Historic Preservation Commission

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Regular Meeting

Agenda

Monday, August 15, 2022 **6:00 PM** **Council Chambers and Virtual**

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 **August 15, 2022** at **6:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117
Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call
2. Approval of the minutes of the May 16, 2022 Historic Preservation Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Historic Preservation Commission. §6-3(f) DPMC
4. Consideration and possible action on the completed Certified Local Government (CLG) Sub-Grant nomination applications for designating two residential properties located at 815 Nicolet AV and 1336 Ridgeway BL as state and federally recognized historic places.
5. Consideration and possible action on letters that were sent to three property owners at 107 N Broadway ST, 127 N Broadway ST, and 514 Lewis ST to inquire interest in state and federal historic designation.
6. Consideration and possible action to revise the letter that the Historic Preservation Commission uses for state and federal designation inquiries.
7. Consideration and possible action to request that the De Pere Historical Society submit a request for approval of the newly proposed museum plans at 403 N Broadway ST because it is a locally designated historic site. Presentation to be made by Gene Hackbarth.
8. Consideration and possible action to designate 933 Oakdale AV (George E. Bowman House) as a local historic structure or site. Presentation to be made by Gene Hackbarth.

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.

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Wisconsin Historical Society

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**August 15, 2022**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the May 16, 2022 Historic Preservation Commission meeting.**

ATTACHMENTS:

- HPC_May2022_Minutes_Draft (PDF)

Historic Preservation Commission

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Regular Meeting

Draft Minutes

Monday, May 16, 2022 **6:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 6:00 PM by Chairperson Mike Fleck

Attendee Name	Title	Status	Arrived
Mike Fleck	Chairperson	Present	
Gene Hackbarth	Vice Chairperson	Present	
Jonathon Hansen	Alderperson	Present	
Chris Renier	Commissioner	Excused	
Sue Sands	Commissioner	Present	
Adam Turriff	Commissioner	Present	
Joanne Vomastic-Muka	Commissioner	Present	

Also present: City Planner Peter Schleinz.

2. Approval of the minutes of the February 21, 2022 Historic Preservation Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gene Hackbarth, Vice Chairperson
SECONDER:	Sue Sands, Commissioner
AYES:	Fleck, Hackbarth, Hansen, Sands, Turriff, Vomastic-Muka
EXCUSED:	Chris Renier

3. Annual election of Chair and Vice Chair.

Gene Hackbarth made a motion to nominate Adam Turriff as Chair. Adam Turriff declined and moved to nominate Ald, Hansen as Chair and Gene Hackbarth as Vice Chair. Sue Sands seconded the nominations. Upon vote, motions carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Adam Turriff, Commissioner
SECONDER:	Sue Sands, Commissioner
AYES:	Fleck, Hackbarth, Hansen, Sands, Turriff, Vomastic-Muka
EXCUSED:	Chris Renier

4. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Historic Preservation Commission. §6-3(f) DPMC

There were no public comments.

RESULT:	**DISCUSSED**

5. Discussion about information learned by the Historic Preservation Commission members while attending the April 29, 2022 virtual WAHPC Conference.

Gene Hackbarth stated that he attended the conference virtually. He mentioned two presentations he attended. He stated that he learned valuable information at the conference. No other HPC members attended the conference.

RESULT:	DISCUSSED

6. Discussion about WAHPC award to De Pere Historic Preservation Commission for securing the CLG Grant for nominating the Mansion Street WWII Defense Home District on the State and National Registries. Presentation by Gene Hackbarth.

   Gene Hackbarth gave a brief presentation about the WAHPC award that was given to the De Pere Historic Preservation Commission for securing the CLG Grant for nominating the Mansion Street WWII Defense Home District on the State and National Registries. Adam Turriff thanked Gene for his work in putting together the nomination application. Gene requested staff to frame and display the award at De Pere City Hall.

RESULT:	DISCUSSED

7. Consideration and possible action for the review and submittal of applications for future CLG Sub-Grants. Discussion facilitated by Gene Hackbarth.

   Gene Hackbarth recommended that the De Pere HPC nominate certain properties from the 2017 Intensive Survey for the next CLG subgrant award. The first property he suggested is the Peter & Katherine Toonen House at 514 Lewis Street, which is eligible for its unusual brickwork. Gene then asked if anyone had any additional suggestions for nominations. Ald. Hansen agreed with Gene's suggestion. He then asked if any letters were sent in the past to the homeowner at 514 Lewis. Peter stated that he will check to see if a letter was sent and would email the HPC members to let them know if a letter was sent in the last few years. Other possibilities for nomination suggested by Gene included the old National Bank of De Pere building at 107 N Broadway Street and the State Bank of De Pere building on Broadway. Ald. Hansen agreed with including these as well and stated that letters should be sent to those property owners. Adam Turriff noted that 514 Lewis Street changed ownership in November 2021, so if a letter was sent out, it was probably to the former owner, not the current owner. Ald. Hansen added that ownership has changed for 1207 Fox River Drive as well, so staff should follow up with a letter to the new owner of that property. Ald Hansen made a motion, seconded by Adam Turriff, to reach out to the property owners of 1207 Fox River Dr, 514 Lewis St, the old National Bank of De Pere building and the State Bank of De Pere. Gene Hackbarth added that it would also be appropriate to contact Jason Tish at the Wisconsin Historical Society to notify him that the HPC is pursuing a possible nomination for a CLG grant for 2023. Ald. Hansen agreed to add that to the motion along with a letter of intent by August 15, 2022. Upon vote, motion carried unanimously. Gene stated that he is willing to work on the letter of intent with staff.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Adam Turriff, Commissioner
AYES:	Fleck, Hackbarth, Hansen, Sands, Turriff, Vomastic-Muka
EXCUSED:	Chris Renier

8. Discussion about opportunities to promote attendance of NR listed historic home owners at the May 24 (6:00p-7:30p) Historic Preservation Conference at the Bemis International Center, St. Norbert College. Discussion facilitated by HPC members.

   Gene Hackbarth stated that the event is free to the public and encouraged all HPC members to attend the event. It is also important for homeowners to have contact with the state historical society staff and be able to ask questions. Gene noted that the real focus is

to get as many homeowners to attend the meeting as possible. City Planner Peter Schleinz stated that staff used social meeting to promote attendance in De Pere, Green Bay, and Allouez. Individual letters were not sent out to homeowners because of the ability to use social media. The local historic preservation commissions of Green Bay and Allouez have also been invited to attend. Gene added that he provided the schedule to the state historical society and it is also posted on their website. Adam Turriff asked if Definitely De Pere was notified. Peter stated that he will be discussing it with the Executive Director of Definitely De Pere at a meeting later this week and will discuss ways to promote the event. Adam Turriff requested that Peter send him the information and he will distribute it to the Chamber's email list.

RESULT:	**DISCUSSED**

Adjournment

Adam Turriff moved, seconded by Gene Hackbarth, to adjourn the meeting at 6:31 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**August 15, 2022**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Historic Preservation Commission. §6-3(f) DPMC**

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: **August 15, 2022**

DEPARTMENT: **Planning**

FROM: **Peter Schleinz**

SUBJECT: **Consideration and possible action on the completed Certified Local Government (CLG) Sub-Grant nomination applications for designating two residential properties located at 815 Nicolet AV and 1336 Ridgeway BL as state and federally recognized historic places.**

The consultant hired by the Historic Preservation Commission for this Certified Local Government (CLG) Sub-Grant project completed both sets of nomination applications (attached) in July 2022. The Wisconsin Historical Society State Historic Preservation Officer (SHPO) reviewed and accepted both applications. City Staff reviewed both applications and determined that both meet the eligibility requirements for the National Register of Historic Places (NHRP).

* 815 Nicolet AV is the Edward F & Jean Kohl House.
* 1336 Ridgeway BL is the Agnes & Ruth Lenfesty House.

There was a third residential property considered at 1218 Fox River DR, but in January 2022 the Historic Preservation Commission was informed that it no longer qualified for designation by both the consultant and the Wisconsin Historical Society. The reason was due to renovations made to the building.

REQUESTED ACTION: Review both applications, determine if both applications meet the eligibility requirements for the (NHRP), and approve both applications with a statement about meeting the NHRP eligibility requirements.

ATTACHMENTS:

- Nomination Application, CLG Memo, Photos - Edward F & Jean Kohl House - 815 Nicolet AV - 08 Aug 2022(PDF)
- Nomination Application, CLG memo, photos - Agnes & Ruth Lenfesty House - 1336 Ridgeway BL - 25 Jul 2022 (PDF)

WISCONSIN HISTORICAL SOCIETY

Memorandum

To: Certified Local Governments in Wisconsin
From: State Historic Preservation Office (SHPO), Certified Local Government Coordinator
Date: August 8, 2022
Re: *National Register of Historic Places* nominations for properties in CLG jurisdictions

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When the *State Historic Preservation Office* (SHPO) receives a *National Register of Historic Places* (NRHP) nomination for a property within the jurisdiction of a *Certified Local Government* (CLG), the preparer will share the nomination with the chief elected official and the Historic Preservation Commission (HPC) in that community at least 60 days prior to the State Review Board's consideration of the nomination. The State Review Board meets quarterly, typically in February, May, August, and November.

This is an opportunity for the HPC to comment on the nomination and contribute local knowledge of the property and its history.

As a CLG, your commission's responsibility is to review the nomination and provide an opinion as to whether the property meets the eligibility criteria for the NRHP. Typically, HPCs do this by placing the nomination on the agenda of a regular meeting and allocating time for public comment as well as commission review. It is not within the HPC's responsibility or authority to require or request edits from the nomination preparer. If the commission has concerns or feedback about the content of the nomination, that information should be transmitted directly to the SHPO.

A summary of public comments and/or a letter of the commission's opinion may be submitted, by postal mail or email, to:

Ian Gort
ian.gort@wisconsinhistory.org

State Historic Preservation Office
Wisconsin Historical Society
816 State St. Rm. 305
Madison, WI 53706

The letter may come from the chair of the HPC, the director of the Planning Department, the chief elected official, or any combination thereof. Regardless of whether the SHPO receives correspondence from the CLG, the SHPO will proceed with the nomination process.

NPS Form 10-900 OMB No. 10024-0018

Wisconsin Word Processing Format (Approved 1/92)

United States Department of Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Kohl, Edward F. and Jean, House

other names/site number

2. Location

street & number 815 Nicolet Avenue N/A **not for publication**

city or town De Pere N/A **vicinity**

state Wisconsin **code** WI **county** **code** 009 **zip code** 54115

3. State/Federal Agency Certification

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

Signature of certifying official/Title Date

State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

Kohl, Edward F. and Jean, House	Brown	Wisconsin
Name of Property	County and State	

4. National Park Service Certification

I hereby certify that the property is:

__ entered in the National Register.
___ See continuation sheet.
__ determined eligible for the National Register.
___ See continuation sheet.
__ determined not eligible for the National Register.
___ See continuation sheet.
__ removed from the National Register.
__ other, (explain:)

Signature of the Keeper	Date of Action

5. Classification

Ownership of Property
(check as many boxes as as apply)

X private
public-local
public-State
public-Federal

Category of Property
(Check only one box)

X building(s)
district
structure
site
object

Number of Resources within Property
(Do not include previously listed resources in the count)

contributing	noncontributing	
1		buildings
		sites
		structures
		objects
1	0	total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)
DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
walls Brick
roof ASPHALT
other WOOD

Narrative Description

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

Kohl, Edward F. and Jean, House | Brown | Wisconsin
Name of Property | County and State

8. Statement of Significance

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

_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

_ B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_ D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

_ A owned by a religious institution or used for religious purposes.

_ B removed from its original location.

_ C a birthplace or grave.

_ D a cemetery.

_ E a reconstructed building, object, or structure.

_ F a commemorative property.

_ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1940

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Williams, Harry W.

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

Kohl, Edward F. and Jean, House	Brown	Wisconsin
Name of Property	County and State	

9. Major Bibliographic References

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

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

Primary location of additional data:
X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University

Other
Name of repository:
White Pillars Museum, De Pere, WI

10. Geographical Data

Acreage of Property Less Than One Acre

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

	Zone	Easting	Northing
1	16	416430	4923040
2			
3			
4			

☐ See Continuation Sheet

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

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

11. Form Prepared By

name/title	Timothy F. Heggland				
organization				**Date**	July 12, 2022
street & number	6391 Hillsandwood Road			**Telephone**	608-795-2650
city or town	Mazomanie	**state**	WI	**zip code**	53560

Kohl, Edward F. and Jean, House	Brown	Wisconsin
Name of Property	County and State	

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Daniel M. & Holly J. Popkey				
organization				**date**	July 12, 2022
street & number	815 Nicolet Avenue			**telephone**	920-360-5566
city or town	De Pere	**state**	WI	**zip code**	54115

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

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

Form 10-900-a

Wisconsin Word Processing Format (Approved 1/92)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Description:

The fine, highly intact Neoclassical Revival style Edward F. and Jean Kohl house was designed by Green Bay architect Harry W. Williams, and it was constructed in the city of De Pere in 1940 at a cost of $8,000.00.[1] The house has an L-plan, and it consists of a two-story-tall rectilinear plan main block that contains an entrance hall, a living room, dining room, kitchen, library, four bedrooms and three bathrooms. Attached to this block at a right angle is a one-and-one-half-story-tall rectilinear plan wing that has a two-car automobile garage in its first story and a bedroom suite in the story above. The main block has a full basement story that has a poured concrete floor and walls, the exterior walls above that rest on this foundation are clad in red brick, and these walls are sheltered by the side-gabled main roof of the house, which was originally clad in wood shingles, but which is now clad in asphalt ones. The main façade of this block is symmetrical in design and three-bays-wide and it is dominated by a two-story-tall pedimented portico that is upheld by four slender square wood columns and which covers the façade's center bay. The first story of the attached gable-roofed garage wing is also clad in red brick as well, but its upper portion is now clad in narrow vinyl clapboards that cover the original narrow wood clapboards beneath. In addition, the house also possesses an excellent, highly intact interior that features polished oak floors, plastered walls and ceilings, several of the latter of which also display decorative plastered ornamentation, and it also includes a fireplace, doors, and window and door casings whose designs all display a sound knowledge of classical precedents. The resulting house is believed to be locally significant and eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion C (Architecture) for its architectural significance as a fine, highly intact and early example of Harry W. Williams' residential work and because it is an excellent representative example of late pre-World War II Neoclassical Revival style design and it is the most authentically detailed of the four Neoclassical Revival style houses that were built in De Pere between 1940 and 1966.

The Kohl's house is located on the east side of the city of De Pere in the Urbandale plat, which is bounded by Oakdale Ave. to the west, Ridgeway Blvd. to the south, the Daviswood Plat to the east, and the grounds of St. Norbert Abbey to the north.[2] Much of the Urbandale plat is laid out over flat land and follows a grid street plan but two deep gullies traverse the east half of the plat and three streets (Glenwood Ave., Nicolet Ave., and the north portion of Lawton Pl.) have curvilinear paths that

[1] City of De Pere Building Permits. The population of De Pere was 25,009 in 2020. De Pere is located just south of the city of Green Bay, the Brown County seat, whose population in 2020 was 104,508.

[2] Much of this plat is included within the boundaries of the NRHP-listed Randall Avenue Historic District, which is dominated by pre-World War II Period Revival style houses. That portion of the plat that is not in the district was excluded because at the time this district was created, most of the Urbandale houses located outside the district boundaries were built after World War II. Despite being equal in quality, they represented different architectural styles than the predominantly Period Revival designs of those found within the district. Randall Avenue Historic District, National Register Reference # 07000370.

follow the meandering courses of these gullies. These streets break the prevailing grid pattern and they resulted in the creation of a number of irregular-shaped parcels, some of which are quite large and one of which is associated with the Kohl house. This parcel comprises the north corner formed by the intersection of the southwest-northeast-running White Pine Ave. and the curvilinear east-west-running Nicolet Ave., and it contains four lots that comprise a half-acre of land. The Kohl house is centered on the parcel, which slopes uphill from Nicolet Ave. to the house, while the flat northern portion of the parcel that lies behind the house is covered in mown lawn and also contains a large in-ground concrete swimming pool that the Kohls installed in 1953.

