; "Bishop Bona Will Dedicate School on Sunday," *Green Bay Press-Gazette*, 18 October 1952, 22; "New Convent," photo and caption, *Green Bay Press-Gazette*, 12 November 1959, 48; "School Addition Progress," photo and caption, *Green Bay Press-Gazette*, 16 March 1960, 37; "2,000 Pupils Expected in Parochial Schools," *Green Bay Press-Gazette*, 24 August 1960, 21; George S. Koyl, ed., *American Architects Directory* (New York: R. R. Bowker, 1962), 705.

Regarding the gabled two-story block, its street-facing elevation is symmetrically arranged and includes a central gabled wall dormer; four, two-over-two-light, double-hung windows line the first floor while two are located along the second level. A circular window is located within the gabled peak of this elevation, as well as along the east and west facades. All fenestration along this elevation, as well as its endwalls, are topped with an ornate segmental-arch, brickwork header comprised of four rows of brick, the second and fourth rows are flush with the wall, while the alternating rows project from the wall. The home's entrance is oriented to the east and located at the main block's juncture with the one-story wing to the rear, the latter of which also includes an entrance. Evident along the east side of the rear wing is a three-sided bay that is partially sheathed with clapboard and includes six-over-one-light, double-hung sash.



514 Lewis Street: Peter and Catherine Toonen House.

The Peter and Catherine Toonen House was completed in 1883. Peter Toonen was born in Holland in May 1837. On 1 October 1870 he wed Catherine Hartjes and two years later they immigrated to the United States. Between 1875 and 1880, he purchased the subject parcel which presumably included a house. As of the 1880 census, Peter was working as a blacksmith and he and Catherine had four children: Mary (age 8), Christina (age 7), Anton (age 5) and John (age 2).

Street had been recently completed: “The new solid and commodious dwelling of Peter Toonen...” was the scene of an open house of sorts to show off the home to friends. The article went on to say “This is thought to be the finest and most expensive residence ever put up by a Hollander in this city.” Toonen’s blacksmith shop was located to the east of the house, which helps to explain the home’s entrance orientation to the east.³⁵

In 1883, a newsbrief in the *Green Bay Press-Gazette* indicates the Toonen home on Lewis

Peter is simply identified as a capitalist as of the 1900 census and, on 22 June 1903, he died. His widow remained in the home for a period; however, as of 1910, the house had passed into the hands of the Toonen’s son John. John and his wife Dora (nee Alears) wed in 1900 and they had at least eight children. John worked as a machinist at the C.A. Lawton Company, where he remained into (at least) the early 1940s. John died in 1953 at the age of seventy-five, at which time he still resided in the Lewis Street home. Dora, although no longer living in the home, died in 1980, at the age of ninety-nine. The house is currently a two-family home and is for sale.³⁶

No information was found to substantiate potential eligibility under either Criterion A: History or Criterion B: Significant Persons. Regarding C: Architecture, the house was identified in 2001 as among the top ten examples of its kind (classified at that time as a gabled ell form) and executed

³⁵ Newsbrief (re: New house of Peter Toonen), *Green Bay Press-Gazette*, 12 November 1883, 4; U.S. Federal Census, Population, 1880, 1900; Tax Rolls, City of De Pere, 1875, 1880, 1885.

³⁶ U.S. Federal Census, Population, 1900, 1910, 1930, 1940; “John Toonen, 75, Machinist for 58 Years, Succumbs,” *Green Bay Press-Gazette*, 8 October 1933, 24. “Mrs. John Toonen,” obituary, *De Pere Journal*, 18 September 1980, 7.

in brick. Indeed, the house is a vernacular brick-clad form and it is not recommended as potentially eligible related to its (lack of) architectural styling. However, when compared to other brick homes in De Pere, its English bond brickwork is notably unique. Although not evident when standing immediately in front of the home, the brickwork does project an illusion of patterning when standing a few hundred feet from the home. Further research is also suggested to see if the home's mason can be identified, as that might suggest some type of ethnic influence related to the brickwork patterning. In any case, the Peter and Catherine Toonen house is recommended as potentially eligible under Criterion C for its unusual brickwork/method of construction.

Address	AHI#	NRHP Evaluation
621 Lewis Street	121513	Not Eligible
Description and Statement of Significance		



621 Lewis Street: Doak-Dart-Mularky House.

Clad with brick, this two-story, gabled house is comprised of a two-story, front-gabled block along Lewis Street from which a one-and-one-half story wing extends to the rear (north). An additional brick-clad wing extends to the west from the rear corner of the two-story block. Regarding the two-story block, it features a modest wooden cornice beneath the roof's eave and a hipped-roof, open porch with turned supports and a replacement railing that extends

across the Lewis Street elevation. A rectangular bay projection extends from the west wall of this

block. Another hipped-roof open porch with turned supports is located along the rear (north) wing and which retains its original turned railing and much of its original porchwork. Window openings throughout the house are largely symmetrically arranged and include a segmental-arch header comprised of two rows of flush header brick; however, the windows themselves are rectangular replacements that were installed in 2015.

Although the 1871 Birds Eye map of De Pere indicates that a house³⁷ was located on this parcel at that time, it is more likely that the brick home replaced an earlier frame house located on that parcel. Indeed, an 1887 newspaper citation notes that Robert Doak (a Canadian-born house mover) sold his house and two lots to Felix Dart, with tax rolls confirming this transfer, as well as an increase in valuation by 1890. Furthermore, an 1889 citation in the local paper reads, "Felix Dart moved into his new residence the latter part of the last week." While the reference to a "new" house could simply reference that it was new to Dart, it could also mean a new house was built or substantial alterations were completed. In any case, the house--with an appropriately matching footprint and which is identified as veneered with brick--is depicted on the 1890

³⁷ While Birds Eye maps are a useful tool in dating homes, please note that the form of the house depicted on the 1871 map is not consistent with the extant house, as the ell that currently exists on the home appears to have been added between 1900 and 1914, *Birds Eye Map of De Pere, Wisconsin, 1871* (Madison: J.J. Stoner, 1871); *Sanborn-Perris Fire Insurance Map of De Pere, Wis., 1900, 1914*.

Sanborn map. Dart worked as a blacksmith and was in business with Irish-born John C. Mularky. Together they built a blacksmith and wagon shop and their business was known as Dart & Mularky, farm implements (which was formerly located immediately west of the house).³⁸

In 1902, Dart sold his half interest in the business to Irving C. Hannan, who would engage in the machinery business with Mularky, while Dart would maintain the blacksmith portion of the business. The house is identified (per tax rolls) as in the possession of Hannan for 1902 and 1903; however, by 1904, the parcel was owned by Mularky, who would, thereafter, move his family into the house. With John continuing the business, the Mularkys remained there until moving in 1927 to their new house at 436 N. Michigan Street, where both John and his wife Julia would remain until their respective deaths in 1938 and 1953. As of 1931, the house is identified as occupied by Sidney Stevens.³⁹

No information was found to substantiate National Register eligibility under Criterion A: History. While both Dart and Mularky were long-time businessmen in the community, no information was found to suggest potential eligibility under Criterion B: Significant Persons. Finally, regarding Criterion C: Architecture, the house is a largely vernacular front-gabled form that is veneered with brick. However, as of the 2001 survey report, it was noted as among the best residential examples of a vernacular form executed in brick. Since last surveyed, the windows of the home have been replaced with rectangular sash examples. Regarding the brickwork itself, it should be noted that it is laid in running bond, which is regarded as the simplest of brick pattern bonds and which is entirely comprised of brick stretcher courses (with no header courses). Based on the preceding information, the Doak-Dart-Mularky House is not recommended as potentially eligible under Criterion C: Architecture.

Address	AHI#	NRHP Evaluation
220 S. Michigan Street	233587	Not Yet 50 Years of Age
Description and Statement of Significance		

Constructed of pre-cast concrete panels set at an angle, this 1970s Contemporary-style church embraced the modern technology and materials of the period. Concrete dominates the exterior, however, cut fieldstone and a large window wall finish both the northwest and east entrances. A two-story, open belltower anchors the building at its northwest corner. On the interior, steel open truss joists allow for the storage of the building's mechanicals above the acoustical ceiling. Wood paneling is utilized throughout and the floor is carpeted. Tall and narrow panels of colored glass allow light into the nave. Originally designed with a folding door that separated the nave

³⁸ Newsbrief (re: Doak sold property), *Green Bay Press-Gazette*, 11 April 1887, 3; U.S. Federal Census, Population, 1900; Tax rolls, City of De Pere, Various dates reviewed between 1870 and 1910; Newsbrief (re: Dart's new residence), *Green Bay Press-Gazette*, 8 November 1889, 3; *Sanborn-Perris Fire Insurance Map of De Pere, Wis.*, 1890.