The main façade of the Kohl house faces southwest onto Nicolet Ave., and its large front yard is covered by mown lawn and contains a number of mature shade trees. Other shade trees and shrubs are planted along the sides of the parcel in the rear of the house, and they help screen the adjoining properties from view and provide privacy and security for users of the swimming pool. Additional privacy is gained from a tall, solid, vertical board fence that runs around the three sides of the rear of the parcel and a fourth section of this fence runs from White Pine Ave. up to the garage and it also helps shield the rear yard from view.

Both the White Pine Ave. and Nicolet Ave. sides of the Kohl house parcel are edged by concrete curb and gutter, but there are no sidewalks in this part of Urbandale. Automobile access to the house is via a broad concrete driveway that extends from White Pine Ave. up to the front of the house's garage. From there, a concrete footpath leads past the house's side entrance and around the house to the house's front door, which faces southwest towards Nicolet Ave. There, a second concrete footpath that contains a long curving flight of steps leads from the front door down to Nicolet Ave. In addition, a free-form brick patio is located behind the whole width of the rear elevation of the house as well.

At the time it was built, the Kohl house was almost the only house in its vicinity; no other houses were then located to the east, north, or south of it, the surrounding area was still mostly undeveloped except for the streets that had been laid out by the developer, and this part of the plat was still densely covered with trees. Today, the Kohl house's parcel is surrounded by other parcels containing single-family residences built after World War II and these houses represent a mixture of late Period Revival and Contemporary styles that are all of high quality and are well maintained.

Exterior:

The Neoclassical Revival style Kohl house consists of two main elements: a rectilinear plan 45-foot-wide by 24-foot-deep two-story-tall main block; and an attached, rectilinear plan, 26-foot-wide by 29-foot-deep, one-and-one-half-story-tall automobile garage wing. The garage wing rests on a concrete pad foundation, but the house rests on poured concrete foundation walls that enclose a full basement

story. Both elements are mostly clad in red bricks that are laid in Flemish bond. The first story of the garage is covered with these bricks and the same is true of both stories of the house except for its two gable ends and the triangular pediment of its portico, which were originally clad in narrow wood clapboards. Also originally clad in narrow wood clapboards was the upper story of the garage wing, but all of these original clapboard-clad wood surfaces were resided in narrow vinyl clapboards some 20 years ago. Both the two-car garage wing and the house have separate side-gable roofs that were originally clad in wood shingles, but these are now clad in asphalt shingles. The ridgeline of the roof of the main block runs northwest-southeast, while that of the garage wing runs northeast-southwest. In addition, there is also a large one-story-tall, very shallow-pitched hip-roofed, 28-foot-wide by 20-foot-deep former screen porch attached to the rear elevation of the main block of the house. This porch has a concrete pad foundation, and it was built by the Kohls as a screened porch in 1951. The porch was later remodeled on the same footprint in the 1980's into a four-season family room by the subsequent owner, and a large brick chimney mass that serves a new fireplace inside the porch was built on the northwest side of the family room at the same time.

Southwest-Facing Main Facade

The main façade of the house faces southwest onto Nicolet Ave. and this façade is composed of two main components. The larger left-hand component is the 42-foot-wide southwest-facing principal elevation of the house's two-story-tall side-gable-roofed main block and this facade is symmetrical in design and three-bays-wide. The facade's left-hand and right-hand bays are both identical to each other and each contains a large-flat-arched window opening in their first stories that is flanked by its original louvered wood shutters. These windows are double hung and have an eight-light upper sash and a twelve-light lower sash. A similar window, also flanked by louvered shutters, is located in the second story of each of these bays as well and these are also double hung but have eight-light upper and lower sashes.

This facade's center bay is wider than the two flanking ones and its second story contains three small, separate two-over-four-light flat-arched double hung windows. The bay's first story contains the main entrance door opening to the house, which is flanked on either side by narrow four-light windows whose lights are currently covered over by single louvered wood shutters. The entrance door itself is of classical design and features a solid wood entrance door having six raised panels that is flanked on either side by sidelights, each of which has single raised panel below it, and each of which contains twelve small, arched, clear glass lights that are held in place with lead cames. This door and its sidelights are then surmounted by an elliptical fanlight that contains radiating clear glass lights, and these are also held in place with lead cames. This entire bay is then sheltered by a projecting two-story-tall pedimented portico that dominates the facade. This sixteen-foot-wide by five-foot-deep portico rests on a raised brick-clad platform and it is comprised of four tall, slender, square-section

wood columns that rest on wood bases and whose plinths and capitals are suggested by the use of simple bands of wood molding. The portico's two end columns are also doubled by pilaster strips of the same design and size, which are attached directly to the wall of the house behind the end columns.

Additional details that distinguish this design include the placement of dressed stone sills at the base of each of the main block's first and second story window openings and the placement of wedge-shaped flat-arched brick lintels above each of the main block's first story window openings. Soldier course bricks also form a lintel that outlines the shape of the elliptical fanlight above the entrance door; the moldings that enframe the sidelights and this door are of the same design as the columns that support the portico; and the presence of quoins at both ends of the facade is suggested by having the last four bricks of every sixth course of brick project an inch forward. In addition, the frieze just below the boxed eaves of the main roof is clad with a dentil strip and these strips are also found on the frieze that encircles all four sides of the main block of the house and its portico.

The right-hand component of the main façade is the nineteen-foot-wide southwest-facing side elevation of the attached garage wing. The first story of this elevation is clad in brick and a single flat-arched door opening that contains a one-panel six-light wood entrance door is centered on it and it is topped by a flat-arched lintel comprised of a course of rowlock brick. The second story above, however, is the southwest-facing gable end of this wing and it has an asymmetrical design, it has a wide frieze board at its base, it is now sided in narrow vinyl clapboards that imitate the original narrow wood clapboards, and it has a single window opening placed left of center that contains a six-over-six-light double hung window.

Southeast-Facing Side Elevation

The 45-foot-wide southeast-facing side elevation of the house is asymmetrical in design, and it also consists of two components. The 19-foot-wide left-hand component is the southeast-facing side elevation of the main block, and it is two-bays-wide. Its left-hand bay contains a six-over-six-light double hung window in both its first and second stories, each of which is flanked by louvered wood shutters, and an identical window is located in the second story of the right-hand bay as well. The right-hand bay's first story, however, is completely covered by a three-foot-deep by nine-foot-wide, rectilinear plan, shed-roofed bump-out that adds space to the kitchen inside. The lower portion of this bump-out is clad in brick while the southeast-facing side of its upper portion has four small six-light windows arrayed across its width. This elevation is then crowned by a triangular-shaped gable end that is now clad in narrow vinyl clapboards.

The 26-foot-wide right-hand component of this elevation is the main southeast-facing elevation of the one-and-one-half-story-tall garage wing, and it is asymmetrical in design. The first story is clad in red

brick and a large flat-arched two-car garage door opening is placed off-center to the right, it is flanked by simple pilaster strips, and it contains a modern 32-panel, sectional, overhead roll-up garage door. The upper story above is now clad in narrow vinyl clapboards and two hip-roofed wall dormers that each contain a three-light-over-six-light double hung window are placed above the garage door opening.

Northeast-Facing Rear Elevation

The 61-foot-wide rear elevation of the Kohl house faces northeast, and this elevation is also asymmetrical in design, and it has three main components. The left-hand component is the thirty-foot-wide northeast-facing side elevation of the garage wing, and its first story is clad in brick, it is one-bay-wide, and this bay contains a flat-arched eight-over-eight-light double hung window that is located just to the left of center. This first story projects outward several feet from the story above, the result of a garage expansion that the Kohls carried out in 1946, and it is sheltered by its own narrow hipped and gable roof, which also turns the corner, where it helps shelter the first story of the rear elevation of the garage wing.[3] The second story of the northeast elevation of the garage wing is its northeast-facing gable end and it is now clad in narrow vinyl clapboards, it is asymmetrical in design, and it features a single eight-over-eight-light double hung window that is positioned off-center to the left and which is flanked by louvered wood shutters.

The central component of this elevation consists of the rear elevation of the main block of the house, and it is three-bays-wide. The left-hand portion of the eight-foot-wide left-hand bay is covered by the garage wing, but the first story of the remainder of its surface is clad in brick and has a small three-over-six-light flat-arched window in its first story that provides light to the kitchen inside. The second story above, however, extends out over the first story by a foot or two and it is now clad in narrow vinyl clapboards and contains a single six-over-six-light window. The center bay consists of a shallow, two-story-tall, semi-circular-arched bow window and it is clad completely in brick and its first story contains a quadruple window group that is composed of four six-over-nine-light windows that provide light to the dining room inside. Placed in the story above is a second quadruple window group that contains four six-over-six-light double hung windows, and this bow window is topped by a very shallow-pitched hip roof whose frieze features a continuation of the dentil strip found on the boxed eaves on the main façade and on the side elevations of the main block of the house. The second story of the right-hand bay of this elevation contains two small three-over-six-light flat-arched windows. This bay's first story, however, is now completely covered over by this elevation's third component.

[3] The 16-foot-wide westerly elevation of the garage wing has a brick first story that also projects outward several feet from the story above and it is sheltered by a continuation of this same gable-and hip roof. The upper story is clad in narrow vinyl clapboards and there are no openings of any kind on this elevation.

The third component began life as a one-story-tall, three-sided screen porch that the Kohls added to the house in 1951. This porch has a very shallow-pitched hipped roof, it measures 28-feet-wide by 20-feet-deep, it has straight 12-foot-wide sides, and its northeeast end is curved, perhaps to help it blend in with the adjacent bow window. The house's second owner, however, had the porch enclosed and rebuilt into a four-season family room in the 1980's. In the process, both the two sides and the broad curved front of the porch were glazed with large one-light windows, a one-light sliding patio-type door was installed in the southeast side of the porch, and a pair of one-light entrance doors that open out into the rear yard were centered on its curved side. In addition, a large and quite tall brick chimney mass was built on the northwest side of the porch at this time to serve the family room's new fireplace.

Northwest-Facing Side Elevation

The 36-foot-wide northwest-facing side elevation of the Kohl house is asymmetrical in design and consists of two components. The left-hand component is the 12-foot-wide side elevation of the one-story-tall enclosed rear porch, and this elevation features a large one-light window to the left and the tall. wide brick chimney mass that serves the family room fireplace to the right. The right-hand component is the two-story-tall northwest-facing brick-clad side elevation of the house's main block, which is three-bays-wide and is almost symmetrical in design. The left-hand-bay features an eight-over-twelve-light double hung window in its first story that is flanked by louvered wood shutters; there is, however, no window opening in its second story. The center bay consists of a tall brick-clad chimney mass that bisects this elevation, and which projects several feet above the ridge of the roof, while the right-hand bay contains another eight-over-twelve-light double hung window in its first story that is flanked by louvered wood shutters, and an eight-over-eight-light double hung window in its second story that is also flanked by louvered wood shutters. This elevation is then crowned by a triangular-shaped gable end that is now clad in narrow vinyl clapboards and it is bisected by the chimney mass just described.

Interior:

The main block of the Kohl house is roughly rectilinear in plan and measures 45-feet-wide by 24-feet-deep; its living space is spread over two stories, and its first story contains an entrance hall, a living room, a large family room, a small bathroom, a library, a dining room, and a large kitchen. The floors of all of these rooms are made out of polished and varnished oak boards and all of these rooms also have walls and ceilings that are plastered, the bases of the walls are covered by baseboards, and the wall-ceiling juncture is covered by coved cornice molding. In addition, molding that is attached to the walls at chair rail height encircles all of these rooms as well, and this molding has a reeded design, which is a molding design that is more typical of Regency Style designs of this period than that of the Colonial or Neoclassical Revivals, and the same molding design is also used for the window and door

casings in these rooms. The main block's second story contains four bedrooms and two bathrooms, and there is also an attic story located above the second story. In addition, the main block rests on a full basement story whose floor and walls are made out of poured concrete.

The garage wing of the house also has a rectilinear plan, and it measures 26-feet-wide by 29-feet-deep, and it is one-and-one-half-stories tall. The first story of this wing houses a two-car automobile garage and workshop space while the second story contains a bedroom suite. Fortunately, most of the house's rooms are still largely intact today and are in excellent, largely original condition.

One enters the house by passing through the main entrance door on the house's southwest-facing main façade into the entrance hall, which is situated in the center of the main block. This hall is 11-feet-wide by 11-feet-deep, it is square in plan, and it has a quarter turn winder staircase attached to its northwest and northeast walls that ascends to the second story. This open string staircase has a curved curtail step and a balustrade whose shaped wooden handrail is supported by thin, turned balusters (two to a step). The balustrade's newel post is also encircled by these balusters as well and the handrail above it ends in a volute-shaped turnout.

A doorway in the northwest wall of the entrance hall leads into the living room. This room measures 13-feet-wide by 24-feet-deep, and it occupies the entire northwest end of this block's first story. The focal point of the room is a large fireplace that is centered on the room's northwest wall. The surround of the fireplace opening is polished white marble, and its wooden mantel follows classical precedent and has an architrave, frieze, and a cornice, and it also has fluted pilaster strips at each end. Wood trim in this room, the baseboard, coved cornice, and window and door casings, is of the same design as that in the entrance hall and natural light enters the room from three eight-over-twelve-light windows, one on the room's southwest side and one on each side of the fireplace. Natural light also comes into the room from a pair of 10-light French doors that are centered on the room's northeast wall, and these doors open into the house's family room.

The family room measures 28-feet-wide by 20-feet-deep, and it was originally a one-story screen porch that was converted into a four-season room in the 1980's. This room has a quarry tile floor, its ceiling is covered in painted tongue-and-groove boards, and those portions of its wall surfaces that are not given over to windows are clad in painted, vertically positioned tongue-and-groove boards. This room has two 12-foot-wide side walls, the northwest one of which has a large brick fireplace of modern design centered on it that is flanked on either side by a large one-light window. The northeast wall opposite it contains a single 10-light French door to the right that opens into the house's dining room while a sliding one-light patio door unit placed to the left of it opens into the rear yard. The

northeast wall of this room is curved and has a pair of one-light doors centered on it that also open into the yard and these doors are flanked on either side by two large one-light windows.[4]

The dining room of the house is located behind and northeast of the entrance hall, and it is 13-feet-deep and 11-feet-wide. Three doors provide access to the dining room. The first is a doorway opening in its southwest wall that opens into the entrance hall, the second is a door that is placed in the room's northwest wall that opens into the family room, and the third is a door in its southeast wall that opens into the kitchen. The dining room's northeast wall is curved, and natural light enters the room from a group of four large six-over-nine-light windows that is set into this wall. In addition, the molding that encircles this room at chair rail height and the window and door casings in this room all have the same reeded design as do the moldings in this story's other principal rooms, and a further decorative touch is a large plaster rosette that is centered on the room's ceiling.

From the entrance hall, one can also turn right and walk down a short hallway that has a powder room on the right and closets on the left, to the library. Natural light enters this 10-foot-deep by 10-foot-wide room from windows placed in its southeast and southwest walls and both the windows in the room are surrounded by cabinetry and shelving that covers all the rest of these walls. In this room too, the molding that encircles it at chair rail height and also its window and door casings all have the same reeded design as the moldings in this story's other principal rooms, and a further decorative touch is a large square plaster ornament that is centered on the room's ceiling.

The kitchen that is visible today is the one first story room that has received significant alterations since it was new. To make eating in the kitchen possible, a wall that used to enclose a pantry that was originally located between the dining room and the kitchen was removed and the spaces were combined. New cabinetry and new appliances were also introduced, and a kitchen island was also put in place as well. Despite these changes, though, the overall appearance of the kitchen is respectful of the original design of the house and natural light still enters the room from the group of six-light windows on the southeast wall that are located in the bump-out described earlier. Placed to the left of this window group is a doorway that opens into a rear hallway that leads to the garage and there is also a service staircase located off this hallway as well that leads to the bedroom suite above the garage that was once occupied by the Kohl's maid.

Integrity:

The principal changes that have been made to the Kohl's house since it was first built are largely the work of the Kohls themselves. The first change was the expansion of the first story of the garage

[4] The door and window casings and the baseboards in this room are all simple in design and date from the remodeling of the porch.

wing, which was expanded several feet in width and depth in 1946 using materials that were identical to those used in the original design. The second change was the addition of the screen porch to the rear of the house in 1951. Neither of these changes compromised the architectural significance of the house and both represent the evolution of the house as it responded to the evolving needs of the Kohls. It is also believed that the enclosing of this porch in the 1980s by the subsequent owner was done in a manner that was respectful to the original design and that it was also not detrimental to the building's significance either. The only alteration to the exterior that is not in keeping with current standards was the residing of the original narrow wooden clapboards with narrow gauge vinyl equivalents in the early 2000s, but it is believed that this change was well done and that it did not compromise the significance of the house. Otherwise, the Kohl House is in excellent, largely original condition today and it is also still extremely well maintained as well.

Significance:

Situated on a prominent multi-lot corner parcel, the highly intact two-story-tall Edward F. and Jean Kohl House was constructed in 1940 and it is one of the largest and is the finest Neoclassical Revival Style house to have been built in De Pere. Edward F. Kohl was the manager of the large H. C. Prange department store in Green Bay when his new house was built and it was designed by Harry W. Williams, a Green Bay architect who was then nine years into his solo career as an architect and who is now considered to have been one of the most successful architects practicing in the Green Bay area during the mid-twentieth century. The L-plan house that Williams designed for the Kohls is clad mostly in red brick and it has living space that is spread over two stories, it rests on a full basement story, and it contains an entrance hall, a living room, a large enclosed former screened porch that now serves as a family room, a library, a dining room, a large kitchen, four bedrooms, three bathrooms, and a large, attached two-car garage wing. The resulting house is one of Williams' finest known residential designs and it is also the finest example of the Neoclassical Revival Style to be found in the city of De Pere.

The Edward F. and Jean Kohl House is believed to be eligible for listing in the National Register of Historic Places (NRHP) under NRHP Criterion C (architecture) and it was identified as a potentially eligible resource having local significance under National Register (NR) Criterion C (Architecture) by the *Historical and Architectural Resources Survey, City of De Pere, Brown County, Wisconsin,* conducted by Heritage Research Ltd. in 2017.[5] Research was undertaken to assess the potential for nominating this house to the NRHP utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the Kohl House utilizing the Neoclassical Revival Style subsection of the Architectural Styles study unit of the CRMP.[6] The results of this research is detailed below and shows that the Edward F. and Jean Kohl House is locally significant under NR Criterion C as an architecturally significant late Neoclassical Revival Style single family residence that is one of the earlier residential works of Harry W. Williams, who was one of the more important architects working in Green Bay and in northeast Wisconsin in the decade just before and in the decades following World War II.

[5] Heritage Research, Ltd. *Historical and Architectural Resources Survey, City of De Pere, Brown County, Wisconsin*. De Pere, 2017, pp. 47-49. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.
[6] Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-18 (Architecture).

History:

This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia, including the Menominee and Ho-Chunk tribes. From as early as the 17th century, inter-tribal conflict, Euro-American exploration and settlement, and ensuing military campaigns, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin; others may not, but numerous count Wisconsin as home: Brotherton, Dakota, Fox/Meskwaki, Ho-Chunk, Kickapoo, Mascoutens, Menominee, Miami, Munsee, Odawa, Ojibwa, Oneida, Potawatomi, Stockbridge, Sauk, and Wyandot tribes. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians.

A detailed history of the city of De Pere and its built resources is embodied in the *City of De Pere Intensive Survey Report*, printed in 2001, and the *Historical and Architectural Resources Survey, City of De Pere, Brown County, Wisconsin*, printed in 2017.[7] Consequently, the historic context that follows deals primarily with the history of the Kohl House itself and with the immediate surrounding area.

The city of De Pere is situated on both banks of the Fox River some five miles south of the mouth of the river, at which point it flows into Green Bay and Lake Michigan, and like most other early Wisconsin communities, the city owes its existence to its proximity to water, which provided the state's first settlers with transportation routes, a source of water for drinking, and the only readily available means of generating power for industrial purposes before steam power became widespread. The first European to see what would become the future site of De Pere was, in all probability, Jean Nicolet in 1634, who upon arrival claimed the surrounding territory for France. In time, Nicolet was followed by two Jesuit missionaries, Fathers Allouez and Andre, who established a mission at the site of the first rapids of the Fox River in 1670. In 1671, the fathers (de Pere's) erected a chapel and residence on the east shore of the river just below these rapids and these buildings became their headquarters and were the first buildings that were constructed on the future site of today's city.[8] The earliest commercial activity that took place within and around what today is the city of De Pere was conducted by merchants catering to traffic moving up and down the old Military Roads on the east and

[7] Heggland, Timothy F. *City of De Pere Intensive Survey*. De Pere: 2001, and Heritage Research, Ltd. *Historical and Architectural Resources Survey, City of De Pere, Brown County, Wisconsin*. De Pere, 2017.
[8] Maes, Matthew J. *The History of Brown County and De Pere, Wisconsin*. *Brown County Democrat*: April 3, 1914, p. 9 and April 10, 1914, p. 9.

west banks of the Fox River. It was not until after the first dam was built across the rapids at De Pere in 1836-37 and especially after the first bridge connecting the east and west sides of the river was built across the top of the dam in 1850-1851, however, that commercial activity at the De Pere site began in earnest because the combination of transportation access and readily available waterpower finally made the communities on both sides of the former rapids economically viable. As a result, commercial districts developed at both ends of the bridge and also along the roads that extended out from the two bridge ends and into outlying areas that were in need of the resources that De Pere was increasingly able to supply.

The most important road on the east side of the river was a former part of the old Military Road called Broadway. What made this particular north-south-running road important was the fact that it was the principal road that ran north up the east side of the river to the city of Green Bay, which is located at the mouth of the Fox River. Thus, Broadway was already an important local and regional thoroughfare when the first bridge across the Fox was built at De Pere and the place where Broadway connected with the east end of this east-west-running bridge thus became a natural place for commerce to develop.

In the years that followed, a thriving commercial district did in fact evolve along Broadway at this location and much of what survives of it is now listed in the NRHP as the South Broadway Historic District.[9] In addition, the one-block-wide stretch of land on the west side of Broadway that is located just north of this historic commercial district slopes gently down to the Fox River from Broadway and comprises the east bank of the river. As a result, large lots were created along this stretch of Broadway that turned out to be ideal sites for some of the De Pere area's most spacious and expensive late nineteenth and early twentieth Century homes, and these homes are also now listed in the NRHP as the North Broadway Street Historic District.[10]

By 1910, De Pere's population had risen to 4477, by which time new residential development on the east side of the river was moving south, north, and eastward from the city's historic east side core as lots in the existing plats filled up. One of these older plats was the De Pere Land Co. Addition, Subdivision A, which had been platted in 1892 and which was bounded by N. Broadway to the west, what was then the city limits to the north, what today is Ridgeway Blvd. to the south, and what today is Glenwood Ave. to the east. That at least a speculative demand existed for the 99 lots in this subdivision was obvious because all of them were sold within two days of the new plat being announced and even before the streets in the plat had been completely graded or landscaping begun. However, nothing much was built in this plat, which is located just to the east of the north end of the North Broadway Street Historic District, until 1913, when it was resurveyed and replatted by Ira M.

[9] South Broadway Historic District. National Register Reference # 09001272.
[10] North Broadway Street Historic District. National Register Reference # 83003368.

Martin as the Urbandale Park Addition and the Urbandale Park Second Addition.[11]

At that time, De Pere's streetcar line ran north on N. Broadway adjacent to the new suburb on its way north to Green Bay. Even so, serious development did not take place in Urbandale Park until after World War I and even by 1937, only sixteen houses had been built in the subdivision. Mostly, this lack of growth was due to the dire economic conditions that were prevalent nationwide during the Great Depression but another factor that influenced potential home builders was the lack of municipal services in the suburb, which even as late as 1935 lacked sewer hookups and paved roads.

Among those who were building in Urbandale at this time was Mrs. Victor (Martha) Saul, the owner of a number of properties in De Pere, who had a Colonial Revival house built in Urbandale in 1933 at 940 Oakdale Ave. Whether this house was built as a speculative venture or as an income property is not known but its first occupants were Mr. and Mrs. Edward F. Kohl.[12] Edward F. Kohl (1906-1970) was born in Sheboygan, Wisconsin in 1906 and he subsequently graduated from Sheboygan High School and from the University of Wisconsin. Kohl then went to work for the H. C. Prange Co. department store in Sheboygan, and when Prange purchased the Jorgensen-Blesch department store in Green Bay in 1928 and converted that firm's building into its second department store, Kohl moved to Green Bay and into a sales position at the new store. In 1931, Kohl married Jean Irmiger (1910-1989). Their first child, Susan Kohl, was born in 1932, and by 1933 the family had moved to De Pere and into the house at 940 Oakdale Ave. Two years later, the Kohl's second daughter, Margaret, was born, by which time Kohl had become the buyer for the men's wear department in Prange's Green Bay store.

As the Kohl family grew, so too did their Urbandale neighborhood. Conditions in Urbandale began to change in 1934, when the City of De Pere began working on infrastructure improvement projects using money and labor provided by the Federal Emergency Relief Administration (FERA). The first project to affect the Urbandale area was the laying of sewer pipe beginning in 1934. In 1936, another area construction project was given approval by the Works Progress Administration (WPA) and resulted in what is now Ridgeway Boulevard.

> Plans for the improvement of Ridgeway from Broadway [east] to Allouez avenue call for its widening to 60 feet with a boulevard in the center and a 20-foot roadway on either side. The road will be surfaced with gravel and the sides will be curbed and guttered to within 1000 feet of the east end. New water mains were laid by the city to connect with the Urbandale system and storm sewers connecting with the Huron street and the Broadway sewers were put in

[11] Urbandale Park was platted on July 2, 1913, and Urbandale Park Second Addition on July 28, 1913.
[12] The address of this house (AHI# 121647) was originally 950 Oakdale Ave., but this was changed to 940 Oakdale Ave. in 1937 when Mrs. Saul built a new house next door (AHI# 121649) that became what is today's 950 Oakdale Ave.

> without cost to the city under the contract as awarded. … All streets entering on to Ridgeway boulevard are now barricaded and several weeks will be required for the completion of the work.[13]

By 1937, the Urbandale Park Addition had evolved into a well serviced and highly attractive but still largely undeveloped plat, and it is therefore not surprising that with infrastructure improvements in place and a slowly improving national economy, local and area real estate dealers began to turn their attention to it. Leading this effort was Green Bay real estate dealer Elmer Denessen, who in 1937 began to build houses on several lots in the plat as a speculative venture.

> Urbandale Park subdivision of East De Pere has now become the scene of a building program, which is planning to establish it as one of the fine subdivisions in the Fox river valley. Located between Broadway and the new boulevard [Ridgeway Boulevard], this heavily wooded section, with its curving lanes and fine Colonial homes, offers an atmosphere of seclusion and country quiet, maintained by rigid restrictions.
>
> The building program promoted through the Elmer Denessen company of Green Bay started with two homes this year, a Cape Cod and a Colonial. These were sold before completion, and two more Colonials will be finished in February.[14]

In 1938, a third daughter, Elizabeth, joined the Kohl's household, which had now reached a size that was too large for the Kohl's Oakdale Avenue house. Consequently, in 1939, Kohl purchased a large four-lot corner parcel further east in Urbandale to be the site of a new and larger house.[15] The Kohls then approached Green Bay architect Harry W. Williams for a design and construction on their new four-bedroom Neoclassical Revival Style house began in May of 1940, with Martin Albers as the general contractor.[16]

The Kohl's new brick-veneered house on Nicolet Avenue was to cost $8,000.00, making it one of the most expensive houses built in De Pere in 1940, and by November of that same year construction was complete.

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[13] *Green Bay Press-Gazette*. July 9, 1936, pp. 1, 4.
[14] *Green Bay Press-Gazette*. October 18, 1937, p. 19.
[15] "Real Estate Transfers." *Green Bay Press-Gazette*. June 22, 1939, p. 7.
[16] "Locals." *De Pere Journal-Democrat*. May 9, 1940, p. 6. "Martin Albers has begun construction of a home in Urbandale for Mr. and Mrs. Edward Kohl." See also: Building Permits, City of De Pere.

Mr. and Mrs. Edward Kohl will move into their new home in Urbandale next week.[17]

That the Kohls decided to build their new house in Urbandale rather than in Green Bay, where Prange's department store, Kohl's place of business, was located, partly reflects the impact that automobile ownership was now having on people's choices of where to live. By the beginning of World War II, Broadway and Allouez Avenue (today's Webster Avenue) had become concrete-surfaced highways that serviced De Pere itself, the city of Green Bay to the north, and other Fox River Valley communities to the south. Also, by this time, the automobile had largely supplanted mass transit as the preferred means of commuting to work and the Urbandale Park suburb was ideally positioned to serve those who worked both within and outside of De Pere. As a result, by 1942, houses occupied more than half of the lots in the plat, with the largest concentrations being located on Oakdale and Randall avenues and on Lawton Street. Construction activity in Urbandale was interrupted only by the war, and by 1950 almost all the lots in the suburb had been built upon and the suburb had become one of De Pere's most desirable neighborhoods.

The Kohls soon had a new need for the extra space because in 1943 a son, Thomas, was born to them. The Kohls were also very visible and active participants in the Green Bay-area social scene as well and events at their house were frequently mentioned in the society columns in both the Green Bay and De Pere newspapers. Partly this was because by the end of World War II Kohl had become the manager of the now much enlarged H. C. Prange department store in Green Bay. This position put Kohl in the top echelon of merchandisers in that city and it also gave him an excellent overview of the post-war merchandising needs of the city's shoppers, and especially of its women shoppers.

Seeing that there was a need for a retailer who specialized in more up-market clothing for women and children than was offered by Prange's and its competitors, Kohl decided to open a store of his own in Green Bay that would cater to this clientele. In 1949, Kohl announced plans to build his own store in Green Bay; Kohl, Inc., with himself as president and manager. The new business would be a select women's and misses' ready-to-wear shop and to house it Kohl constructed a new building on the south edge of Green Bay's downtown commercial district. This new one-story brick Contemporary Style building, complete with on-site parking, is still extant and intact today at 519 S. Monroe Ave. and it was designed by the prominent Green Bay architectural firm of Foeller, Schober, Berners, Safford and Jahn.[18]

Kohl's new business venture was perfectly timed to take advantage of the post-war economic boom and it was a success from the start. In the years that followed, the Kohls continued to maintain their high social profile and their new house was modified over time to facilitate this. In 1951, a large new screen porch

[17] "Personals." *De Pere Journal-Democrat*. November 7, 1940, p. 7.
[18] "Kohl Store Plans Told." *Green Bay Press-Gazette*, April 27, 1949, p. 24 (illustrated).

was added to the house's rear elevation, and this was followed by the construction of a large new in-ground swimming pool behind the house in 1953, one of the first in the Green Bay area.[19] Both of these additions are still extant today and the Kohls continued to live and entertain in their Nicolet Ave. house until Kohl's death in 1970.[20] In the years that followed, Kohl's store was operated by his wife, Jean, and his son, Thomas, but by 1981, the Nicolet Ave. house had been sold to a new owner, Louis Busche, the vice-president and general manager of the Nicolet Paper Corp. Busche would subsequently turn the screen porch into a four-season room, and he also had a large brick fireplace mass built on one-side of the porch at the same time. The Kohl's house is now owned by the present owners, who have lived there for the last twenty years, and it is still in excellent, largely original condition today.

Architecture:

The Edward F. and Jean Kohl House (AHI# 121634) is eligible for listing in the NRHP at the local level of significance for its associations with Criterion C (Architecture) because it is an excellent, highly intact example of late Neoclassical Revival Style residential design, and because it is a highly intact early example of the residential designs created by notable Green Bay architect Harry W. Williams.[21]

The Neoclassical Revival Style is discussed in the State of Wisconsin's Cultural Resource Management Plan (CRMP), but aside from mentioning its classical origins, it leaves the discussion of its history and style-defining features to others.[22] Cyril M. Harris, in his book *American Architecture, an Illustrated Encyclopedia*, describes the Neoclassical Revival Style as being a later synonym for the Neoclassical style, whose history he described as follows.