³⁹ "Felix Dart Sells Implement Business," *De Pere (WI) News*, 22 January 1902, 1/5; in the sale, the house is mentioned; however, it is unclear if Hannan ever moved into the house; Dart died in 1909, "Aged De Pere Resident Passes Away at Home," *Green Bay Press-Gazette*, 20 February 1909, 7; Tax Rolls, City of De Pere, 1902, 1903, 1904; U.S. Federal Census, Population, 1910, 1920, 1930; *Green Bay City Directory*, 1931; "John Mularky Passes Away," *Green Bay Press-Gazette*, 9 May 1938; "Mrs. Mularky, 90, Passes on Sunday," *Green Bay Press-Gazette*, 18 May 1953.

from the narthex, a glass wall now separates the two spaces. Unique to the church is a fireplace that is located within the narthex.

St. Francis Xavier Catholic Church was completed in 1972. The history of the area's Catholicism goes back to the 1600s, when Fr. Claudius Allouez established a mission along the east bank of the Fox River. However, the first Catholic congregation to form during the nineteenth century was St. Francis Xavier, which built its first edifice in 1859. Within a decade, the Hollander population broke off to form Immaculate Conception (present-day St. Mary's) and St. Joseph's (in West De Pere) followed soon thereafter, along with St. Boniface (also in West De Pere). In 1905, St. Francis Xavier built a new brick edifice which served the congregation well until a storm in 1970 blew off the steeple, causing significant damage; this following the completion of a \$20,000 renovation of the church's interior. Following evaluation of the damage, it was determined that a new house of worship be built. While the consulting architectural firm at that time was Green Bay's John E. Sommerville, Inc., the architect chosen for the new church building was Quentin Hofman of Hofman & Associates in (West) De Pere.⁴⁰



220 S. Michigan Street: St. Francis Xavier Catholic Church.

Quentin Hofman was born in Marion, Waupaca County, Wisconsin. Following service in World War II (working as a carpenter), he would go on to attend the University of Illinois, Urbana-Champaign, from which he graduated. By no later than 1955, he was working for Green Bay architect Harry Williams, during which time he would design St. Mary's Catholic Church (1961) in Marion, Wisconsin. The Marion church, which also features slab concrete construction, was the

focus of an article in the *Green Bay Press-Gazette*, which cited testament to those both for and against the modern-style house of worship.

While little was found regarding Hofman's work, it is evident that he embraced strong, clean lines and the use of modern materials. Among his known works are a number of churches, including Holy Family Catholic Church (1970) in Wittenberg. Hofman died in 1994.⁴¹

Following the selection of Hofman as architect in May 1971, Rev. John Feeney reported that "the new church would follow the guidelines set down by the diocesan subcommission on art and architecture." The cost estimate for the new church was reported as \$180,000. Fr. Feeney remarked that it would be "sort of traditional and I hope quite economical" and he also hoped to

⁴⁰ "History of St. Francis Xavier Parish," Available on the church website at www.stfrancisdepere.org/parHist/index.php, Accessed August 2017; "Renovated Church Re-Dedication," *Green Bay Press-Gazette*, 11 April 1970, 6; "Architect Chosen for New Church for De Pere Parish," *Green Bay Press-Gazette*, 13 May 1971, 31; "New Church Replaces Old," *Green Bay Press-Gazette*, 25 September 1972, 5.

⁴¹ "World War II Army Enlistment Records, 1938-1946," "U.S. School Yearbooks, 1880-2012," and "Wisconsin Death Index, 1959-1997," All three available online at www.Ancestry.com, Accessed August 2017; 1955 *Green Bay City Directory*, 1955; "The Press-Gazette Visits: Marion" (includes rendering of church), *Green Bay Press-Gazette*, 12 November 1961, 18; Charles House, "Holy Family Catholic Church Dedication Set Sunday," *Wausau Daily Herald*, 30 October 1970, 11.

be in the building by the end of the year. The design ultimately chosen--an equilateral triangle representing the Holy Trinity--was anything but traditional and it was not completed until nearly one year later, with dedication services held in September of 1972. The church continues to serve the St. Francis Xavier congregation.⁴²

Religious structures are not generally considered for National Register eligibility unless their primary significance is derived from architectural or artistic distinction or historical importance. Although potential eligibility is not substantiated under Criterion A: History, it does offer potential eligibility under Criterion C: Architecture, as St. Francis Xavier Catholic Church is a very good and largely intact example of 1970s Contemporary-style church architecture that employed both modern technology and materials. An interior inspection (which is also necessary for church eligibility) did indicate that some updates have occurred but, overall, the interior retained a good degree of integrity. Despite that information, the church has not yet attained 50 years of age. Therefore, as a result, the recommendation at this time is to re-review its eligibility in 2022.⁴³

Address	AHI#	NRHP Evaluation
402 S. Michigan Street	1903	Not Eligible
Description and Statement of Significance		



402 S. Michigan Street: Amil and Lesetta Schink House.

Rising from a rusticated stone foundation, this two-story, cross-gabled house is faced with red brick. Oriented to the east, a hipped-roof, open porch with turned posts, a simple wooden railing and modest porch work detailing shelters the primary entrance (at far left/south), along with two pair of double-hung sash. Segmental arches comprised of three rows of flush header brick top the door, as well as both windows, with the latter openings featuring stone sills. On the second

floor, two, single sash openings with stone sills rest immediately above the porch roof. Headers here also consist of three rows of brick, but here the top row projects from the face of the house. This second-floor window arrangement repeats on both the north and south elevations, while a round window is situated within the gabled peak. Remaining fenestration throughout the house is comprised of double-hung sash arranged singly and in pairs.

⁴² "Architect Chosen for New Church for De Pere Parish"; "New Church Replaces Old."

⁴³ Please note that the entire church property was initially evaluated for potential eligibility as a church complex, as it includes a church, school and former convent building (now rectory). Following review, it was learned that the rectory building (which faced Lewis Street) was only just recently demolished, after which the convent building (1950) was converted for use as a rectory. While the 1920s-era school building is largely intact, a large and modern parish activity center (1995-1996) was constructed on the grounds. That information, combined with the fact that the St. Boniface Catholic Church Complex on De Pere's west side was just recently determined potentially eligible for the Register, rendered the St. Francis Xavier complex as ineligible.

Built in 1903, the home's original owners were Amil and Lesetta Schink. The *Brown County Democrat* reported no less than twice on the home's construction status, citing that "operations have started," in April of 1903 and noting the installation of the hot air furnace in mid-September of the same year. Of note, the Schink house was located directly across the street from the home of Henry Heyrman, the then-editor of the *Brown County Democrat*. Amil Schink was born in Port Washington in 1851 but moved with his family to Brown County (and near De Pere) just four years later. Amil married Lesetta Thiem in 1881 and purchased his family's farm the next year, where they would reside until 1895. That year, the farm was sold, the Schinks moved to De Pere and Amil would work in the farm implement business, associated with the International Harvester company. The Schinks, along with their daughter Esery, would reside in the subject house until circa 1915, at which time they are believed to have built another house, this one on S. Wisconsin Street. However, in 1920, and with Amil retired, the Schink family moved to Chilton, where Amil died four years later; Lesetta died in 1948.⁴⁴

Following a brief period of ownership by James Whiting (for which no information was found), the house was purchased in 1919 by Michael E. and Katherine Hayes. Michael was born in Ohio and, in 1906, he wed Katherine Fox, who was born in Askeaton, Wisconsin. They resided on a farm in the Town of Holland until moving to De Pere circa 1920, at which time Katherine's sister Ellen also lived with them. Michael died sometime between 1930 and 1935, the latter year being when Katherine died (at the age of seventy). The house then passed into the hands of Katherine's sister Ellen (aka Nellie).⁴⁵

No information was found to substantiate potential eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the house, is a cross-gabled form. While this is the only recorded cross gable house in the city, the form remains a vernacular one and therefore offers no potential eligibility in that regard. Upon closer examination of the brick, the walls are laid in common (or American) bond, which means that a header course of brick appears on a regular interval with the stretcher courses. Most commonly, the headers appear at every fifth, sixth or seventh course. Notably, however, the header course appears every ninth course on this house. While identifiably different than what is considered the standard, the home's brickwork does not suggest potential eligibility under Criterion C: Architecture.

⁴⁴ Tax Rolls, City of De Pere, 1903, 1904; Newsbrief (re: construction begins) and (re: furnace installed), *Brown County Democrat*, 17 April 1903, 1/3 and 18 September 1903, 5/3, respectively; U.S. Federal Census, 1910, 1920; "Buried on Saturday," *Chilton (WI) Times*, 10 January 1924 and "Mrs. Amil Schink, 86, Dies, Rites Saturday," *Chilton Times*, 9 September 1948, Transcribed obituary available online at www.findagrave.com, Accessed July 2017; "Mason Work Begun," (re: construction of new house), *Brown County Democrat*, 13 April 1915, 6/2.

⁴⁵ U.S. Federal Census, 1910, 1920, 1930; Tax rolls, City of De Pere, 1918, 1919; *Green Bay City Directory*, 1943; "Mrs. Hayes, 70, Dies in Hospital Today," *Green Bay Press-Gazette*, 26 November 1935, 16.

Address	AHI#	NRHP Evaluation
815 Nicolet Avenue	121634	Potentially Eligible
Description and Statement of Significance		

Rising two stories and side-gabled in form, this Neoclassical Revival-style house is clad with brick and brick quoining trims each corner. Dominating the symmetrically arranged, primary (south) entrance elevation is a gabled two-story portico with a series of four, square wooden supports. The portico pediment is sheathed with clapboard and trimmed with dentils below; additional dentil trim runs beneath the roof's eave. Beneath the portico and along the first floor, the central doorway is flanked with narrow sidelights and topped with a transom, all of which is set within a wooden surround beneath a soldier brick header. A single, rectangular window is located to either side of the entry, while a series of three double-hung sash occupy the second level beneath the portico. The remaining wall space carries four regularly spaced, double-hung sash with shutters; the first-floor examples are eight-over-twelve-light examples, while the upper story are eight-over-eight.



815 Nicolet Avenue: Edward F. and Jean Kohl House.

This house, designed by Harry Williams, was built in 1940 for Edward F. and Jean Kohl. The local paper recorded both the home's start of construction (early May) as well as its completion (mid-November). Edward Kohl was born in Sheboygan in 1906. Following high school, he graduated from the University of Wisconsin-Madison. After working for the H.C. Prange Co. (department store) in

Sheboygan, he moved to Green Bay in 1928 to continue working for Prange's.

Three years later, he wed Jean Irmiger. In 1948, he left his position as store manager and opened up his own clothing store in Green Bay, a woman's apparel shop known as Kohl's. Kohl died in 1970, at the age of sixty-four.⁴⁶

Architect Harry W. Williams was born in Two Rivers in 1901. Although the 1920 census finds him working as a fitter, by 1923, he was living in Manitowoc and identified as a draftsman (no firm affiliation is listed, however). As of 1926, directories specify that he worked for architect Charles Clark Reynolds. Three years later, he is found in the Green Bay directory (again in association with Reynolds) but in 1930, the census enumerates him in Manitowoc yet again. In 1931, he married Renee Den Dooven in Green Bay, where he would remain thereafter, as well as establish his own architectural practice. He retired in 1974 and died in 1984. Although he did residential work, his obituary cites mostly schools and office structures, as well as the Green Bay

⁴⁶ Building permit, 24 April 1940, cites Kohl as owner, Williams as architect, Martin Albers as contractor and estimated cost of 48,000; Newsbrief (re start of construction), *De Pere Journal Democrat*, 9 May 1940, 6/1; Newsbrief (re: Kohls move in next week), *De Pere Journal Democrat*, 7 November 1940, 7/3; "Edward F. Kohl Dies; Operated Store Here," *Green Bay Press-Gazette*, 14 December 1970, 1.

Packer Office and Training Building, built during the Lombardi years. He also designed a lakeside cottage for Curly Lambeau in 1940.⁴⁷

No information was found to substantiate potential eligibility under Criterion A: History or Criterion B: Significant Persons. However, regarding the Criterion C: Architecture, the house stands as a very good and significantly intact residential example of the Neoclassical Revival style of architecture. Indeed, the 2001 De Pere survey results include the Kohl house as among the top five examples in the city. The City of De Pere does have two other very good and intact examples of the style, both of which are located within the Randall Avenue Residential Historic District. When compared to those two examples—the A.J. and Emily Kwitek House (1949) at 702 Randall Avenue and the Dr. Raymond and Fern Waldkirch House (1948) at 826 Glenwood Avenue—the Kohl house compares favorably, as well as pre-dates the other two examples by nearly a decade. While featuring a portico, the house at 916 Lawton Avenue (1939; also located in the NR-listed Randall Avenue district) offers little detailing aside from overall symmetry and multiple-light fenestration, whereas the Kohl house includes dentil trim and brick corner quoining. As a result of the preceding information, the Edward F. and Jean Kohl House is recommended as potentially eligible for the National Register under Criterion C.⁴⁸

Address	AHI#	NRHP Evaluation
1336 Ridgeway Boulevard	233591	Potentially Eligible
Description and Statement of Significance		



1336 Ridgeway Boulevard: Mrs. Agnes Lenfestey House.

Contemporary in style and with limited detailing, this one-story, cement-brick house is comprised of two, separate, low-pitched and front-gabled units that are connected via an open but covered passageway that includes the home's entrance. Oriented to the north, the main (west) block features only a pair of symmetrically placed, floor-to-ceiling, tall-and-narrow, plate-glass

⁴⁷ U.S. Federal Census, Population, 1920, 1930, 1940; *Manitowoc City Directory*, 1923, 1926; *Green Bay City Directory*, 1929; "Harry W. Williams," Obituary, *Green Bay Press-Gazette*, 23 April 1984, 25.

⁴⁸ The top five examples (as of 2001) of the Neoclassical style also included the home of Frederick and Mildred Nickolai at 1218 Fox River Drive, which was completed in 1939. However, upon closer review, the Nickolai house is best described as Colonial Revival in style. Additionally, the Dr. Albert and Mary Turek House at 845 Urbandale Avenue (not surveyed in 2001), is yet another example of the style. However, it was built nearly twenty years after the Kohl home and does not feature as many architectural details as the Kohl home, "City of De Pere, Brown County, Wisconsin, Intensive Survey Report" (2001), 37.

windows along its first floor, while the gabled peak is comprised entirely of glass. The garage, which includes a replacement overhead door, also features a gabled peak infilled with glass.

Designed by architect John Tilleman of Green Bay, this house was built between 1962 and 1963 for Mrs. Agnes Lenfestey. Agnes (nee Hurlbut) was born in Green Bay in 1875. She married Canadian-born, Dr. James P. Lenfestey in 1902, who died in 1947. Previous to the construction of this house, the Lenfestey family resided at 806 N. Broadway. A 1964 newspaper article reported that the house was built on property that was once home to the Lenfestey family's stables, riding ring and practice polo field and Mrs. Lenfestey's granddaughter, Mrs. Charles Bennett, resided with her family (at that time) in the home next door at 710 Waubaunaqua Trail (which was originally built for Harold and Suzanne Hecker in 1957). The light grey cement brick used for the construction of the house (as well as the Hecker-Bennett home) was of brick made by the Hurlbut Company, for which Agnes's son Ted served as president. The home was said to have been designed as "a functional woman's house," so that Mrs. Lenfestey herself, who was in her late-80s, could manage it herself. With modern lines, the Contemporary-style home provided for a clean backdrop to Mrs. Lenfestey's antique collection. The year after the house was completed, it was featured on the Service League's (then 6th) annual tour of homes (in May 1964). Mrs. Lenfestey was able to only enjoy about one year at the home, as she died just two weeks after the home tour. Among her lifetime activities, she was noted as a charter member of the De Pere Woman's Club, for which she served as president during both World War I and II. She was also among the early members of the Antiquarian Society, as well as a former director of the Brown County Historical Society and a founding member of the Women's Auxiliary to the State Historical Society. She, along with her sister Mrs. R.C. Buchanan, was responsible for the acquisition of furnishings for Tank Cottage and the Fort Howard Hospital Museum, which are today part of Heritage Hill State Park.⁴⁹

Also living with Agnes was her widowed daughter, Mrs. Ruth Mark. Ruth married Anson Mark in 1928 and, following his death, she returned to De Pere and resided with her mother in the family home on N. Broadway. A historian and artist (including two years of training at the Chicago Art Institute), Ruth completed additional studies with James Cagle at St. Norbert College and William Prevetti at UW-Green Bay. Ruth was also unable to enjoy the Ridgeway home for long, as she died in 1968. As of 1969, the Richard Burnham family is identified as living in the home, during which time a car went off the road and crashed into the home, causing significant damage. The house was on the market as of March 1971; it was purchased by Dr. Daniel and Ann Shea. They lived in the home until building in 1985 the house next door at 711 N. Webster Avenue, which was also designed by John Tilleman.⁵⁰

Architect John Tilleman was born in Green Bay in 1925. He attended the University of Minnesota, where he earned a Bachelor's degree in Architecture (with distinction) in 1951. Prior

⁴⁹ U.S. Federal Census, 1920; "Dr. Lenfesty (sic) Dies Suddenly," *Green Bay Press-Gazette*, 14 July 1947, 1/13; "Mrs. Lenfestey Dies. Long Active in Clubs," *Green Bay Press-Gazette*, 11 June 1964, 13; "Homes on Parade!" *Green Bay Press-Gazette*, 17 May 1964, 9, B-2.