> Neoclassical style. A style of architecture, most popular in America from about 1895 to 1950 and beyond, based primarily on the use of forms of classical antiquity; as a result of a renewed interest in classical forms, stimulated by the Columbian Exposition at the Chicago World's Fair in 1893, widely used for both public buildings and residences in America. Homes are

[19] "Building in August High." *Green Bay Press-Gazette*, September 5, 1951, p. 28, and "11 Permits Are Issued For Houses." *Green Bay Press-Gazette*, October 1, 1953, p. 41. See also: City of De Pere Assessor's Records.
[20] "Edward F. Kohl Dies; Operated Store Here." *Green Bay Press-Gazette*, December 14, 1970, p. 1 (illustrated). Obituary of Edward F. Kohl.
[21] The AHI numbers used here and elsewhere in this nomination refers to the record number of a building as given in the on-line database maintained by the Wisconsin Historical Society's Division of Historic Preservation (DHP): the Wisconsin Architecture and History Inventory (AHI).
[22] Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-18 (Architecture).

> usually two or two-and-a-half stories high; public buildings in this style are generally multi-storied and may have a smooth ashlar facade, an attic story, an enriched entablature, and a parapet. Aspects of this style are imitative of the earlier Classical Revival style (often called Early Classical Revival) that was most popular from about 1770 to 1830; others are imitative of the Greek Revival style that was most popular from about 1830 to 1850. The terms Classical Revival style, Neoclassical Revival, and Neoclassicism are sometimes used as synonyms.[23]

The design features that are most frequently found in Neoclassical Revival style residences are well enumerated in Virginia Savage McAlester's book *A Field Guide to American Houses*. In this work, McAlester states that the identifying features most closely associated with such houses include:

> Façade dominated by a full-height porch with a roof supported by classical columns; columns typically have Ionic or Corinthian capitals; façade shows symmetrically balanced windows and center door.[24]

McAlester then goes on to describe five principal subtypes of the style; the Full-Height Entry Porch subtype being the one into which the Kohl house falls.

> Full-Height Entry Porch - This common subtype has a dominant central entrance porch extending the full height, but less than the full width of the façade. It closely resembles certain Early Classical Revival and Greek Revival subtypes. As in both of these earlier styles, the entry porch may have a classical pediment and gabled roof above, or, as in the Greek Revival only, the porch roof may be flat.[25]

McAlester then lists various design details that are typically found in Neoclassical Revival style house designs.

> After about 1925, very slender, unfluted (often square) columns began to be used, primarily on houses with full-facade porches. Those usually lack capitals, and their proportions readily distinguish them from earlier Neoclassical and Greek Revival examples.

[23] Harris, Cyril M. *American Architecture, an Illustrated Encyclopedia*. New York: W. W. Norton & Co., 1998, p. 224.
[24] McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013, p. 435.
[25] McAlester, Virginia Savage. *A Field Guide to American Houses,* p. 435.

> Neoclassical houses usually have a boxed eave with moderate overhang, frequently with dentils or modillions beneath; a wide frieze band is occasionally found beneath the cornice. These are loosely based on Federal or Greek Revival precedents.
>
> Windows are rectangular with double-hung sashes. Examples following early precedent have six or nine panes to each sash; others have a pane or single pane upper sash and a single-pane lower sash.[26]

Almost all of these features are found in Williams' design for the Kohl house, which is an excellent later example of the style. The main façade of the Kohl house is symmetrical in design, and it is dominated by its full-height two-story entrance portico, the pedimented roof of which is upheld by four slender square columns that have only the simplest of capitals. The house's side-gabled main roof has boxed eaves that are ornamented with dentils, its first story windows contain six-over-nine-light double hung sash, the second story windows contain six-over-six-light double-hung sash, and the centered main entrance features classically derived sidelights and a fanlight. The Kohl house is also notable for containing design elements that are frequently associated with classically derived Regency Style design houses that were built in the 1930s such as the slender porch columns, the two-story-tall, curved bow window bay that is attached to the house's rear elevation, and the fluted moldings that encase doors and windows in the house's entrance hall.

The Kohl house is the earliest and the best of the four historic examples of the Neoclassical Revival style that are found in De Pere, all four of which are located in the Urbandale neighborhood and all four of which are of brick construction. Two of these are also located on large corner lots within a block of the Kohl house: the Dr. Raymond M. Waldkirch house (AHI# 121416), built at 826 Glenwood Ave. in 1948 to a design by architect Robert W. Surplice; and the Dr. Albert and Mary Turek House (AHI# 233657), built at 845 Urbandale Ave. in 1966. The fourth example, the A. J. Kwitek house (AHI# 121679), built at 702 Randall Ave. in 1949, is a fine example of the Regency Style design variant of the Neoclassical Revival style.[27]

Architect

Harry W. Williams (1901-1984) was born in Manitowoc, Wisconsin in 1901, the son of John and Katherine Williams. Nothing has yet been found out about his education but by 1923, city directories in Manitowoc list him as working as a draftsman in the office of Manitowoc architect Charles Clark

[26] McAlester, Virginia Savage. *A Field Guide to American Houses,* p. 436.
[27] Both the Waldkirch and Kwitek houses are already listed in the NRHP as contributing resources in the Randall Avenue Historic District.

Reynolds. In 1926, Williams moved to Green Bay where he once again found employment as a draftsman in the office of Charles Clark Reynolds, who by then had moved his practice to Green Bay. In 1931, Williams married Rene Den Dooven and from then on, he mostly practiced alone, although he usually also employed a draftsman or two, and occasionally, late in his career, worked with an associate.

By 1937, Williams was well enough established to be given the contract for the design of the new Jackson School (AHI# 35234) in Green Bay, a still extant Neoclassical Revival Style school building that he would later enlarge twice more.[28] Even as work on this new school was commencing, however, Williams' new Columbus Building (AHI# 42665) was being opened to the public, this being an outstanding late example of the Art Deco Style that was built as an office building and still is one today.[29] A year later, Williams was awarded the contract for the new Tank Public School (AHI# 2156), also in Green Bay, which was another excellent late Art Deco Style design that is also still extant today as well.[30]

In 1940, Williams produced his design for the Kohl family house on Nicolet Ave. that is the subject of this nomination.[31] In the same year he also produced a Georgian Revival Style design for a new Seventh Day Adventist Church (AHI# 1948) located at 230 S. Ashland Ave. in Green Bay. This building is no longer extant and it was to be Williams' last identified project until after the end of World War II, when construction work in Green Bay resumed once again.[32] As soon as it did, though, Williams was awarded a contract for the design of 100 demountable houses for veterans in that city in the area surrounding the S. Oakland Ave,/ 8th Street intersection, most of which were built and were ready for occupancy by mid-1946.[33]

Up until the end of World War II, Williams' known designs reflect the influence of both the Period Revival Styles that were typical of the pre-war period and the Art Deco Style that he used for the

[28] "Board Hires 3 Architects." *Green Bay Press-Gazette*. June 2, 1937, p. 2. See Also: *Green Bay Press-Gazette*, June 29, 1937, p. 1; September 30, 1938, p. 9 (illustrated); *Green Bay Press-Gazette,* December 13, 1949, p. 1; *Green Bay Press-Gazette,* August 26, 1950, p. 24 (illustrated); *Green Bay Press-Gazette*, November 17, 1951, p. 22 (illustrated); and *Green Bay Press-Gazette*, August 3, 1957, p. 34 (illustrated).
[29] *Green Bay Press-Gazette*, November 5, 1937, p. 11 (illustrated). This building is a contributing resource in the NRHP-listed Green Bay Downtown Historic District. NR# 100003920.
[30] "New Tank School to Be Ready for Use Tuesday." *Green Bay Press-Gazette*, September 30, 1939, p. 4 (illustrated).
[31] City of De Pere Building Permits.
[32] "Church Will Be Erected On This Site." *Green Bay Press-Gazette*, July 17, 1940, p. 10.
[33] "Housing Group Names Williams." *Green Bay Press-Gazette*, January 25, 1946, pp. 6. See Also: *Green Bay Press-Gazette,* May 30, 1946, p. 24 (illustrated) and August 3, 1946, p. 18 (illustrated).

Columbus Building and the Tank School. Once the war ended, though, almost all of his post-war designs would be examples of various Contemporary styles

In 1950, Williams designed a simple, essentially astylistic one-story-tall school building for St. Joan of Arc R.C. Church in Goodman, Wisconsin (non-extant).[34] A year later, however, he designed the Contemporary Style St. John Cantius R.C. Church in Sobieski, Wisconsin, which is still extant and is now known as St. Maximillian Kolbe Parish Church.[35] In 1953, Williams designed the still extant Christ Lutheran Church in Denmark, Wisconsin,[36] and the new Contemporary Style St. Mary of the Angels R.C. School located at 1265 Cass St. in Green Bay, which is also still extant.[37] In 1954, Williams designed the new Contemporary Style Green Bay Curative Workshop building, in Green Bay that is still extant and is located at 303 S. Webster Ave.[38] 1957 saw the completion of the new Contemporary Style parish school building that Williams designed for St. Mary's R.C. Church in Pulaski, Wisconsin, which is also still extant and is located in the 100 block of N. St. Augustine St.[39] William's St. Benedict R.C. Church, located at 3372 Deerfield Lane W in Suamico, Wisconsin, was also completed in 1957 as well.[40] In 1959, Williams completed one of his most important secular commissions, the still largely intact, two-story-tall, Contemporary Style clubhouse building he designed for the for the Green Bay Elks Club, which is located on the corner of Crooks and S. Adams streets in downtown Green Bay.[41] This was followed in 1960 by his Contemporary Style school for Redeemer Lutheran Church in Green Bay.[42] The next year, Williams completed the Bethel Lutheran Church in rural Gillette, Wisconsin, which is also still extant at N6955 County Highway BB.[43]

[34] "Members, Friends of Parish Help Build School at Goodman." *Green Bay Press-Gazette*, October 27, 1950, p. 3 (illustrated).
[35] *Green Bay Press-Gazette*, December 7, 1951, p. 4 (Illustrated). This church has now been altered.
[36] "Dedicate New Church Sunday at Denmark." *Green Bay Press-Gazette*, June 5, 1953, p. 12 (illustrated). This church has also now been altered.
[37] *Green Bay Press-Gazette*, April 29, 1953, p. 22 (illustrated).
[38] *Green Bay Press-Gazette*, November 19, 1953, p. 52. See also: *Green Bay Press-Gazette*, June 11, 1954, p. 3 (illustrated) and *Green Bay Press-Gazette*, September 8, 1955, p. 3 (illustrated).
[39] *Green Bay Press-Gazette*, October 25, 1957, p. 10 (illustrated). This church is now called the Assumption of the Blessed Virgin Church and School.
[40] *Green Bay Press-Gazette*, June 21, 1957, p. 12 (illustrated. This church is also still extant and has now been altered and enlarged.
[41] "Elks Have Flexible Lodge." *Green Bay Press-Gazette*, November 20, 1959, p. 33 (illustrated.). This building is still extant and is located at 300 Crooks Street but is no longer a clubhouse. Williams was a member of the Elks Club.
[42] *Green Bay Press-Gazette*, August 3, 1960, p. 9 (illustrated). This school is still extant and is located at 205 Hudson St.
[43] *Green Bay Press-Gazette*, September 22, 1961, p. 6.

In 1966, Williams completed the Contemporary Style John F. Kennedy Elementary School in Green Bay.[44] Also in the same year, Williams completed a design for the first of several large one-story Contemporary Style store buildings that he would subsequently design for the Shopko Corporation of Green Bay. The first one was built in 1967 in De Pere and it is still extant on N. Wisconsin St. This was followed by an additional one in Wisconsin Rapids, Wisconsin in 1969, three more in Hibbing, Minnesota, Beaver Dam, Wisconsin, and Iron Mountain, Michigan in 1970, and one in Appleton, Wisconsin in 1971.[45] In addition, Williams' obituary lists several other buildings he designed whose locations have not yet been found. These include the Leicht Transfer and Storage Co. warehouse and office in Green Bay and Olson Transportation Co. terminals in several locations in Wisconsin.[46]

Williams retired in 1974. Unfortunately, while his public buildings are well-documented, much less is known about Williams' residential designs. Besides the house he designed for the Kohls in 1940 and the demountable houses he designed immediately following World War II, only two more of his residential projects have been identified so far. Also built in 1940 was the still extant two-story-tall stone and clapboard-clad Colonial Revival Style house overlooking the Fox River at 1205 Lost Dauphin Road in De Pere (AHI# 121518) that Williams designed for Dr. H. W. Doyle. The other identified example is the Ben and Joyce Rosenberg House located at 911 Ridgeway Blvd. in De Pere, a large brick and clapboard-clad late Colonial Revival Style house (AHI# 121694) that was built in 1956, and which is located just two blocks away from the Kohl's house.

It is reasonable to suppose that there are a number of other houses located in the Green Bay area that Williams designed as well. Hopefully, future architectural surveys in northeast Wisconsin will identify many more of the projects that were designed by this fine architect.

Conclusion:

Consequently it is believed that the Edward F. and Jean Kohl House is eligible for listing in the NRHP at the local level of significance because it is both an excellent example of later Neoclassical Revival Style design and because it is also an excellent, highly intact early example of the residential designs produced by Harry W. Williams, one of the best and most successful of the Green Bay architects whose careers began in the years between World War I and World War II and continued for several decades thereafter.

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[44] *Green Bay Press-Gazette*, January 4, 1966, p. 15. This school is still extant at 1754 Ninth St. and is largely unaltered.
[45] *Green Bay Press-Gazette*, August 18, 1966, p. 34; February 20, 1969, p. 29; January 21, 1970, p. 35; May 3, 1970, p. 26; and April 12, 1971, p. 20. It is probable that he designed a number of others for Shopko as well.
[46] "Harry W. Williams." *Green Bay Press-Gazette*, April 23, 1984, p. 25. Obituary of Harry W. Williams.

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Form 10-900-a

Wisconsin Word Processing Format (Approved 1/92)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kohl, Edward F. and Jean, House
De Pere, Brown County, Wisconsin

Section **10** Page 1

Verbal Boundary Description:

23,659 Sq. Ft. Lots 46, 47, 48, & 49, Urbandale Park 2nd Addition to the City of De Pere.

Boundary Justification:

These boundaries enclose all the land that has historically been associated with this resource.

Form 10-900-a

Wisconsin Word Processing Format (Approved 1/92)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kohl, Edward F. and Jean, House
De Pere, Brown County, Wisconsin

Section **photos** Page 1

Items a-d are the same for photos 1 – 26.

Photo 1
a) Kohl, Edward F. and Jean, House
b) De Pere, Brown County, WI
c) Timothy F. Heggland, December 21, 2021
d) Wisconsin Historical Society
e) General View, View looking N
f) Photo 1 of 26

Photo 2
e) Main Facade, View looking NE
f) Photo 2 of 26

Photo 3
e) General View, View looking NW
f) Photo 3 of 26

Photo 4
e) Garage Wing Elevation, View looking NW
f) Photo 4 of 26

Photo 5
e) General View, View looking WSW
f) Photo 5 of 26

Photo 6
e) Rear Elevation, View looking SW
f) Photo 6 of 26

Photo 7
e) Rear Elevation Detail, View looking SW
f) Photo 7 of 26

Photo 8
e) Rear Elevation, View looking S
f) Photo 8 of 26

Photo 9
e) Main Entrance Detail, View looking NE
f) Photo 9 of 26

Photo 10
e) Entrance Hall, View looking NE
f) Photo 10 of 26

Photo 11
e) Entrance Hall Detail, View looking NW
f) Photo 11 of 26

Photo 12
e) Living Room, View looking N
f) Photo 12 of 26

Photo 13
e) Living Room Fireplace, View looking NW
f) Photo 13 of 26

Photo 14
e) Living Room, View looking N
f) Photo 14 of 26

Photo 15
e) Family Room, View looking NW
f) Photo 15 of 26

Photo 16
e) Family Room Fireplace, View looking NW
f) Photo 16 of 26

Photo 17
e) Dining Room, View looking NE
f) Photo 17 of 26

Photo 18
e) Dining Room, View looking N
f) Photo 18 of 26

Photo 19
e) Kitchen Seen from Dining Room., View looking SE
f) Photo 19 of 26

Form 10-900-a

Wisconsin Word Processing Format (Approved 1/92)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kohl, Edward F. and Jean, House
De Pere, Brown County, Wisconsin

Section **photos** Page 2

Photo 20
e) Kitchen, View looking SE
f) Photo 20 of 26

Photo 21
e) Service Stairs Seen from Kitchen, View looking SE
f) Photo 21 of 26

Photo 22
e) Entrance Hall, With Hallway to Library to the Right, View looking NE
f) Photo 22 of 26

Photo 23
e) Hallway, Looking Towards Library, View looking SE
f) Photo 23 of 26

Photo 24
e) Library, Looking Towards Hallway, View looking NW
f) Photo 24 of 26

Photo 25
e) Library, View looking WSW
f) Photo 25 of 26

Photo 26
e) Entrance Hall, View looking SW
f) Photo 26 of 26

Form 10-900-a

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Figure 1. Floorplan.



Edward F. and Jean Kohl House, De Pere, Brown County, 1 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 2 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 3 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 4 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 5 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 6 of 26



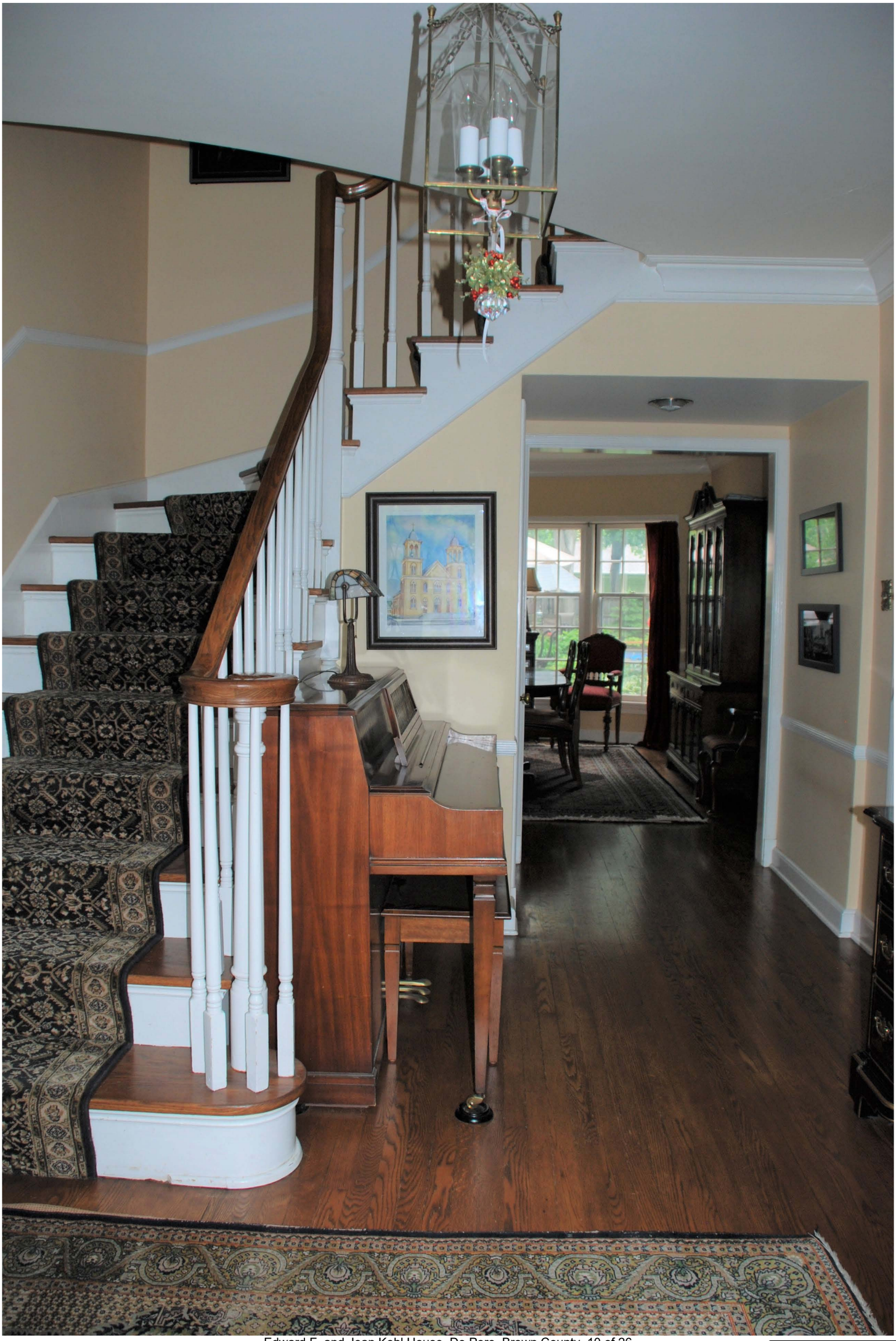
Edward F. and Jean Kohl House, De Pere, Brown County, 7 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 8 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 9 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 10 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 11 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 12 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 13 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 14 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 15 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 16 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 17 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 18 of 26



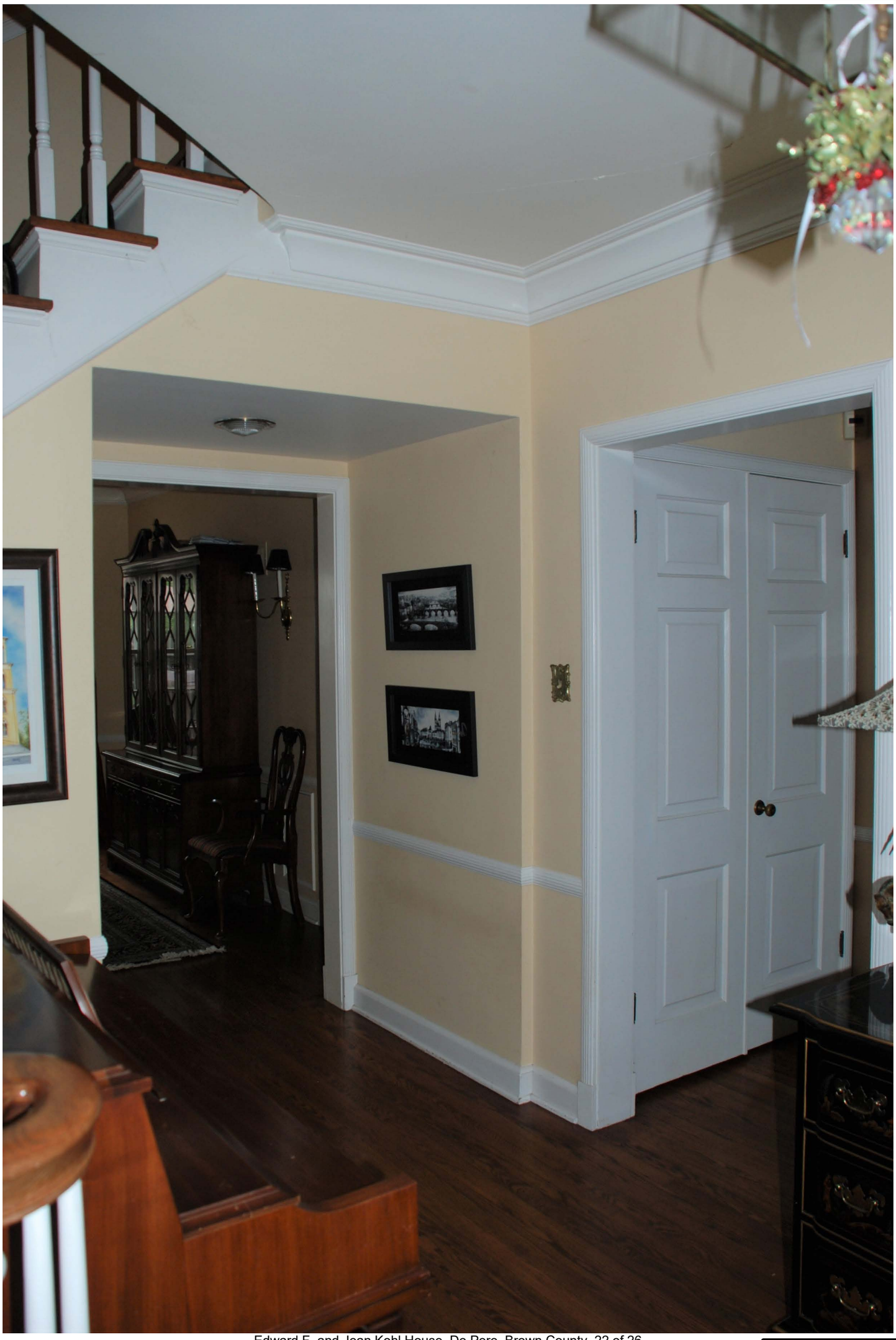
Edward F. and Jean Kohl House, De Pere, Brown County, 19 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 20 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 21 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 22 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 23 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 24 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 25 of 26



Edward F. and Jean Kohl House, De Pere, Brown County, 26 of 26

WISCONSIN HISTORICAL SOCIETY

Memorandum

To: Certified Local Governments in Wisconsin
From: State Historic Preservation Office (SHPO), Certified Local Government Coordinator
Date: July 25, 2022
Re: *National Register of Historic Places* nominations for properties in CLG jurisdictions

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When the *State Historic Preservation Office* (SHPO) receives a *National Register of Historic Places* (NRHP) nomination for a property within the jurisdiction of a *Certified Local Government* (CLG), the preparer will share the nomination with the chief elected official and the Historic Preservation Commission (HPC) in that community at least 60 days prior to the State Review Board's consideration of the nomination. The State Review Board meets quarterly, typically in February, May, August, and November.

This is an opportunity for the HPC to comment on the nomination and contribute local knowledge of the property and its history.

As a CLG, your commission's responsibility is to review the nomination and provide an opinion as to whether the property meets the eligibility criteria for the NRHP. Typically, HPCs do this by placing the nomination on the agenda of a regular meeting and allocating time for public comment as well as commission review. It is not within the HPC's responsibility or authority to require or request edits from the nomination preparer. If the commission has concerns or feedback about the content of the nomination, that information should be transmitted directly to the SHPO.

A summary of public comments and/or a letter of the commission's opinion may be submitted, by postal mail or email, to:

Ian Gort
ian.gort@wisconsinhistory.org

State Historic Preservation Office
Wisconsin Historical Society
816 State St. Rm. 305
Madison, WI 53706

The letter may come from the chair of the HPC, the director of the Planning Department, the chief elected official, or any combination thereof. Regardless of whether the SHPO receives correspondence from the CLG, the SHPO will proceed with the nomination process.

NPS Form 10-900 OMB No. 10024-0018

Wisconsin Word Processing Format (Approved 1/92)

United States Department of Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Lenfestey, Agnes and Ruth Lenfestey Mark, House

other names/site number

2. Location

street & number 1336 Ridgeway Boulevard N/A **not for publication**

city or town De Pere N/A **vicinity**

state Wisconsin **code** WI **county** **code** 009 **zip code** 54115

3. State/Federal Agency Certification

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

Signature of certifying official/Title Date

State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

Lenfestey, Agnes and Ruth Lenfestey Mark, House	Brown	Wisconsin
Name of Property	County and State	

4. National Park Service Certification

I hereby certify that the property is:

__ entered in the National Register.
___ See continuation sheet.
__ determined eligible for the National Register.
___ See continuation sheet.
__ determined not eligible for the National Register.
___ See continuation sheet.
__ removed from the National Register.
__ other, (explain:)

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)

X private
public-local
public-State
public-Federal

Category of Property (Check only one box)

X building(s)
district
structure
site
object

Number of Resources within Property (Do not include previously listed resources in the count)

contributing	noncontributing	
1		buildings
		sites
		structures
		objects
1	0	total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)	**Current Functions** (Enter categories from instructions)
DOMESTIC/Single Dwelling	DOMESTIC/Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)	**Materials** (Enter categories from instructions)	
	foundation	CONCRETE
MODERN MOVEMENT	walls	CONCRETE
	roof	ASPHALT
	other	WOOD

Narrative Description

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

Lenfestey, Agnes and Ruth Lenfestey Mark , House | Brown | Wisconsin
Name of Property | County and State

8. Statement of Significance

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

_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

_ B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_ D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

_ A owned by a religious institution or used for religious purposes.

_ B removed from its original location.

_ C a birthplace or grave.

_ D a cemetery.

_ E a reconstructed building, object, or structure.

_ F a commemorative property.

_ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1963

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Tilleman Assoc., Inc.

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

Lenfestey, Agnes and Ruth Lenfestey Mark , House | Brown | Wisconsin
Name of Property | County and State

9. Major Bibliographic References

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

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

Primary location of additional data:
X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University

Other
Name of repository:
White Pillars Museum, De Pere, WI

10. Geographical Data

Acreage of Property Less Than One Acre

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

	Zone	Easting	Northing
1	16	416840	4922500
2			
3			
4			

☐ See Continuation Sheet

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

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

11. Form Prepared By

name/title	Timothy F. Heggland				
organization				**date**	June 17, 2022
street & number	6391 Hillsandwood Road			**Telephone**	608-795-2650
city or town	Mazomanie	**state**	WI	**zip code**	53560

Lenfestey, Agnes and Ruth Lenfestey Mark , House	Brown	Wisconsin
Name of Property	County and State	

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Adam G. Sanchez				
organization				**date**	June 17, 2022
street & number	1336 Ridgeway Boulevard			**telephone**	920-360-5566
city or town	De Pere	**state**	WI	**zip code**	54115

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

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

Form 10-900-a

Wisconsin Word Processing Format (Approved 1/92)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lenfestey, Agnes and Ruth Lenfestey Mark, House
De Pere, Brown County, Wisconsin

Section 7 Page 1

Description:

The highly intact Modern Movement style Agnes Lenfestey house was designed in 1962 for Mrs. Agnes Hurlbut Lenfestey and her daughter, Mrs. Ruth Lenfestey Mark, by Green Bay architect John C. Tilleman, and it was constructed in 1963 at a cost of $32,000.[1] The house is one-story-tall and consists of a rectilinear plan front-gable-roofed house and a full poured concrete basement story underlies the house. Placed next to the house is a one-story-tall two-car gable-roofed garage of similar design that is connected to the house by a covered breezeway, and both the house and garage are clad in a light grey concrete brick that was manufactured by the F. Hurlbut Co. of Green Bay, a family-owned concern. The design of the house, with its shallow-pitched roofs, broad transom lights in the gable ends, and exposed beam ends, reflects the influence of California houses of the 1950s that were pioneered by architects working for developer Joseph Eichler; it is the only house of this type in De Pere, and the design of the garage imitates that of the house. In addition, the house also possesses an excellent, highly intact interior that contains an open concept plan living room, dining room, and kitchen space, and a den, three bedrooms, and two bathrooms. The house and garage are believed to be locally significant and eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion C (Architecture) for their architectural significance as fine, highly intact, and early examples of John C. Tilleman's residential work. They are also excellent representative examples of early post-World War II modern design and the Lenfestey house is one of only two known architect-designed houses that were built in De Pere between 1946 and 1963.

The Lenfestey house is located on the east side of the city of De Pere and on the southerly side of Ridgeway Blvd., and the parcel associated with it comprises the west corner formed by the intersection of the southeast-northwest-running Ridgeway Blvd. and the northeast-southwest-running N. Webster Ave. The house rests on a flat 2½-lot parcel that is part of a larger parcel of land that had already been owned by the Lenfestey family for several decades by the time the house was built. Today, the Lenfestey house's parcel is surrounded by other parcels containing single-family residences of a similar or later vintage. At the time it was built, however, there was only one other house located to the east, west, or south of it, this being the large Colonial Revival Style-influenced Ranch Style house located around the corner at 710 Waubaunuqua Trail that was built in 1957 for Jessica Marks Bennett, Mrs. Mark's daughter, and her husband, Charles Bennett, on land that had also belonged to the Lenfestey family for several decades.[2]

[1] City of De Pere Building Permits.
[2] This 8+acre parcel of land had been platted into two separate but adjacent plats in the 1950's, each of which contained two block having 10 lots each. The plat that the Lenfestey house and the Bennett house are located on is bounded on the southeast by N. Webster Ave., on the northeast by Ridgeway Blvd., and on the northwest by Waubaunuqua Trail. The land to the southwest of this plat is part of another unassociated plat.