⁵⁰ "Mrs. Ruth Mark Dies; Well-Known in De Pere," *Green Bay Press-Gazette*, 12 November 1968, 25; Photo and caption (re: crash into home), *Green Bay Press-Gazette*, 14 November 1969, page 8; Sale ad for home, *Green Bay Press-Gazette*, 29 March 1971, page 53; Article on the 1986 Parade of Homes, *Green Bay Press-Gazette* on 4 May 1986, Scene-10, includes the Shea home on N. Webster.

to establishing his own firm in 1957, he worked as a designer for R. V. McCann in Minneapolis, Minnesota, as well as the well-known Green Bay firm of Foeller, Schober, Berners, Safford and Jahn. He is also noted as having been an architect with the U.S. Government (specifically with the National Park Service). As of 1970, Tilleman appears to have done a fair amount of church-related work, for principal works cited (in the *American Architects Directory*) in both 1962 and 1970 included the St. Bernard Church complex in Green Bay (1957), St. Paul's Church in Combined Locks (1965), as well as De Pere's St. Mary School Addition (1960) and its associated convent (1959; both of which are discussed elsewhere in this report).⁵¹

No information was found to substantiate potential eligibility under Criterion A: History. And, while Mrs. Agnes Lenfestey appears to have made significant contributions to preservation efforts in the community, as well other work through her time with the De Pere Woman's Club, her association with those efforts would be more closely tied to her time at her N. Broadway home, which is a contributing property to North Broadway Street Historic District, which is listed in the National Register. However, the Lenfestey home, designed by John Tilleman, is a very good and intact example of 1960s Contemporary-style residential architecture that has no true comparables within the entire city. Featuring locally made cement brick and clerestory-type windows, the Mrs. Agnes Lenfestey House is recommended as potentially eligible under Criterion C: Architecture.

Address	AHI#	NRHP Evaluation
405 S. Wisconsin Street	121810	Potentially Eligible
Description and Statement of Significance		



405 S. Wisconsin Street: Peter Heyrman House.

Oriented to the west, this two-story, Dutch Colonial Revival-style house rises from a rock-faced and coursed, stone foundation. Featuring a tri-color paint scheme, the first floor is covered with clapboard, while the upper story includes wooden shingle-sheathed, gambrel-roof dormers along three of its four elevations. A flat-roofed and open porch with wooden column supports and masonry piers extends across the home's west elevation and shelters the entrance, as well

as two rectangular windows; the south one of which is larger than the other. A simple wooden railing completes the porch along both levels. Three regularly placed, one-over-one-light sash occupy the upper level, along with a lunette window at the peak. A modest rectangular projection that extends to the upper story includes a side entrance on the north, while a rectangular window bay is positioned along the south elevation and to the rear of the home. Windows throughout the remainder of the home are rectangular sash examples.

⁵¹ *American Architects Directory* (1962), 705, John F. Gane, ed., *American Architects Directory* (New York: R.R. Bowker Co., 1970), 919.

The house was built between 1908 and 1909 by Peter Heyrman (b. 1874), the son of John B. and Barbara Heyrman. Peter's father, who emigrated from Belgium, moved to De Pere in 1871. After first engaging in the mercantile business, John established the *De Pere Standard*, a Dutch-language, Catholic newspaper. In 1890, he and John Anton Kuypers would purchase the *Brown County Democrat* and, shortly thereafter, start *De Volksstem*. In 1899, John B. died and, by no later than 1900, Peter had joined the family business, for which his older brother Henry served as the editor. Tax rolls confirm that the house was built by (or at least was officially owned by) Peter; however, the 1910 census enumerates him as living on South Michigan Street, along with his widowed mother, two sisters and a nephew (presumably in the house at 421 S. Michigan, where the latter group is enumerated as of the 1920 census). It remains unclear if the subject house was initially rented out; however, Peter and his wife Elsie are confirmed as residing in it by no later than 1917 (presumably moving in following their marriage in 1911). Between 1919 and 1920, the home was sold to J.B. Normann, at which time the Heyrmans (with their two children) moved to Waukesha, where Peter would work as a newspaper printer.⁵²

Normann used the house for rental purposes, as flour mill manager Jack Dousman and his wife Esther are identified as living in (and renting) the house as of the 1920 census. The house changed hands at least one more time before it was purchased by William S. and Lydia Klaus, who lived in it by no later than 1931. William was born in Green Bay in 1877 and initially engaged in cigar making, operating a factory in Wrightstown. In 1902, he transitioned to tobacco leaf sales (for a Milwaukee company) and established his headquarters in De Pere. He retired in 1936. Aside from that work, William was a director of the Northeastern Wisconsin Fair Association, for which he served as secretary at the time of his death in 1948. Previous to his thirteen years in that position (beginning in 1935), he served the organization as superintendent of privileges for twenty-four years (as of 1911). His obituary stated that he served as (second ward) alderman for twelve years, during which time he was council president and had to serve as acting mayor for a period. Additional positions held include county supervisor, city treasurer and volunteer fireman. Lydia, who served on the school board for twenty-one years, remained in the house until her death in December 1969.⁵³

No information was found to suggest potential eligibility under Criterion A: History. Regarding Criterion B: Significant Persons, substantiation of eligibility could not be made for the home's association with Peter Heyrman. While not pursued at this time, it is possible, however, that a case could be made for the home's eligibility related to the Klauses tenure in the home (William for his regional Fair-related work and Lydia for her association with the school board). Finally,

⁵² Tax Rolls, City of De Pere, Brown County, 1908, 1909, 1919, 1920, 1925 (Normann's name is crossed of in 1925 and the name Thomas Bomski is handwritten in; also of note, the taxes are identified as having been paid by W.S. Klaus); Biographical sketch for John B. Heyrman in *The Commemorative Biographical Record of Brown, Door and Kewaunee Counties, Wisconsin* (J.H. Beers & Co., 1895), 410-14; U.S. Federal Census, Population, 1900, 1910, 1920, 1930; "U.S., World War I Draft Registration Cards, 1917-1918," Available online at www.Ancestry.com, Accessed July 2017, this specifically cites the Heyrmans are residing at 405 S. Wisconsin Street. As of 1930, Peter (widowed) and two children lived in Whitewater; Peter died on 19 May 1941, while a resident of Chicago where he again was engaged in the printing business.

⁵³ *Green Bay City Directory*, 1931; "Fair Secretary Dies in De Pere," *Green Bay Press-Gazette*, 2 November 1948, 1; "Mrs. William Klaus," obituary, *Green Bay Press-Gazette*, 11 December 1969, 51; Photo and caption (re: Mrs. Lydia Klaus' last board meeting), *Green Bay Press-Gazette*, 19 November 1950, 16.

regarding Criterion C: Architecture, the Heyrman house is a very good and intact example of the Dutch Colonial Revival style of architecture. There are nearly thirty-five examples of the Dutch Colonial Revival style in De Pere, each reflecting either a gambrel front or side gambrel form. Results of the 2001 survey report identified the Heyrman House as among the top five examples of the front-facing gambrel variant. Of the other four, three are located within the National Register-listed, N. Michigan-N. Superior Streets Historic District; however, two are sheathed with replacement materials (vinyl and aluminum siding). The remaining example, the John and Nellie Beemster House at 449 N. Superior Street does have a more striking presence as a result of the open porches within its gambrel dormers; however, the Heyrman house still compares quite favorably. Finally, the fourth example, located at 715 3rd Street, while sheathed with clapboard, it does not display any additional detailing. Therefore, placed in that context, the Peter Heyrman House is recommended as potentially eligible under Criterion C.

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APPENDIX A

COMPLETE LIST OF SURVEYED PROPERTIES

*Bolded addresses are included in the Intensive Survey Recommendations of this report

*AHI numbers beginning with 233 are “new” properties inventoried as a result of this survey

<u>Address</u>	<u>Historic Name/Resource (Date of Construction)</u>	<u>AHI#</u>
1215 Ashland Avenue	Brick Gabled Ell (Ca. 1900)	#121278
235 Autumn Drive	H. Weldon & Gwendolyn McGee House (1967)	#121318
215 Belle Avenue	Paul & Elizabeth Miskella House (1956)	#233593
238 Belle Avenue	Cape Cod (1953)	#121279
808 Bolles	Brick Cape Cod (1962)	#233594
107 N. Broadway	National Bank (1904; 1954)	#1802
115 N. Broadway	Commercial Building	#121320
124 N. Broadway	Knoeller Block (1899; Ca. 1900)	#100943 & 121321
127 N. Broadway	State Bank of De Pere (1877; 1904)	#1801
932 N. Broadway	Albert & Clara Schwarting House (Ca. 1915)	#121281
942 N. Broadway	Brick Cube (Ca. 1920)	#121282
944 N. Broadway	Dutch Colonial Revival House (Ca. 1925)	#121283
1000 N. Broadway	Charles & Leona Hockers House (Ca. 1912)	#121284
1016 N. Broadway	St. Norbert Abbey (1959; 1963)	#121323
118 S. Broadway	Commercial Building (Ca. 1885)	#121329
126 S. Broadway	Brown County Democrat (1883)	#1806
132 S. Broadway	John Maternowski Bowling (1939; 1948)	#121334
335 S. Broadway	De Pere City Hall & Fire Station (1970+)	#233590
615 S. Broadway	East De Pere High School (1929; 1938; 1951; 2001)	#121335
551 Butler Street	Side Gable House (Ca. 1938)	#121286
604 Charles Street	Tudor Revival House (1930)	#121336
608 Charles Street	George & Marie Gates House (1929)	#121337
1313 Charles Street	Contemporary House (1962)	#121287
1212 Charles Street	Legion Park Bathhouse & Pool (1962)	#233589

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904 Chicago Street	Ranch (Ca. 1946)	#233595
918 Chicago Street	Gabled Ell (Ca. 1900)	#233596
921 Chicago Street	Gabled Ell (Ca. 1900)	#233745
1121 Chicago Street	Front Gable (Ca. 1900)	#121290
1602 Chicago Street	House and Barn (1890A)	#121291
820 N. Clay Street	Frank & Ethel Mickle House (1953)	#233598
833-835 N. Clay Street	Otto J. & Ida Arends Duplex (Ca. 1951)	#233599
845 N. Clay Street	Catherine Sacotte House (1954)	#233600
213 S. Clay Street	Ranch (1961)	#233724
1614 Colony Drive	Contemporary House (1976)	#233741
411 Cook Street	Frank L. & Olive Wilcox House (1952)	#233601
836 Elm Street	Brick Front Gable House (Ca. 1900)	#121295
108 N. Erie Street	Clarence & Anna Riley House (1924)	#121340
124 N. Erie Street	Gabled Ell (Ca. 1880)	#121296
431 N. Erie Street	Brick Side Gable House	#1851
448 N. Erie Street	Foursquare House (Ca. 1910)	#121298
509 N. Erie Street	Gabled Ell (Ca. 1900)	#233602
526 N. Erie Street	Mrs. Valeda Johnson House (1948)	#121300
527 N. Erie Street	Anna M. Geritts House (1950)	#233603
621 N. Erie Street	Front Gable House (Ca. 1900)	#121301
624 N. Erie Street	Donald & Jean Baugnet House (1953)	#233725
221 S. Erie Street	Brick Gabled Ell (Ca. 1880)	#121302
230 S. Erie Street	Stucco House	#121303
303 S. Erie Street	William Jr. & Elizabeth Coenen House (1911)	#121341
321 S. Erie Street	Cape Cod (Ca. 1949)	#233604
324 S. Erie Street	Front Gable House (Ca. 1880)	#121304
327 S. Erie Street	Frank & Marjorie Van Veghel House (Ca. 1935)	#121305
402 S. Erie Street	Albert H. & Minnie Hockers House I (Ca. 1920)	#121306
408 S. Erie Street	Albert H. & Minnie Hockers House II (Ca. 1945)	#121307
420 S. Erie Street	Irvin & Agnes Smits House (Ca. 1930)	#121308
426 S. Erie Street	Peter & Mareena Herber House (Ca. 1935)	#121309
432 S. Erie Street	Leslie & Margaret Smith House (Ca. 1935)	#233605

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509 S. Erie Street	Side Gable House (Ca. 1940)	#121310
513 S. Erie Street	Side Gable House (Ca. 1938)	#121311
801 S. Erie Street	Gabled Ell (Ca. 1900)	#121342
1002 S. Erie Street	Brick Gabled Ell (Ca. 1900)	#121344
1208 S. Erie Street	Cape Cod (Ca. 1935)	#121345
639 Fairview Avenue	Carl & Lillamae Vander Bloomen House (1948)	#121348
649 Fairview Avenue	Bungalow (Ca. 1920)	#121349
716 Fort Howard Avenue	De Pere Paper Manufacturing Co.	#121350
800 Fort Howard Avenue	Burns Boiler Factory (1903; 1931)	#1852
1102 Fort Howard Avenue	Brick House (Ca. 1895)	#93165
1230 Fort Howard Avenue	Jerome & Elsie Robertson House (Ca.1939)	#121351
1304 Fort Howard Avenue	Bungalow (1930)	#233606
1316 Fort Howard Avenue	Arthur & Evelyn Vercauteren House (1957)	#233607
1902 Fort Howard Avenue	Foursquare (Ca. 1910)	#121474
1527 Fox Ridge Court	Dr. Jeffrey & Diana Schauder House (1978)	#121367
1535 Fox Ridge Court	Bowin Construction Co. House (1979)	#121368
1543 Fox Ridge Court	Thomas Olejniczak House (1979)	#121369
833 Fox River Drive	Campbell-Ruel House (1880; 1901)	#1858
838 Fox River Drive	Omer & Marie Kiley House (1915)	#121371
903 Fox River Drive	Edward & Ella Merrill House (1876)	#1859
927 Fox River Drive	G. F. Merrill House (1877)	#121374
1012 Fox River Drive	John W. & Margaret Goemans House (1909)	#121376
1024 Fox River Drive	R. H. Larson House (1910; 1930)	#121377
1106 Fox River Drive	Michael Hartman & Ruth Warren House (2013)	#233608
1120 Fox River Drive	Jefferson & Bess Heath House (1921)	#121380
1202 Fox River Drive	Harold M. & Marcella Kuypers House (1938)	#121381
1207 Fox River Drive	Vincent A. & Mary Jacobs House (1951)	#121382
1208 Fox River Drive	Walter Cloud House (1957)	#121383
1211 Fox River Drive	Mrs. Hannah Ebeling House (1939)	#121385
1218 Fox River Drive	Frank & Mildred Nickolai House (1939)	#121386
1316 Fox River Drive	Colonial Revival House (Ca. 1920)	#121388
1324 Fox River Drive	French Provincial House (Ca. 1941)	#121389
1334 Fox River Drive	Dr. Alden & Lydia Hudson House (1936)	#121390

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665 Foxview Avenue	Brick House (Ca. 1890)	#121391
903 Franklin Street	House (Ca. 1873)	#121392
1104 Franklin Street	Clarence & Anna Riley House (1951)	#233609
1315 Franklin Street	Ranch House (1953)	#233610
1321 Franklin Street	Ranch House (1952)	#233611
302 George Street	Commercial House Hotel (1868; 1885; 1936)	#1862
415 George Street	J.S. Chase Building (1891)	#121395
416 George Street	De Pere Post Office (1941)	#1875
502 George Street	Dr. R.M. Waldkirch Clinic & Residence/ De Pere Clinic (1941; 1946)	#121396
518 George Street	Commercial Building (Ca. 1893)	#121397
520 George Street	Commercial Building (Ca. 1893)	#121398
600 George Street	Commercial Building	#121399
609 George Street	Commercial Building (Ca. 1900)	#121401
610 George Street	Peter Baeten Grocery Store (1936)	#121402
621 George Street	Commercial Building (Ca. 1890)	#121404
820 George Street	Dr. John Heintzkill Chiropractic Clinic (1976)	#233612
900 George Street	First Security Credit Union (1985)	#233613
1121 George Street	Brick Front Gable (Ca. 1890)	#121407
900 Georgia Drive	Jack & Shirley Gehm House (1967)	#121410
611 Glenwood Avenue	Herman & Edna Lowenstein House (1955)	#121411
707 Glenwood Avenue	J. Bon & Adeline Davis House (1950)	#121412
713 Glenwood Avenue	James & Floranne Cagle House (1967)	#121413
800 Glenwood Avenue	Dolph & Julie Van Laanen House (1967)	#121414
805 Glenwood Avenue	Robert E. & Esther Phenicie House (1956)	#121415
311 Grant Street	St. John's Lutheran Church (1932)	#1881
400 Grant Street	St. Boniface Roman Catholic Church (1883)	#1882
405 Grant Street	St. Boniface Roman Catholic School (1957)	#121423
406 Grant Street	St. Boniface Roman Catholic Rectory (1916)	#121425
419 Grant Street	Sisters of St. Boniface Convent (1919; 1949)	#121426
500 Grant Street	Hotel Roffers (1912)	#1883
720 Grant Street	Brick Ell (Ca. 1870)	#121427
1126 Grant Street	Brick Foursquare (Ca. 1925)	#121428
1156 Grant Street	Cape Cod (Ca. 1945)	#121429

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904 Hickory Avenue	Arthur & Esther Fogel House (1954)	#121430
930 Hickory Avenue	Isaac & Gloria Levitas House (1950)	#121431
938 Hickory Avenue	Rudolph & Thelma Amundson House (Ca. 1951)	#121432
948 Hickory Avenue	Arthur & Ingebor Gnewuch House (1951)	#121433
961 Hickory Avenue	Colonial Revival House (1951)	#121435
1332 Hockers Street	De Pere Housing Authority Home (1974)	#233999
501 N. Huron Street	House (Ca. 1890)	#121453
509 N. Huron Street	Peter & Mary Michiels House (Ca. 1921)	#121454
526 N. Huron Street	Dutch Colonial Revival House (1910)	#233614
602 N. Huron Street	Edward & Martha Kiley House (1942)	#233729
607 N. Huron Street	Ralph & Lucille Becker House (1955)	#233730
620 N. Huron Street	Foursquare (Ca. 1915)	#121456
640 N. Huron Street	Robert W. & Margaret Danen House (1948)	#121457
100 S. Huron Street	St. Mary Catholic School (1952)	#121458
133 S. Huron Street	Queen Anne Gabled Ell (Ca. 1906)	#121459
200 S. Huron Street	Cape Cod (Ca. 1947)	#121460
209 S. Huron Street	Italianate House (Pre-1889)	#121461
214 S. Huron Street	Leo & Marie Janssen House (1940)	#121462
215 S. Huron Street	Bungalow (Ca. 1920)	#121463
309 S. Huron Street	Colonial Revival House (Ca. 1910)	#233615
419-421 S. Huron Street	Colonial Revival Duplex (Ca. 1950)	#233616
501 S. Huron Street	Front Gable House (Ca. 1930)	#121468
638 S. Huron Street	Sylvester & Dora Cavil House (Ca. 1946)	#121471
1219 Irwin Avenue	Cape Cod (1950)	#121472
600 James Street	Executive House Apartments (1965)	#233728
814 James Street	Front Gable House (Ca. 1900)	#121476
820 James Street	Side Gable House (Ca. 1880)	#121477
818 Jordan Road	Brick Gabled Ell (Ca. 1880)	#121478
536 Lande Street	Conrad & Dorothy Aerts House (1949)	#233990
1710 LeBrun & 858 Smits	Duplex (1972)	#233733