The Lenfestey house is surrounded by mown lawn, its main façade faces northeast onto Ridgeway Blvd., and several mature shade trees are located in its front yard. Other shade trees are planted much more densely along the rear and northwest sides of the house and help screen the adjoining properties from view. In addition to the tree screen, there is also a shallow fieldstone retaining wall that runs along the entire length the northwest edge of this parcel. This retaining wall separates the Lenfestey house's parcel from the slightly lower corner parcel next door. This corner parcel is now and has always been vacant and it was originally shared by the Lenfestey house and the Bennett house when both houses were in Lenfestey family ownership.[3] Additional privacy is also gained from a solid, painted, horizontal board fence that runs along the length of the heavily traveled N. Webster Ave. side of the parcel. The same fencing is also used in spots along the rear side of the parcel as well, while another section is used to shield that portion of the parcel that is located to the east of the garage from the view of persons traveling on Ridgeway Blvd.

Both the Ridgeway Blvd. and N. Webster Ave. sides of the Lenfestey house parcel are edged by concrete curb and gutter, by mown grass terraces, and by concrete sidewalks. Pedestrian and automobile access to the house is via a short, blacktopped driveway that extends from Ridgeway Blvd. across the sidewalk to a large, blacktopped parking area that is located in front of the garage, and which serves both the garage and the house.

Exterior:

The one-story-tall Lenfestey house consists of two separate elements; a nearly square plan 22-foot-wide by 25-foot-deep two-car automobile garage, and a 30-foot-wide by 60-foot-deep rectilinear plan house, the latter of which also has a 10-foot-wide by 21-foot-deep rectilinear plan bay attached to its easterly side that contains the main entrance to the house and its associated entrance hall, closets, and a den. The two buildings are physically connected to each other by an 11-foot-wide by 13-feet-deep flat roof that spans the distance between them, thereby creating an open breezeway that provides shelter for both the main entrance to the house and a side entrance into the garage. The garage rests on a concrete pad foundation while the house rests on poured concrete foundation walls that enclose a full basement story. Both structures are clad in concrete bricks (not concrete blocks) that were made by the family-owned F. Hurlbut Co. of Green Bay and the usage of which was mandated by the client. The walls of the garage are clad with these bricks and the same is true of the house, with the exception of two small areas on each of the two side elevations of the house that are clad in stained horizontal clapboards.

[3] This corner parcel is now owned by another party, but it continues to be vacant, and it is flat and is covered in mown lawn.

Both the garage and the house have a Front-Gable form and each building has a shallow-pitched gable roof that is clad in asphalt shingles and whose ridgeline runs northeast-southwest, and there is also a rectilinear plan concrete brick chimney mass located on the easterly slope of the house's roof.

House:

Northeast-Facing Main Facade

The 41-foot-wide main façade of the house faces northeast onto Ridgeway Blvd. and this façade is asymmetrical in design and is composed of two main components. The smaller 11-foot-wide left-hand component is the northeast-facing end elevation of the house's one-story-tall flat-roofed entrance bay, and it is ten-feet-wide, has no openings, and is crowned by a wide, plain wood fascia board that is part of a continuous band that encircles the entire perimeter of the house. The larger right-hand component is the 30-foot-wide northeast-facing end elevation of the one-story-tall gable-roofed house itself, and it is symmetrical in design and two-bays-wide, with each bay containing a single tall, narrow, one-light window. The house's poured concrete foundation wall is visible at the base of this concrete-brick-clad wall surface and placed at the top of the wall is the same wide, plain wood fascia board that continues around the house. The full-width gable end located above this fascia is filled with six single-light windows whose shapes are dictated by their position in the gable end. This elevation is sheltered by the broad three-foot-deep overhanging open eaves of the shallow-pitched main roof above it. Three large projecting beam ends, one at each end of the gable end and another in the middle, visually support these eaves while the beams themselves run from front to back through the entire house and structurally support the roof.[4]

Northwest-Facing Side Elevation

The 60-foot-wide northwest-facing side elevation of the house is asymmetrical in design and five-bays-wide, and most of its wall surface is clad in concrete bricks. The first three bays from the left each contain a single tall, narrow, one-light window while the fourth bay from the left contains a pair of sliding one-light patio doors. The fifth bay from the left, however, is clad in wide wood clapboards and it contains a pair of square one-light windows that are set into the upper half of this bay's wall surface. This elevation is sheltered by the broad three-foot-deep overhanging open eaves of the main roof above it.

[4] These eaves have plywood soffits. .

Southwest-Facing Rear Elevation

The rear elevation of the house faces southwest, and this elevation is almost a mirror image of the main façade. The elevation is also asymmetrical in design, and it is also composed of two main components. The larger left-hand component is the 30-foot-wide southwest-facing end elevation of the one-story-tall gable-roofed house, and it is symmetrical in design and one-bay-wide. This bay is centered on the elevation, and it contains a pair of tall, wide, fixed one-light windows of a size that is comparable to a pair of patio doors. The house's poured concrete foundation wall is visible at the base of the elevation's concrete-brick-clad wall surface and placed at the top of the wall is the same wide, plain wood fascia board that continues around the house. The full-width gable end located above this fascia is also filled with six single-light windows whose shapes are dictated by their position in the gable end and this entire elevation is sheltered by the broad three-foot-deep overhanging open eaves of the shallow-pitched main roof above, which features three large projecting beam ends, one at each end of the gable end and another in the middle, that support the eaves.

This elevation's smaller 11-foot-wide, right-hand component is the southwest-facing end elevation of the house's one-story-tall flat-roofed entrance bay, but this end elevation differs in that its brick-clad surface contains seven evenly spaced, very narrow, full-height window strips, each strip of which is composed of seven narrow, rectangular, transparent glass blocks that are placed end to end vertically. These strip windows supply light to the entrance hall inside, but this wall surface is also part of a wider brick-clad screen that is used to visually and physically separate a patio that is located between the house and the garage from the breezeway that shelters the main entrance. This is done by continuing the wall surface just described two feet further to the right, where its edge defines one side of the opening that leads from the breezeway to the patio. Two more of the narrow full-height strips just described are placed in this wall surface as well, but these strips are open and do not contain glass blocks. The other side of this opening is defined by another two feet of this screen. This portion is attached to the garage, and it also contains two more of the narrow full-height strips just described, which are also open and contain no glass blocks.[5] The entire screen, save for that portion located directly above the opening, is also crowned by a wide, plain wood fascia board that is part of a continuous band that encircles the entire perimeter of the house.

Southeast-Facing Side Elevation

The 60-foot-wide southeast-facing side elevation of the house is asymmetrical in design and four-bays-wide, and most of its wall surface is also clad in concrete bricks. The first two bays from the left have the same design as the last two righthand bays on the opposite side of the house. The first of these bays is also clad in wide wood clapboards, and it also contains a pair of square one-light

[5] The total combined width of the end elevation of the entrance bay and the patio screen is 22-feet.

windows that are set into the upper half of this bay's wall surface, while the second bay from the left also contains a pair of sliding one-light patio doors. The mid-portion of this elevation, however, is covered by the house's projecting 21-foot-wide flat-roofed entrance bay, and the southeast-facing elevation of this bay has two very large rectilinear window openings that each contain a one-light floor-to-ceiling window placed at the left end of it. These windows flank the main entrance door opening, which consists of a wood frame that surrounds a large single light, and both the door and its flanking windows are sheltered by the flat roof of the breezeway. Finally, another tall, narrow floor-to-ceiling single light window is located on the main wall surface of the southeast-facing elevation of the house just to the right of the projecting entrance bay. Placed at the top of the entire elevation is the same wide, plain wood fascia board that continues around the house and this elevation is also sheltered by the broad three-foot-deep overhanging open eaves of the main roof above.

Garage:

Northeast-Facing Main Facade

The 20-foot-wide main façade of the concrete brick-clad two-car garage faces northeast onto Ridgeway Blvd. and this façade is symmetrical in design and is one-bay-wide and it was purposely intended to echo the design of the house. This bay consists of a broad flat-arched garage door opening that is centered on the elevation and it consists of a sectional overhead roll-up door, each of whose four sections contains an oblong one-light window positioned on the far left of the section.[6] Placed at the top of this elevation is the same wide, plain wood fascia board that continues around the garage. The full-width gable end located above this fascia is filled with six single-light windows whose shapes are dictated by their position in the gable end. This elevation is sheltered by the broad three-foot-deep overhanging open eaves of the shallow-pitched main roof above it and three large projecting beam ends, one at each end of the gable end and another in the middle, support these eaves.

Northwest-Facing Side Elevation

The northwest-facing side elevation of the garage has no openings of any kind, and its wall surface is clad in concrete bricks. Placed at the top of elevation is the same wide, plain, wood fascia board that continues around all four sides of the garage and the elevation is sheltered by the broad three-foot-deep overhanging open eaves of the main roof above it.

[6] This door is a recent replacement for an earlier one that was itself a replacement for the original door. The design of the original is unknown but the design of the current one is appropriate for a house of this vintage and goes well with the design of the house.

Southwest-Facing Rear Elevation

The rear elevation of the garage faces southwest, and this elevation is almost identical to the main façade except for the fact that it has no openings of any kind save for the six windows in its gable end.

Southeast-Facing Side Elevation

The southeast-facing side elevation of the garage is asymmetrical in design and one-bay-wide, and most of its wall surface is also clad in concrete bricks. The one bay consists of a single flat-arched door opening that is positioned just to the left of the screen that separates the entrance area from the patio beyond, and this opening contains a single solid door, and it is sheltered by the breezeway's roof.

Breezeway:

The breezeway that connects the garage to the house consists of a flat roof whose underside is paneled in painted plywood, and it contains two built-in ceiling lights, and it measures 11-feet-deep by 21-feet-wide. The continuation of this roof also forms the roof of the 11-foot-deep by 21-foot-wide entrance bay as well.

Interior:

The interior of the first story of the Lenfestey house contains an open plan living room, dining room, and kitchen space that occupies approx. 60% of this story, while three bedrooms, two bathrooms, a den and an entrance foyer occupy the remaining portion. In addition, there is also a basement story below that contains a large recreation room, another bedroom and another bathroom, besides storage and utility space. The first story features both tiled and wooden floors and most of its walls and all of its ceilings are plastered, and all the plastered walls have simple wood baseboards at their base, this being the only trim work that was used in the house. Except for the entrance foyer and the den, all of this story's other rooms have sloping ceilings that extend up to the ridge beam of the house's gable roof and these ceilings all feature exposed rafters.

A three-and-one-half-foot-tall, L-plan, solid concrete block privacy wall partially screens the entrance of the Lenfestey house and the patio beyond from the view of passersby on Ridgeway Blvd. and one enters the house from the blacktopped driveway by first passing through an opening in this wall. The entrance is sheltered by the roof of the breezeway, and it is set into the house's projecting 21-foot-wide entrance bay. The entrance door itself consists of a wood frame that surrounds a large single light, and it is flanked on both sides by a very large rectilinear window opening that contains a one-light floor-to-ceiling window.

One passes through this door into the entrance foyer, an 11-foot-deep by 7-foot-wide rectilinear room that is floored in large dark blue and gray tiles and which has a flat ceiling. Most of the northeast wall of the foyer consists of a flat-arched opening that gives access to the rectilinear plan 11-foot-deep by 14-foot-wide den that occupies the rest of the entrance bay. This den has a polished wood board floor and a flat ceiling, and it receives natural light from one of the windows that flanks the main entrance door. There is also a door opening located in the den's northwest wall that opens into the master bedroom beyond and this opening contains the house's only pocket door.

A second opening, this one located in the northwest wall of the entrance foyer, opens into a hallway, and natural light is introduced into this space by seven narrow floor-to-ceiling slits filled with glass blocks that are placed at regular intervals along the southwest wall of the foyer and of the hallway. Like the entrance foyer, this hallway is also floored in blue and gray tiles and the first portion of it also has a flat ceiling, but after passing a large closet on the right one then passes into the public space of the house, which has a cathedral ceiling. At this point daylight also enters the hallway space from a large skylight set into the sloping ceiling above and as the hallway continues, the open staircase to the house's basement level is on the right while a wide opening opposite it on the hallway's left wall opens into the open plan public space that occupies the southwest portion of the house. Placed next to this opening and opposite the staircase is a massive brick-clad chimney mass whose fireplace opening faces southwest into the living room area of the public space.

The public space of the house is essentially a large 25-foot-deep by 30-foot-wide open plan room that contains spaces that act as the house's living room, dining room, and kitchen. The living room area is to the left and center as one faces southwest into this space from the hallway, the dining room area is to the right of center at the back of the room, and the kitchen area is to the right of center and is the area nearest to the end of the hallway. This entire room is now floored in tiles made of polished hardwood, the walls and ceiling are plastered, and the cathedral ceiling is open up to the ridge beam and it is crossed with exposed traverse beams.

Daylight enters this portion of the house from paired window groups located on the side elevations of the room, from two large windows centered on its southwest wall (rear) and from six windows that fill the gable end above. In addition, artificial light comes from fluorescent bulbs hidden behind valences that run just below the tops of the side walls of the room and which wash the walls and ceiling with light when turned on.

The ridge beam that supports the roof of the house is partially supported by a series of floor-to-ceiling posts that run down the center of the building, several of which have been encapsulated in floor-to-ceiling wall elements that partially enclose the kitchen area. The wider two of these elements face

southwest into the dining room area and southeast into the living room area, and built-in cabinetry that serves the kitchen is inserted into the sides of these elements that face into the kitchen. Natural light enters the kitchen from a pair of large one-light patio doors placed in the kitchen's northwest wall and from a large skylight that is placed in the ceiling above.[7]

The private space of the house occupies its northeast portion, its floor is comprised of varnished hardwood boards, its walls and ceilings are plastered, and it contains the master bedroom and its ensuite bathroom and two other bedrooms, which are served by a second bathroom. These rooms are accessed by a second hallway that intersects at a right angle to the entrance hallway at the point where the stairs descend to the basement. This second hallway roughly bisects the private portion of the house, and the first door to the right as one proceeds down this hallway opens into the bathroom that serves the two bedrooms that occupy the space to the left of the hallway. This bathroom backs up against a second bathroom that serves the master bedroom and natural light enters both bathrooms from a skylight placed in the sloping ceiling above them.[8]

The second door to the right as one proceeds down the hallway opens into the master bedroom, which has a sloping ceiling with exposed rafters, and it receives natural light from two tall, narrow, single-light openable windows that are placed on the room's northeast and southwest walls and from three smaller fixed windows that are placed in the gable end that crowns the room's northeast wall. This room has plastered walls, and it, and both of the other bedrooms, have a floor that consists of varnished hardwood boards, and all three each have a wall that is comprised of built-in closet space.

Directly across the hallway on the opposite wall is another door that opens into a second bedroom and this room also has a sloping ceiling with exposed rafters, and it also receives natural light from two tall, narrow, single-light openable windows that are placed on the room's northeast and northwest walls and from three smaller fixed windows that are placed in the gable end that crowns the room's northeast wall. In addition, a third bedroom is placed next to the second one on the left side of the hallway and it too has a sloping ceiling with exposed rafters and it receives natural light from two tall, narrow, single-light openable windows, both of which are placed on the room's northwest wall.

[7] The house's current owners have recently remodeled the kitchen, which now features new appliances and simple but beautifully crafted new cabinetry whose simple but elegant design compliments the design of the house.
[8] Both of these bathrooms have also recently been updated by the current owners.

Integrity:

The original exterior of the Lenfestey house is still almost completely intact today, and it is in excellent condition, the only notable change to it being the replacement of an earlier garage door with the present one. The interior is also highly intact as well. The current owners have updated the kitchen and bathrooms to current standards, and they have replaced the flooring in the public portion of the house, but this has all been done with great respect to the house's original interior design, which is otherwise in excellent, original condition.

Significance:

Situated on a prominent multi-lot corner parcel, the highly intact one-story-tall Agnes Lenfestey and Ruth Lenfestey Mark House was built in 1963 and it is one of only two architect-designed Modern Movement Style single-family residences known to have been built in the city of De Pere in the 1950s and early 1960s. The clients were 88-year-old Mrs. Agnes Hurlbut Lenfestey, who had been living for many years in a very large, still-extant late nineteenth century Shingle Style house located some 10 blocks to the west on N. Broadway, and her daughter, Mrs. Ruth Lenfestey Mark, who was then sharing the N. Broadway house with her mother. By 1962, both women had lost their husbands, but the Hurlbut and Lenfestey families were socially prominent ones and both women were still active in social and civic circles in both De Pere and Green Bay. Unusual circumstances arose in that year that prompted the two to consider moving to a smaller, more easily managed one-story house. To design it they choose John C. Tilleman, a young Green Bay architect who had opened his own practice in Green Bay in 1956. Their site was a spacious one and the house Tilleman designed for it consisted of a rectilinear plan front-gable-roofed main block that contained a living room, dining room, kitchen, den, three bedrooms and two bathrooms. Placed next to the house was a two-car gable-roofed garage block of similar design that was connected to the house by a covered breezeway, and both the house and garage were clad in a light grey concrete brick that was manufactured by the F. Hurlbut Co. of Green Bay, a family-owned concern. The design of the house, with its shallow-pitched roofs, broad transom lights in the gable ends, and exposed beam ends, reflects the influence of California houses of the 1950s that were pioneered by architects working for developer Joseph Eichler and it is the only house of this type in De Pere.