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1855 Lemon Lane	Contemporary (1964)	#121512
502 Lewis Street	Dr. G. F. Vander Wegen Chiropractic Office & Residence (1954)	#233617
514 Lewis Street	John & Catherine Toonen House (1883)	#1892
621 Lewis Street	Doak-Dart-Mularky House (Ca. 1870; 1889)	#121513
715 Lewis Street	Mrs. Theodore (Mary) Danen House (1933)	#121514
719 Lewis Street	Martin Francken House (1938)	#121515
716-724 Lewis Street	Gabled Ell (Ca. 1890)	#121516
215 Lorrie Way	Neo-Dutch Colonial Revival House (1980)	#233737
225 Lorrie Way	Neo-Colonial Revival House (1981)	#233738
254 Lorrie Way	Milton & Maureen Oldenburg House (1983)	#233739
264 Lorrie Way	Harmon & Edith Parham House (1979)	#233740
1121 Lost Dauphin Road	Bungalow (Ca. 1932)	#121517
1205 Lost Dauphin Road	Dr. H.W. Doyle House (1940)	#121518
1213 Lost Dauphin Road	Dr. J.E. Abbott House (1935; 1941)	#121519
1700 Lost Dauphin Road	St. John's Lutheran Church (1963)	#121523
2021 Lost Dauphin Road	Dr. G.E. LeMieux House (1968)	#121526
2130 Lost Dauphin Road	Hi-Rise Condominium Building (1982)	#233992
1307 Lourdes Street	Our Lady of Lourdes Catholic Church (1999)	#121527
“	St. Joseph Catholic School (1962)	#233618
“	St. Joseph Catholic Convent (1962)	#233619
200 Main Avenue	Shattuck & Babcock Paper Mill (1892, 1949, 1959, 1963, 1969)	#47180
320 Main Avenue	Westbridge Building (1999)	#233799
330 Main Avenue	Commercial Building (Ca. 1910)	#121544
348 Main Avenue	Commercial Building (Ca. 1895)	#121552
368 Main Avenue	Post Office (1925)	#121560
401 Main Avenue	Commercial Building (Ca. 1890)	#12696
417 Main Avenue	Commercial Building (Ca. 1895)	#121569
441 Main Avenue	The Community Bank (1970)	#232923
670 Main Avenue	Lincoln Elementary School (1956)	#233744
822 Main Avenue	George & Mary Pauwels House (1935)	#233991

902 Mansion Street	Ralph Belanger Investment Property/ Alton & Irene Dickey House (1941)	#233620
903 Mansion Street	Edward Vercauteren Investment Property/ Norbert J. & Margaret Berken House (1941)	#233621
908 Mansion Street	Ralph Belanger Investment Property/ Gerald A. & Beatrice Lasee House (1941)	#233622
909 Mansion Street	Standard Lumber & Fuel Company House (1941)	#233623
914 Mansion Street	Standard Lumber & Fuel Company House/ James & Mary Dillon House (1942)	#233624
915 Mansion Street	Edward A. & Marie Vercauteren House (1941)	#233625
920 Mansion Street	Standard Lumber & Fuel Company House (1942)	#233626
921 Mansion Street	Standard Lumber & Fuel Company House (1941)	#233627
927 Mansion Street	Standard Lumber & Fuel Company House (1942)	#233628
928 Mansion Street	Standard Lumber & Fuel Company House (1942)	#233629
937 Mansion Street	Standard Lumber & Fuel Company House/ Rex Joslin House (1942)	#121573
938 Mansion Street	Standard Lumber & Fuel Company House/ Clyde Campbell House (1942)	#233630
942 Mansion Street	Standard Lumber & Fuel Company House/ Elmer & Evelyn Snow House (1942)	#233631
320 Marsh Street	Joseph B & Anna Layde House (1939)	#121575
324 Marsh Street	Leslie N. & Johanna Bender House (1939)	#121576
325 Marsh Street	Front Gabled House (Ca. 1920)	#121577
326 Marsh Street	Bungalow (Ca. 1920)	#121578
1123 Meadowview	Contemporary House (1976)	#233632
802 Merrill Street	Brick Gabled Ell (1900)	#121580
1340-1342 Merrill Street	Duplex (Ca. 1977)	#233633
102 N. Michigan Street	W. P. Call House (1886)	#121581
114 N. Michigan Street	Gabled Ell (1889)	#121582
215 S. Michigan Street	Brick Gabled Ell (Ca. 1885)	#121623
220 S. Michigan Street	St. Francis Xavier Catholic Church (1972)	#233587
220 S. Michigan Street	St. Francis Xavier Catholic Convent (1950)	#233588
233 S. Michigan Street	William & Rose Klika House (1948)	#233634
321 S. Michigan Street	Bungalow (Ca. 1923)	#233635

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332 S. Michigan Street	Mrs. Agnes Rummel House (1940)	#121624
333 S. Michigan Street	James & Josephine Burns House (Ca. 1934)	#233636
402 S. Michigan Street	Amil & Lesetta Schink House (1903)	#1903
407 S. Michigan Street	Bungalow (Ca. 1916)	#121625
609 S. Michigan Street	Gabled Ell (Ca. 1920)	#121628
715 S. Michigan Street	Arthur & Estelle Goemans House (1948)	#233637
815 Mt. Olivet Drive	Ranch (1952)	#121632
850 Morning Glory Lane	Nicolet Terrace Apartments (1974)	#233996
815 Nicolet Avenue	Edward F. & Jean Kohl House (1940)	#121634
823 Oak Street	Raymond & Ingeburg Kollmann House (1952)	#233638
443 N. Ontario Street	Gabled Ell (Ca. 1900)	#121653
505 N. Ontario Street	Bungalow (Ca. 1920)	#121654
520 N. Ontario Street	House (1949)	#233639
527 N. Ontario Street	Joseph & Minnie DeGroot House (1940)	#121655
608 N. Ontario Street	Norbert & Agnes Turiff House (1951)	#233640
614 N. Ontario Street	Cape Cod House (1948)	#121656
703 N. Ontario Street	Melvin & Anna Nick House (1955)	#233726
707 N. Ontario Street	George & Mary Ellen Swan House (1956)	#233727
220 S. Ontario Street	Front Gable House (Ca. 1902)	#121657
326 S. Ontario Street	Bungalow (Ca. 1932)	#233641
406 S. Ontario Street	William & Gertrude Janssen House (1952)	#233642
508 S. Ontario Street	Raymond & Stella De Cleene House (Ca. 1949)	#233643
208 Pleasant Place	Foursquare (Ca. 1926)	#121658
215 Pleasant Place	Cottage (Ca. 1939)	#233644
222 Pleasant Place	Frank & Josephine Bressinich House (1942)	#121660
222 Prospect Place	Raymond & Loretta Gevers House (1951)	#233798
230 Prospect Place	Merle & Eleanor Minor House (1950)	#121663
1797 Rainbow Avenue	Dr. O.S. Keiser House (Ca. 1963)	#233645
1805 Rainbow Avenue	Ranch (1967)	#233646
1859 Rainbow Avenue	Liel Osell House (1964)	#233647

Attachment: De Pere survey Final Draft for HPC (6209 : Public information presentation and action regarding the Final Draft of the City of De