The Agnes Lenfestey and Ruth Lenfestey Mark House is believed to be eligible for listing in the National Register of Historic Places (NRHP) under NRHP Criterion C (architecture) and it was identified as a potentially eligible resource having local significance under National Register (NR) Criterion C (Architecture) by the Heritage Research, Ltd. *Historical and Architectural Resources Survey, City of De Pere, Brown County, Wisconsin*. De Pere, 2017.[9] Research was undertaken to assess the potential for nominating this house to the NRHP utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the Lenfestey House utilizing the Contemporary Style subsection of the Architectural Styles study unit of the CRMP.[10] The results of this research is detailed below and shows that the Agnes Lenfestey and Ruth Lenfestey Mark House is locally significant under NR Criterion C as an architecturally significant Contemporary Style single

[9] Heritage Research, Ltd. *Historical and Architectural Resources Survey, City of De Pere, Brown County, Wisconsin*. De Pere, 2017, pp. 47-49. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.
[10] Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

family residence that is one of the earlier residential works of John C. Tilleman, who was one of the more important architects working in Green Bay and in northeast Wisconsin in the decades following the end of World War II.

History:

This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia, including the Menominee and Ho-Chunk tribes. From as early as the 17th century, inter-tribal conflict, Euro-American exploration and settlement, and ensuing military campaigns, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin; others may not, but numerous count Wisconsin as home: Brotherton, Dakota, Fox/Meskwaki, Ho-Chunk, Kickapoo, Mascoutens, Menominee, Miami, Munsee, Odawa, Ojibwa, Oneida, Potawatomi, Stockbridge, Sauk, and Wyandot tribes. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians.

A detailed history of the city of De Pere and its built resources is embodied in the *City of De Pere Intensive Survey Report*, printed in 2001, and the *Historical and Architectural Resources Survey, City of De Pere, Brown County, Wisconsin*, printed in 2017.[11] Consequently, the historic context that follows deals primarily with the history of the Lenfestey House itself and with the immediate surrounding area.

The city of De Pere is situated on both banks of the Fox River some five miles south of the mouth of the river, at which point it flows into Green Bay and Lake Michigan, and like most other early Wisconsin communities, the city owes its existence to its proximity to water, which provided the state's first settlers with transportation routes, a source of water for drinking, and the only readily available means of generating power for industrial purposes before steam power became widespread. The first European to see what would become the future site of De Pere was, in all probability, Jean Nicolet in 1634, who upon arrival claimed the surrounding territory for France. In time, Nicolet was followed by two Jesuit missionaries, Fathers Allouez and Andre, who established a mission at the site of the first rapids of the Fox River in 1670. In 1671, the fathers (de Pere's) erected a chapel and residence on the east shore of the river just below these rapids and these buildings became their

[11] Heggland, Timothy F. *City of De Pere Intensive Survey*. De Pere: 2001. Heritage Research, Ltd. *Historical and Architectural Resources Survey, City of De Pere, Brown County, Wisconsin*. De Pere, 2017.

headquarters and were the first buildings that were constructed on the future site of today's city.[12] The earliest commercial activity that took place within and around what today is the city of De Pere was conducted by merchants catering to traffic moving up and down the old Military Roads on the east and west banks of the Fox River. It was not until after the first dam was built across the rapids at De Pere in 1836-37 and especially after the first bridge connecting the east and west sides of the river was built across the top of the dam in 1850-1851, however, that commercial activity at the De Pere site began in earnest because the combination of transportation access and readily available waterpower finally made the communities on both sides of the former rapids economically viable. As a result, commercial districts developed at both ends of the bridge and also along the roads that extended out from the two bridge ends and into outlying areas that were in need of the resources that De Pere was increasingly able to supply.

The most important road on the east side of the river was a former part of the old Military Road called Broadway. What made this particular north-south-running road important was the fact that it was the principal road that ran north up the east side of the river to the city of Green Bay, which is located at the mouth of the Fox River. Thus, Broadway was already an important local and regional thoroughfare when the first bridge across the Fox was built at De Pere and the place where Broadway connected with the east end of this east-west-running bridge thus became a natural place for commerce to develop.

In the years that followed, a thriving commercial district did in fact evolve along Broadway at this location and much of what survives of it is now listed in the NRHP as the South Broadway Historic District.[13] In addition, the one-block-wide stretch of land on the west side of Broadway that is located just north of this historic commercial district slopes gently down to the Fox River from Broadway and comprises the east bank of the river. As a result, large lots were created along this stretch of Broadway that turned out to be ideal sites for some of the De Pere area's most spacious and expensive late nineteenth and early twentieth Century homes, and these homes are also now listed in the NRHP as the North Broadway Street Historic District.[14]

By 1910, De Pere's population had risen to 4477, by which time new residential development on the east side of the river was moving south, north, and eastward from the city's historic east side core as lots in the existing plats filled up. One of these older plats was the De Pere Land Co. Addition, Subdivision A, which had been platted in 1892 and which was bounded by N. Broadway to the west, what was then the city limits to the north, what today is Ridgeway Blvd. to the south, and what today is Glenwood Ave. to the east. That at least a speculative demand existed for the 99 lots in this

[12] Maes, Matthew J. "The History of Brown County and De Pere, Wisconsin." *Brown County Democrat*: April 3, 1914, p. 9 and April 10, 1914, p. 9.
[13] South Broadway Historic District. National Register Reference # 09001272.
[14] North Broadway Street Historic District. National Register Reference # 83003368.

subdivision was obvious because all of them were sold within two days of the new plat being announced and even before the streets in the plat had been completely graded or landscaping begun. However, nothing much was built in this plat, which is located just to the east of the north end of the North Broadway Street Historic District, until 1913, when it was resurveyed and replatted by Ira M. Martin as the Urbandale Park Addition and the Urbandale Park Second Addition.[15]

At that time, De Pere's streetcar line ran north on N. Broadway adjacent to the new suburb on its way north to Green Bay. Even so, serious development did not take place in Urbandale Park until after World War I and even by 1937, only sixteen houses had been built in the subdivision. Mostly, this lack of growth was due to the dire economic conditions that were prevalent nationwide during the Great Depression but another factor that influenced potential home builders was the lack of municipal services in the suburb, which even as late as 1935 lacked sewer hookups and paved roads. Conditions in Urbandale began to change in 1934, however, when the City of De Pere began working on infrastructure improvement projects using money and labor provided by the Federal Emergency Relief Administration (FERA). The first project to affect the Urbandale area was the laying of sewer pipe beginning in 1934. The following year, a local newspaper account had this to say.

> Work on the Urbandale sewer project has been discontinued temporarily until additional pipe can be purchased. Up to date 3,500 feet of pipe has been laid and 1,000 feet additional are necessary to complete the job. Pipe purchased last year under the appropriation of the city council has been used and when further funds are available under the government's emergency relief act the contract will be finished.[16]

The following year, another area construction project was given approval by the Works Progress Administration (WPA) and resulted in what is now Ridgeway Boulevard.

> Plans for the improvement of Ridgeway from Broadway [east] to Allouez avenue call for its widening to 60 feet with a boulevard in the center and a 20-foot roadway on either side. The road will be surfaced with gravel and the sides will be curbed and guttered to within 1000 feet of the east end. New water mains were laid by the city to connect with the Urbandale system and storm sewers connecting with the Huron street and the Broadway sewers were put in without cost to the city under the contract as awarded. … All streets entering on to Ridgeway boulevard are now barricaded and several weeks will be required for the completion of the work.[17]

[15] Urbandale Park was platted on July 2, 1913, and the Urbandale Park Second Addition on July 28, 1913.
[16] *De Pere Journal-Democrat*. June 27, 1935, p. 1.
[17] Ibid. July 9, 1936, pp. 1, 4.

By 1937, the Urbandale Park Addition had evolved into a well serviced and highly attractive but still largely undeveloped plat and it is therefore not surprising that with infrastructure improvements in place and a slowly improving national economy, local and area real estate dealers began to turn their attention to it. Leading this effort was Green Bay real estate dealer Elmer Denessen, who in 1937 began to build houses on several lots in the plat as a speculative venture.

> Urbandale Park subdivision of East De Pere has now become the scene of a building program, which is planning to establish it as one of the fine subdivisions in the Fox river valley. Located between Broadway and the new boulevard [Ridgeway Boulevard], this heavily wooded section, with its curving lanes and fine Colonial homes, offers an atmosphere of seclusion and country quiet, maintained by rigid restrictions.
>
> The building program promoted through the Elmer Denessen company of Green Bay started with two homes this year, a Cape Cod and a Colonial. These were sold before completion, and two more Colonials will be finished in February.[18]

By the beginning of World War II, Broadway and Allouez Avenue (today's Webster Avenue) had become concrete-surfaced highways that serviced De Pere itself, the city of Green Bay to the north, and other Fox River Valley communities to the south. Also, by this time, the automobile had largely supplanted mass transit as the preferred means of commuting to work and the Urbandale Park suburb was ideally positioned to serve those who worked both within and outside of De Pere. As a result, by 1942, houses occupied more than half of the lots in the plat, with the largest concentrations being located on Oakdale and Randall avenues and on Lawton Street. Construction activity in Urbandale was interrupted only by the war, and by 1950 almost all the lots in the suburb had been built upon, the suburb had become one of De Pere's most desirable neighborhoods, and a portion of it now comprises the NRHP-listed Randall Avenue Historic District.[19]

Located just to the east of the two Urbandale additions in 1950 was a 33.8-acre parcel of land bounded by Urbandale to the west, Ridgeway Blvd. to the south, Webster Ave. to the east, and the City of De Pere's corporate limits to the north, and it was owned by the heirs of Morton E. Davis (1881-1948), a very successful, recently deceased, Green Bay attorney. This parcel was still undeveloped land at that time, with its westernmost 15-acres being largely covered with trees, and it may have been the success of the adjacent Urbandale additions that provided the Davis heirs with the incentives they needed to develop part of their parcel. Whatever their reasons, on March 5, 1952, local surveyor R. F. Wolfe

[18] *Green Bay Press-Gazette*. October 18, 1937, p. 19.
[19] Randall Avenue Historic District. National Register Reference # 07000370.

completed a plat plan of the westernmost 15-acres of this land for Morton Davis's widow, Jessie N. Davis (????-1974), with the plat to be called "Daviswood." A week later the De Pere City Council formally approved the plat and by May, newspaper ads for the new plat were beginning to appear. This plat is now listed in the NRHP as the Daviswood Ranch Homes Historic District.[20]

The creation of Daviswood was probably the spur that energized members of the socially prominent Lenfestey family to begin developing their own 8+ acres of undeveloped land, which was located on the south side of Ridgeway Blvd. directly across from the Davis family holdings. Agnes Lenfestey (1875-1964) was the oldest of the two persons for whom the house that is the subject of this nomination was built, and she was born Agnes Hurlbut, being the eldest of the three daughters of Mr. and Mrs. Fred Hurlbut. Her father, Frederick L. (Fred) Hurlbut, Sr. (1843-1913), came to Green Bay from Chicago in 1871 and set up an import-export business there bringing in and selling salt, coal, miner's supplies and building materials and shipping out wood, furs, and other wood products. Soon thereafter, Hurlbut decided to concentrate on the importing of coal and by degrees the F. Hurlbut Co. became the largest dealer in coal in the Green Bay area, with docks and yards located at the mouth of the Fox and East rivers. By the time Hurlbut retired in 1907 he was one of Green Bay's most prominent businessmen and the business he had founded was then taken over by his son, Fred W. Hurlbut, Jr.[21]

Agnes Hurlbut and her younger sister, Josephine Hurlbut (1877-1950), both married Green Bay doctors, Josephine marrying Dr. R. C. Buchanan in 1899, while Agnes married Dr. James P. Lenfestey (ca.1873-1947) in 1902. Their sister, Flora Hurlbut (1881-1964), married Holton Wesley Garner (1875-1957), an Iowa utilities executive who subsequently moved to Green Bay in 1940 and became an executive in the F. Hurlbut Co.

Dr. James P. and Agnes Lenfestey had two children, a son, Frederick J. (Ted) Lenfestey (1903-1985), and a daughter, Ruth Lenfestey (1905-1968). Sometime in the early part of the twentieth century the Lenfestey's purchased a large gambrel-roofed Shingle Style house located at 806 N. Broadway (AHI# 1841) in De Pere that is still extant and is now part of the NRHP-listed North Broadway Street Historic District.[22] Like his father-in-law and brother-in-law, both of whom were active in sports, including being very early supporters of what became the Green Bay Packers, James P. Lenfestey was also a sportsman. Among other things, Lenfestey was the first owner of an automobile in Green Bay, a 1902 Oldsmobile, he was the first owner of an airplane in Brown County, which he purchased in 1911, and he was also an avid

[20] Daviswood Ranch Homes Historic District. National Register Reference # 100007032
[21] "Merchant Here 35 Years Dies." *Green Bay Press-Gazette*, March 15, 1913, p. 1 (Obituary of Fred Hurlbut).
[22] This house occupies a large parcel that forms the northeast corner of the Ridgeway Blvd./N. Broadway intersection. Note: The AHI numbers used here and elsewhere in this nomination refers to the record number of a building as given in the on-line database maintained by the Wisconsin Historical Society's Division of Historic Preservation (DHP); the Wisconsin Architecture and History Inventory (AHI).

sailor. Lenfestey was also an ardent polo player, a sport not often associated with Green Bay today, and in the 1930s he was the principal backer of the very popular Green Bay-De Pere polo team, which was active from 1932-1937 and one of whose most enthusiastic members was his son, Ted. To further their interests in this sport, Lenfestey purchased some 8-acres of rural farmland that was located some ten blocks east of his N. Broadway home and just outside the corporate boundaries of De Pere sometime in the late 1920s or early 1930s, and this land became the Lenfestey family's practice polo field, complete with stables and a riding ring.

Ted Lenfestey joined the F. Hurlbut Co. in 1926, shortly after graduating from college, and in 1937 he married Josephine Buchanan (1908-2003), a native of Appleton, Wisconsin. A year later, the couple built a fine Colonial Revival Style house in De Pere at 614 Randall Ave. (AHI# 121677), which was located some four blocks away from the house of Ted Lenfestey's parents and which is now in the NRHP-listed Randall Avenue Historic District. Dr. Lenfestey, Ted Lenfestey's father, died unexpectedly in 1947.[23] Two months after his death, Ted Lenfestey traded houses with L. H. Joannes, who owned a larger Colonial Revival house located at 903 N. Broadway (AHI# 1845) just a block away from Lenfestey's parent's house, and he and Josephine would continue to live in their new house for the rest of their lives.[24] Meanwhile, Agnes Lenfestey continued to reside in her N. Broadway residence and continued to lead the active social and civic life she had led when Dr. Lenfestey was alive.