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1869 Rainbow Avenue	Contemporary House (1969)	#121665
110 Reid Street	Mary Minahan McCormick Residence Hall (1965), St. Norbert College	#233648
150 Reid Street	Gertrude S. Bergstrom Residence Hall (1966), St. Norbert College	#233649
190 Reid Street	Madelaine and Lorraine Residence Halls (1961), St. Norbert College	#233650
Reid Street	South Teaching Wing, St. Norbert College	#233666
908 Ridgeway Boulevard	Victor & Madelyn Moss House (1957)	#233651
911 Ridgeway Boulevard	Ben J. & Joyce Rosenberg House (1956)	#121694
920 Ridgeway Boulevard	Lawrence & Elverta Bittner House (1956)	#121695
1336 Ridgeway Boulevard	Mrs. Agnes Lenfestey House (1963)	#233591
1520-1522 Ridgeway Boulevard	Duplex (Ca. 1960)	#233652
672 River Avenue	Harland & Johanna Grover House (Ca. 1939)	#121698
221 Riverview Avenue	Clipped gable (Ca. 1930)	#121699
800 E. St. Francis Road	Glen & Ethel Macaux House (1955)	#233673
805 E. St. Francis Road	Gerald & Agnes Hermesen House (1954)	#121701
814 E. St. Francis Road	Willard & Marion Jones House (1955)	#233674
815 E. St. Francis Road	Clarence & Thelma Albert House (1954)	#121702
822 E. St. Francis Road	Howard & Nathalie Roberts House (1955)	#233675
823 E. St. Francis Road	Fred & Dorothy Lindner House (1954)	#233676
832 E. St. Francis Road	Frederick & Elizabeth Kress House (1955)	#233677
833 E. St. Francis Road	Francis E. & Virginia Dykstra House (1956)	#233678
842 E. St. Francis Road	John and Elaine Holloway House (1954)	#233679
843 E. St. Francis Road	Sylvester & Florence Jansen House (1955)	#233680
848 E. St. Francis Road	Henry & Betty Goelzer House (1954)	#233681
849 E. St. Francis Road	Charles & Margery Foster House (1954)	#233682
857 E. St. Francis Road	Thomas & Carol Burgess House (1954)	#233683
858 E. St. Francis Road	Fred & Marion Will House (1956)	#233684
863 E. St. Francis Road	Frederick W. & Helen Miller House (1954)	#121703
868 E. St. Francis Road	Morton Davis Jr. House (1953)	#233685

802 W. St. Francis Road	Robert & Marie Quigley House (Ca.1955)	#233686
803 W. St. Francis Road	Dr. Carleton & Dorothy Bolles House (1954)	#233687
812 W. St. Francis Road	Charles & Martha Trayser House (1953)	#233688
813 W. St. Francis Road	Leon & Lorraine Du Chateau House (1953)	#233689
820 W. St. Francis Road	Dell & Frances McCoy House (1953)	#233690
821 W. St. Francis Road	Philip & Betty McNulty House (1953)	#233691
830 W. St. Francis Road	John C. & Helen Whitney House (1956)	#233692
831 W. St. Francis Road	Sigward & Harriet Anderson House (1954)	#233693
840 W. St. Francis Road	Alfred & Mae Callahan House (1956)	#121704
841 W. St. Francis Road	Roy & Agnes Behling House (1955)	#121705
846 W. St. Francis Road	Thomas & Evelyn Lutsey House (1954)	#121706
847 W. St. Francis Road	Hugo & Delores Cuene House (1953)	#121707
854 W. St. Francis Road	William & Elsie Bodart House (1953)	#121708
855 W. St. Francis Road	Donald & Ruth Macco House (Ca. 1954)	#233694
860 W. St. Francis Road	Richard & Viola Overmier House (1954)	#233695
861 W. St. Francis Road	Vernon & Beatrice Kussow House (1955)	#233696
867 W. St. Francis Road	Dr. Bernard & Louise Waldkirch House (1957)	#121709
873 W. St. Francis Road	Herbert & Mary Trudell House (1955)	#121710
879 W. St. Francis Road	Irving & Eveyln Reeke House (Ca. 1954)	#233697
203 Scout Way	Robert & Mary Rader House (1978)	#233734
213 Scout Way	Alvin & Carol Levesque House (1979)	#233735
223 Scout Way	Dennis & Judith Slayton House (1977)	#233736
914 Silver Street	Hillcrest Lumber House (1956)	#233994
1301 N. Summer Range Road	Dr. Fran & Jeanette Mongin House (1969)	#233700
1306 N. Summer Range Road	Craig G. & Nancy Burnham House (1973)	#233701
1307 N. Summer Range Road	Carsten D. & Laurel Anderson House (1973)	#233702
1313 N. Summer Range Road	Dr. Val and Nancy Adamski House (1969)	#233703
1319 N. Summer Range Road	Daniel B. & Wathenia Burbey House (1974)	#233704
1324 N. Summer Range Road	James S. & Virginia Young House (1972)	#233705
1325 N. Summer Range Road	Don & Marion Kress House (1973)	#233706
1330 N. Summer Range Road	Frederick B. Jr. & Lois Platz House (1972)	#233707
1336 N. Summer Range Road	Roger & Jeanette Lange House (1987)	#233708

1339 N. Summer Range Road	Bart & Cherry Starr House (1968)	#233709
1348 N. Summer Range Road	Dr. Edward S. & Mildred Orman House (1974)	#233710
1302 S. Summer Range Road	Wesley C. & Jane Smith House (1969)	#233711
1305 S. Summer Range Road	John F. & Susan Touscany House (1971)	#233712
1308 S. Summer Range Road	House (Ca. 1976)	#233713
1314 S. Summer Range Road	Norbert E. & Helen Urban House (1972)	#233714
1320 S. Summer Range Road	Robert W. & Eleanor Borchardt House (1970)	#233715
1325 S. Summer Range Road	Thomas & Louise Sweeney House (1969-1970)	#233716
1326 S. Summer Range Road	Jerome G. & Corrine Anderson House (1973)	#233717
1329 S. Summer Range Road	Zeke & Mary Bratkowski House (1969)	#233718
1332 S. Summer Range Road	Drs. Frank S. & Lynn S. McCullough House (1973)	#233719
1335 S. Summer Range Road	Dr. Bertram & Dorothy Milson House (1970)	#233720
1338 S. Summer Range Road	John E. & Margo Guy House (1972)	#233721
1350 S. Summer Range Road	Vernon & Beatrice Kussow House (1965)	#233722
Summer Range Road & Webster Avenue	Entrance Marker to Daviswood II	#233723
815 Sunnyview Avenue	De Pere Housing Authority Home (1974)	#233997
816 Sunnyview Avenue	De Pere Housing Authority Home (1974)	#233998
120 S. Superior Street	Greek Revival Gabled Ell	#1918
126 S. Superior Street	Raymond & Eunice Van Dyck House (1938)	#121749
133 S. Superior Street	School Sisters of Notre Dame Catholic Convent (1959)	#233586
201 S. Superior Street	John & Annie Kuypers House (1895)	#121750
202 S. Superior Street	Front Gable House (Pre-1889)	#121751
208 S. Superior Street	Brick Gabled Ell (Pre-1889)	#121752
214 S. Superior Street	Gabled Ell (Pre-1889)	#121753
221 S. Superior Street	Peter J. & Katherine Goemans House (1909)	#121754
227 S. Superior Street	Gabled Ell (Pre-1889)	#121755
302 S. Superior Street	Clarence & Marie Smith House (1950)	#233654
314 S. Superior Street	Louis T. Guyon House (1928)	#121756
327 S. Superior Street	Gabled Ell (Pre-1889)	#121758

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408 S. Superior Street	John & Annie Van Rens House (1955)	#233655
435 S. Superior Street	Front Gable House (Ca.1940)	#233656
603 S. Superior Street	Front Gable House (Ca. 1920)	#121760
608 S. Superior Street	Fred & Eleanor Hendricks House (1930)	#121761
609 S. Superior Street	Urban & Leone Kohlbeck House (Ca. 1929)	#121762
845 Urbandale Avenue	Dr. Albert & Mary Turek House (1966)	#233657
927 Urbandale Avenue	Dr. Ambrose M. & Lois Sterr House (1948)	#121774
940 Urbandale Avenue	Dr. Bernard & Louise Waldkirch House (1948)	#121775
841 Voelker Street	Ranch House (Ca. 1960)	#233732
528 N. Washington	Matt & Anna Ullmer House (1954)	#233658
435 S. Washington	Dickinson Elementary School (1959; 1967)	#233659
635 Waubaunaqua Trail	Henry Becker House (1890A)	#121777
710 Waubaunaqua Trail	Harold & Suzanne Ecker House (1957)	#121778
605 N. Webster Avenue	First United Presbyterian Church (1956, 1963, 1988, post 2001)	#121780
702 N. Webster Avenue	Edward & Ingrid Pouwels House (1948)	#121781
710 N. Webster Avenue	Charles & Elvira Leininger House (1956; 1964)	#121782
711 N. Webster Avenue	Dr. Daniel & Ann Shea House (1985)	#233746
832 N. Webster Avenue	House (1947)	#233731
860 N. Webster Avenue	Cotter Funeral Home (1967)	#233660
815 White Pine Avenue	Dr. Joseph B. Grace House (1963)	#121784
822 White Pine Avenue	Douglas & Grace Shanahan House (1941)	#121785
942 White Pine Avenue	Jacob & Sylvia Kaufman House (Ca. 1953)	#233661
416 Wilcox Court	Fred & Eleanor Kant House (1955)	#233662
422 Wilcox Court	Hillcrest Lumber Company House (1954)	#233663
446 Wilcox Court	Robert & Janet Nelson House (1958)	#121787
1627 Willard Street	John & Sally Alberts House (1975)	#233742
100 N. Winnebago Street	Front Gable House (Ca. 1900)	#121788
221 S. Wisconsin Street	St. Francis Xavier Catholic School (1924; 1960)	#121809

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315 S. Wisconsin Street	Edward & Katherine Gano House (1941)	#233993
405 S. Wisconsin Street	Peter Heyrman House (1909)	#121810
301 3 rd Street	Todd Wehr Hall (1967), St. Norbert College	#233664
306 3 rd Street	St. John's Lutheran Parsonage (Ca. 1918)	#121490
315 3 rd Street	Abbott Pennings Hall of Fine Arts (1955), St. Norbert College	#233665
707 3 rd Street	Bungalow (Ca. 1920)	#121495
715 3 rd Street	Dutch Colonial Revival House (Ca. 1920)	#121496
718 3 rd Street	Gabled House (Ca. 1920)	#47204
803 3 rd Street	Bungalow (Ca. 1925)	#121498
806 3 rd Street	Bungalow (Ca. 1920)	#233667
813 3 rd Street	Bungalow (Ca. 1930)	#121500
317 4 th Street	John Roffers House (Ca. 1900; 1913)	#121355
417 4 th Street	John H. & Helena Jacobs House (1946)	#121354
420 4 th Street	Bungalow (Ca. 1920)	#121356
507 4 th Street	Bungalow (Ca. 1920)	#121357
517 4 th Street	John & Nettie Arent House (Ca. 1915)	#121360
602 4 th Street	Gabled Ell (Ca. 1900)	#121362
611-613 4 th Street	Duplex (Ca. 1940)	#233668
617 4 th Street	Dutch Colonial Revival House (Ca. 1910)	#233669
705 4 th Street	Peter & Odeal Jansen House (1930)	#121363
904 4 th Street	Front Gabled House (Ca. 1940)	#233670
908 4 th Street	House (Ca. 1920)	#121365
244 N. 6 th Street	Brick House (Ca. 1900)	#121484
252 N. 6 th Street	Frank & Rose Aerts House (Ca. 1915)	#47202
305 N. 6 th Street	Frank & Harriet Josephs House (Ca. 1930)	#121485
311 N. 6 th Street	Brick Side Gabled House (Ca. 1920)	#121486
716 S. 6 th Street	Joseph & Louise Roffers House (Ca. 1941)	#121488
1108 S. 6 th Street	Edward J. & Florence Smits House (1950)	#121489
1026 7 th Street	Bungalow (Ca. 1920)	#121481
218 8 th Street	Bungalow (Ca. 1923)	#121294

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315 N. 9 th Street	9 th Street Water Utility (1960)	#233995
509 N. 9 th Street	House (Ca. 1880)	#121480
305 N. 10 th Street	Ryan Funeral Home (1964)	#233743

APPENDIX B

PROPERTIES LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

As of August 15th 2017, a total of 273 De Pere properties are identified as listed in the National Register of Historic Places.

DISTRICTS

Name of District	No. of Buildings	Date Listed
North Broadway Street Historic District	52	9/8/1983
South Broadway Street Historic District	7	1/22/2004
De Pere Lock & Dam Historic District	7	12/7/1993
Main Avenue Historic District	18	2/3/2010
N. Michigan- N. Superior Streets Historic District	114	7/19/2007
Randall Avenue Historic District	64	4/24/2007
St. Norbert College Historic District	10	Listed in the State Register as of February 2017; NR listing pending

INDIVIDUAL PROPERTIES

Address	Name of Building	AHI#	Date Listed
112-118 N. Broadway Street	Steckart & Falck Double Block	1803	10/20/2011
200 N. Broadway Street	Union House Hotel	1804	11/26/2003
233 N. Broadway Street	C.A. Lawton Company	1805	1/30/1992
922 N. Broadway Street	Otto & Hilda Gretzinger House	121322	10/13/2011
106 S. Broadway Street	Julius Krause Store Building	121325	8/18/2014
620 George Street	John Baeten Store	1876	8/8/2014
380 Main Avenue	De Pere Public Library	61181	10/4/2002
403 S. Michigan Street	Henry & Mary Heyrman House	1904	1/27/2015
603 S. Michigan Street	Edwin O. & Jennie Gutknecht House	121627	1/27/2015
400 1 st Street	Main Hall, St. Norbert College	1880	10/28/88
111 3 rd Street (aka 290 Reid Street)	Nicolet High School	47203	10/5/2015

APPENDIX C

PROPERTIES OFFICIALLY DETERMINED ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

The following five properties were re-reviewed for any alterations that may have occurred since the time that they were determined eligible for the National Register. While minimal changes have occurred, none are to the extent that might otherwise negate their potential for NR listing.

Address	Name of Building/District	AHI#	Date Determined Eligible
107 N. Broadway	State Bank of De Pere	1801	1/22/2004
127 N. Broadway	National Bank	1802	1/22/2004
1016 N. Broadway	St. Norbert Abbey	121323	7/29/2014
400, 405, 406 and 419 Grant Street	St. Boniface Catholic Church Complex	1882, 121423, 121425, 121426	5/2/2017
200 Main Avenue	Shattuck and Babcock Paper Mill	47180	1/22/2004

PROPERTIES FOR WHICH DETERMINATIONS OF ELIGIBILITY HAVE BEEN COMPLETED AND THE PROPERTY WAS FOUND NOT ELIGIBLE

Address	Name
500 Grant Street	Hotel Roffers

APPENDIX D

LOCAL DESIGNATION LIST CITY OF DE PERE

Address	Name
403 N. Broadway Street	Fox River Hydraulic Company Office (White Pillars)
201 William Street	Polo Resto
503 Fulton Street	James W. Harbridge House

APPENDIX E

THE NATIONAL REGISTER CRITERIA

Criteria: The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant to our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations: Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered potentially eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historic figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Directly cited from: National Park Service, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington, D.C.: Government Printing Office, 1997), 37 and available online at www.nps.gov/nr/publications/bulletins/nrb16a.

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: September 18, 2017

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Review and action regarding the proposed 2018 Historic Preservation Commission Budget.

In August 2017, staff prepared the proposed 2018 budget for the Historic Preservation Commission. Because a 3% budget decrease was demonstrated in 2017, maintaining a budget without increases or decreases was deemed acceptable by the City Administrator and City Mayor for presentation to the Common Council this Fall.

* The 2018 budget totals \$10,110.00

* The 2018 budget reflects the amounts calculated for the 2017 budget, less a \$19,000 grant that is required to be spent by September 30, 2017.

RECOMMENDED ACTION: Review and discuss the 2018 Historic Preservation Commission Budget. Endorse or support the recommendation of approval of the budget.

ATTACHMENTS:

- #4 CULTURE EDUC AND REC - 55150 HPC(PDF)

City of De Pere
2018 General Fund
Adopted Budget

EXPENDITURES

Account Title				2016 Year End Actual	2017 Adopted Budget	2017 6 mos Actual	2017 Year End Estimate	2018 Dept Head Proposed	2018 / 2017 Budget % Of Change
HISTORIC PRESERVATION COMMISSION									
Account Number CONTRACTUAL SERVICES									
100	55150	212	Seminars and Conferences	\$0	\$ 360	\$180	\$ 360	\$ 360	0.00%
100	55150	215	Consulting	0	3,200	0	3,200	3,200	0.00%
			Subtotal	0	3,560	180	3,560	3,560	0.00%
			SUPPLIES AND EXPENSE						
100	55150	310	Office Supplies	0	240	88	240	240	0.00%
100	55150	320	Memberships/Subscriptions	20	310	140	310	310	0.00%
100	55150	330	Mileage Reimbursement	0	950	162	950	950	0.00%
100	55150	391	Historic Preservation Supplies	7,906	0	0	0	0	0.00%
			Subtotal	7,926	1,500	390	1,500	1,500	0.00%
			GRANTS, CONTRIBUTIONS, INDEM						
100	55150	701	Historical Society	5,050	5,050	5,050	5,050	5,050	0.00%
			Subtotal	5,050	5,050	5,050	5,050	5,050	0.00%
			TOTAL	\$ 12,976	\$ 10,110	\$ 5,620	\$ 10,110	\$ 10,110	0.00%

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: September 18, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion regarding projects that are projected to be completed during the fourth quarter of 2017.

At the beginning of the 2017 calendar year the Historic Preservation Commission established a number of projects to attempt to complete within the year. A goal type timeline was established to minimize project overlap from overwhelming the Commissioners' participation with the projects.

The following are on the list for fourth quarter 2017:

1. Historical Marker, originally proposed near the former bridge approach -- Ald. Crevier is the lead.
2. Historic Signage at Hockers Building, near the Abbey -- Ms. Sands is the lead.

RECOMMENDED DISCUSSION: Review and discuss the projects. If working teams have not already been created, discuss if teams are needed. Identify completion dates for the projects.

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: September 18, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Future Agenda Items.