> In De Pere she [Agnes Lenfestey] was long active in women's and civic organizations. She was a charter member of the De Pere Woman's Club and a lifelong member of its chorus. She served as Woman's Club president in both World Wars I and II. She was one of the founders of the Needlework Guild, and was an active member for many years in the City Beautiful Committee and later the Garden Club of De Pere.
>
> She took and active role in historical activities in the area. She was one of the early members of the Antiquarian Society and was an original member of the Tank Cottage Committee. She served at one time as a director of the Brown County Historical Society, was a member of the State Historical Society and a founding member and trustee of the Women's Auxiliary to the State Historical Society.[25]

Mrs. Lenfestey was also an avid collector of antiques, as was her sister, Josephine, and they both provided

[23] "Dr. Lenfestey Dies Suddenly." *Green Bay Press-Gazette*, July 14, 1947, p. 1 (Obituary of James P. Lenfestey).
[24] *Green Bay Press-Gazette*. September 2, 1947, p. 20 (illustrated).
[25] "Mrs. Lenfestey Dies. Long Active in Clubs." *Green Bay Press-Gazette*, June 11, 1964, p. 13. (Obituary of Agnes Hurlbut Lenfestey). The Tank Cottage (AHI# 1778), Wisconsin's oldest residence, is now located in Heritage Hill State Park.

numerous articles of furniture and other items for Tank Cottage, the Fort Howard Hospital Museum, and the Neville Public Museum. That she was able to do so was helped in part by her being one of the shareholders in the F. Hurlbut Co. By the beginning of World War II, this privately held family-owned company had become the largest coal dealer in northeast Wisconsin and had also become a major distributor of other bulk materials under the direction of Mrs. Lenfestey's brother, Fred Hurlbut Jr., her son, Ted Lenfestey, and her brother-in-law, H. W. Garner. In 1940, the company, which by then had greatly increased its dock facilities at the mouth of the Fox River, added a ready-mix concrete operation to its portfolio and it also built a plant to process limestone into high-calcium ground limestone to be used for agricultural purposes. Manufacturing and selling concrete products such as cement blocks and bricks, culverts, pipes, and, in 1951, pre-stressed concrete, all became part of their business at this time as well, and this occurred just as the post-war building boom was beginning.[26]

The post-war building boom that transformed the nation impacted the Green Bay area as well, including De Pere. Daviswood, one of the earliest of De Pere's new post-war suburbs, has already been mentioned, and it was probably the model for the Lenfestey family when they decided to plat the 8+-acre parcel of land that had been their former private polo field. This rectilinear parcel was located across from Daviswood on the south side of Ridgeway Blvd., between N. Winnebago St. and N. Webster Ave., and the first part to be platted was a two-block portion that was located between N. Adams and N. Winnebago streets. To do this, the family set up the Wisconsin Land and Improvement Corporation with Ted Lenfestey as president and H. W. Garner as Secretary and the plat was officially certified in June of 1956 as the Lenfestey Subdivision, although newspaper ads announcing the availability of lots in the plat had already begun to appear in late 1954.[27] This plat contained 15 lots priced from $1500 to $1750 and it was almost immediately followed by the creation of a second two-block plat located between N. Adams St. and N. Webster Ave., each block of which contained 10 lots. The new plat was called the Lenfestey 2nd Subdivision and it also consisted of two blocks, each of which also contained ten lots.[28]

It was on the northeast corner of this second plat that Mrs. Lenfestey and her daughter decided to build their new house in 1962, but they were not the first family members to build in the plat. In 1957, Mrs. Mark's daughter, Jessica Mark Bennett, and her husband, Charles Bennett Jr., the F. Hurlbut Co.'s sales manager, built a new Colonial Revival style-influenced Ranch Style house on a multi-lot parcel in the plat

[26] The F. Hurlbut Co. is still family-owned today and is now known as GLC Minerals (GLC for Great Lakes Calcium). The company is now headed by the fifth generation of the family, Wesley H. Garner II, and it has grown greatly in size over the 150 years of its existence and continues to be an important Green Bay industry. See: "One Family, 150 Years." *Green Bay Press-Gazette*, July 25, 2021, pp. 1B, 3B (illustrated).
[27] *Green Bay Press-Gazette*, September 3, 1954, p. 26, and October 1, 1954, p. 30 (both illustrated with plat maps).
[28] At the time this subdivision was officially platted in 1956 the plat map showed that the former house and barn associated with the family's Polo playing days were still extant. These buildings are no longer extant.

that faced onto Waubanuqua Trail.[29] By this time, Jessica Bennett's mother, Ruth Lenfestey Mark, who was also now a widow, had moved into the family house on N. Broadway with her own mother, Agnes Lenfestey, and the story of how the two women came to build a very different new Contemporary Style house for themselves is worth retelling.

> For the second time in the six-year history of the Parade of Homes, Mrs. Ruth Lenfestey Mark and her mother, Mrs. J. P. Lenfestey, will swing open their doors to graciously welcome parade-goers. The interesting twist to this tale is that the door is different … the home is different … the address is different … only the furnishings and the occupants are the same.
>
> Parade-goers originally visited the Lenfesteys at 806 N. Broadway, De Pere, and now will tour their all-new milieu at 1336 Ridgeway Blvd., De Pere. Instead of seeing traditional, gingerbread architecture reminiscent of the early 1900s, they will see crisp, contemporary lines which provide a showcase setting for the exquisite Lenfestey antiques. The new Lenfestey residence is an artful blending of the old and the new, with great emphasis on simplicity for daily living.
>
> Since they were comfortable in their spacious home on Broadway, with its well-manicured yard, why did they choose to start anew? "We were forced to build," recalls Mrs. Mark, who tells the story of how her brother, Ted Lenfestey, ran into the Phillip Oakwoods one evening at the Golden Inn … "The Oakwoods wanted to live in De Pere and wanted a big, old house…so Ted jokingly said 'Why not my mother's?' … Phil said 'Sure!' … and they had a deal." When Ted broke the news the next day, Mrs. Mark asked: "What do we do now?" The reply: "Get an architect … what else?" So she engaged John Tillman [sic] to design a functional "woman's house" that she could run by herself. Its quick and easy on the upkeep, and she can even put on the screens single-handed. The home demonstrates effective use of space, with dramatic beamed ceilings and wide-open planning. Window walls throughout the home provide a colorful vista embracing a cozy patio and beautifully landscaped yard.
>
> The new home is located on the property that at one time was the site of the Lenfestey family's stables, riding ring and practice polo field. The yard connects with that of Mr. and Mrs. Charles Bennett, whose residence on Waubaunuqua Trail was shown in the Parade of Homes several years ago. Mrs. Bennett is Mrs. Mark's daughter. Both homes are constructed of light gray cement bricks made by the Hurlbut Co., of which Ted Lenfestey is president. In each case, this was one specification which the architect was obliged to follow.

[29] This house is located at 710 Waubanuqua Trail, AHI# 121778. For a description see: "Homes Reflect Varied Themes; Service League Tour is May 28." *Green Bay Press-Gazette*, May 13, 1959, p. 9 (illustrated). Jessica Bennett inherited her grandmother's love of antiques, and this article describes the interior of the Bennett house, which was on the tour.

> The contemporary lines of the home are used effectively to frame outstanding antique furnishings of French and Italian influence. The antiques have been in the family for many years, and many of them were collected by the late Mrs. R. C Buchanan, sister of Mrs. Lenfestey. A widely-traveled woman, Mrs. Buchanan searched throughout her lifetime for beautiful possession, which were willed to her two sisters, Mrs. Lenfestey and Mrs. H. W. Garner, and her one brother, Fred Hurlbut.[30]

Sadly, Agnes Lenfestey was only able to enjoy her new home for just another month before dying on June 10th at the age of 89.[31] Four years later, her daughter, Mrs. Ruth Lenfestey Mark, also passed away and their house then passed out of Lenfestey family ownership and into the possession of the Richard Burnham family.[32] In 1971, the house was once again sold, this time to Dr. Daniel and Anne Shea, who lived in it until 1985, when they built a new Contemporary Style house next door at 711 N. Webster Ave. (AHI# 233746) that was also designed by John C. Tilleman. The Lenfestey house is now owned by Adam G. Sanchez and his partner, who have recently restored it, and it is now in excellent, highly original condition.

Architecture:

The Agnes Lenfestey and Ruth Lenfestey Mark House is eligible for listing in the NRHP at the local level of significance for its associations with Criterion C (Architecture) because it is an excellent example of early post-World War II Modern Movement Style single family residential design, because it is a highly intact early example of the residential designs created by Green Bay architect John C. Tilleman, and because it is one of only two known architect-designed Modern Movement Style houses built in De Pere in the 1950s and early 1960s.[33]

With the exception of the Art Deco Style, Moderne Style, and the International Style, the National Register of Historic Places groups all of the other architectural styles developed just before and after World War II into a general stylistic category that it calls the "Modern Movement." Most of these other styles do not have commonly accepted definitions and they are not discussed in the State of Wisconsin's Cultural Resource Management Plan (CRMP) either. The authors of the CRMP, which

[30] "Homes on Parade.!" *Green Bay Press-Gazette*, May 17, 1964, pp. 9-10 (illustrated).
[31] "Mrs. J. P. Lenfestey." *Green Bay Press-Gazette*, June 11, 1964, p. 37.
[32] "Mrs. Ruth Mark Dies; Well-Known in De Pere." *Green Bay Press-Gazette*, November 12, 1968, p. 25. The Lenfestey house did make the news one more time though, a year later, when a driver on N. Webster Ave. fell asleep at the wheel and smashed into the east wall of the garage block of the house, which was subsequently repaired in identical fashion. See: "Uninvited Guest." *Green Bay Press-Gazette*, Nov. 14, 1969, p. 8 (illustrated).
[33] The other example is the Dr. Bernard and Louise Waldkirch House (AHI# 121709), which was designed by Robert L. Rowland and is located in the NRHP-listed Daviswood Ranch Houses Historic District.

was written in 1986, acknowledged this problem in their discussion of buildings constructed from 1950 onward, which they called "Contemporary Style" buildings.

> Contemporary architecture cannot be defined or described in the manner of other preceding stylistic movements. "Contemporary" can be used to designate any twentieth century building of distinction and potential interest, whose identity or features cannot be ascribed to styles and forms discussed in this report. Although architectural historians have invented names for some contemporary schools of architecture (i.e., Brutalism, The New Formalism, Neo-Expressionism, Late Modernism, Post-Modernism, etc.), buildings of these genres are not of sufficient age, and generally do not have widely-recognized and understood scholarly value, to be evaluated for significance according to National Register criterion. Other widely accepted terms for mid-twentieth century residential architecture such as "ranch house," "tract home," and "split-level," refer to buildings generally not surveyed in the Wisconsin program. As with contemporary schools of architecture, a terminology will likely be adopted as scholarship develops and as these buildings reach 50 years of age.[34]

That these post-war buildings cannot yet be placed within accepted architectural stylistic categories and in some cases are less than 50-years-old does not mean that they are ineligible for listing in the National Register of Historic Places, however. The "House and Yard" chapter of the context developed by the authors of the *National Register Bulletin: Historic Residential Suburbs* specifically discusses "The Contemporary House," and by extension, it acknowledges that such buildings can be eligible for NRHP-listing, depending on their age and the degree of architectural distinction that they possess.

Unlike the much more common Ranch and Split-Level Style houses of the early post-war years, Contemporary Style houses built during this period were mostly custom-built and they typically required the services of an architect in order to make them a reality. The important role of the architect in the creation of the Contemporary Style has also been noted by the authors of the *National Register Bulletin: Historic Residential Suburbs* in their discussion of "The Contemporary House."

> The influence of Frank Lloyd Wright, Walter Gropius, Marcel Breuer, Richard J. Neutra, Mies van der Rohe, and other modernists inspired many architects to look to new solutions for livable homes using modern materials of glass, steel, and concrete, and principals of organic design that utilized cantilevered forms, glass curtain walls, and post-and-beam construction. The contemporary home featured the integration of the indoor and outdoor living area and

[34] Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

> open floor plans, which allowed a sense of flowing space. Characteristics such as masonry hearth walls, patios and terraces, carports, and transparent walls of sliding glass doors and floor-to-ceiling windows became hallmarks of the contemporary residential design.[35]

A number of these features can be found in the Lenfestey House, which was designed by Green Bay architect John C. Tilleman. By 1963, some of the elements that Tilleman used in his design for Lenfestey could be found in residences being built all across the country, but they had their origin in architect-designed houses developed on the west coast in the early 1950s. The best-known of these designs were developed for Joseph Eichler, a post-World War II California real estate developer who was a pioneer in creating large-scale single-family housing developments that featured Contemporary Style houses. These houses were designed by well-regarded architects such as A. Quincy Jones and Frederick Emmons, both of whom worked for Eichler Homes, as the firm was known.[36] An excellent discussion of the design elements that characterize the Contemporary Style houses built by Eichler Homes and others during this period can be found in Virginia Savage McAlester's recent book, *A Field Guide to American Houses*. In her book, what McAlester chose to call "Contemporary" style houses had the following identifying features:

> Low-pitched gabled roof (sometimes flat) with widely overhanging eaves; roof beams commonly exposed; windows generally present in gable ends (or just below roof line in non-gable facades); built with natural materials (wood, stone, brick, or occasionally concrete block); broad expanses of uninterrupted wall surface typically on front façade; entry door may be recessed or obscured; asymmetrical.[37]

All of these features can be found in Tilleman's design for the Lenfesteys, which McAlester would also consider to be an example of her Front-Gabled Roof Subtype of this style.

> Front-Gabled Roof — This subtype includes a broad range of simple front-gabled forms. These are ideal for showing off triangular gable-end windows that indicate a high "vaulted" ceiling inside. Two variations are common: a broad one-story form with a very low-pitched roof (popularized by California developer Joseph Eichler) and an asymmetrical gable front found on Split-Level houses.[38]

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[35] Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places.* U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002, pp. 66-67.
[36] Two excellent recent publications on Eichler include: Adamson, Paul. Eichler: *Modernism Rebuilds the American Dream*. Layton, Utah: Gibbs-Smith, 2002; and Ditto, Jerry. *Eichler Homes*. San Francisco: Chronicle Books, 1995.
[37] McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013, p. 629.
[38] McAlester. *A Field Guide to American Houses*, p. 629.

Still another feature common to these examples that McAlester mentions was the use of courtyards or atriums to bring the outside into the house and to increase usable living space. Such features were typical of Eichler's houses, where the California climate was especially favorable, but Tilleman provided the Lenfestey's with such a space as well by utilizing the land in between the main block of the house and the garage block for this purpose. The Lenfestey house also makes use of the convention established by Frank Lloyd Wright in his Usonian designs wherein the main street-facing façade of the house is purposely left almost devoid of window openings in order to provide the inhabitants with privacy. Ample natural light and connection to the outdoors is provided by floor to ceiling windows in the other elevations and by several skylights.

Other features of the Lenfestey house's design might have been lifted directly from Savage's description of variants and details associated with her Contemporary Style.

> Entry facades typically reveal little of the house itself. A large area of uninterrupted wall surface is common and might have a design or pattern within the finish. Screening fences protect private side and front gardens. Grilles, most commonly concrete screen block, in see-through design forming an overall pattern, might be used for visual screening or a brises-soleil to create shade.
>
> The entrance is downplayed and sometimes deeply recessed. In modest houses it might be tucked deep inside a carport and in others approached through an entry garden or court. Entering the house in the mid-section creates space-saving floor plans by omitting a central hall for circulation.[39]

All told, the cement-brick-clad Lenfestey house is an excellent example of Eichler-inspired house designs elements that were adapted by John C. Tilleman for a colder climate. Both house and garage are still highly intact and in excellent condition today and they are a both rare early post-World-War II examples of architect-designed residences in De Pere. In addition, they are also a fascinating testament to the willingness of Tilleman's two clients to give up their traditional way of life and embrace a much more modern one.

Architect

John C. Tilleman (1925-2004) was born in Green Bay in 1925, the son of Christian and Mamie Tilleman. Tilleman attended local schools before enlisting in the Army in 1943 and serving in the Army Signal Corps in North Africa during World War II. After mustering out in 1946, Tilleman

[39]McAlester. *A Field Guide to American Houses*, p. 630.

attended the University of Minnesota, where he graduated with a Bachelor of Architecture degree (with Distinction) from the University's Institute of Technology in 1951, a year after he had married his wife, Sara Ford Tilleman (1926-2007). He then worked as an architect with the National Park Service in Washington D.C. from 1952-1953 before returning to Green Bay, where he worked as a designer in the large architectural firm of Foeller, Schober, Berners, Safford & Jahn. This was followed by a stint as a designer in the office of architect R. V. McCann in Minneapolis, Minnesota, after which he returned once again to Green Bay in 1956 and established his own Green Bay firm, Tilleman Assocs., Architects and Engineers, with himself as principal. Tilleman's firm became successful very quickly, and he continued to be associated with this firm until his retirement in 1997.

All of Tilleman's identified projects show him to have been a resolutely Modern Movement Style architect whose designs reflect an excellent working knowledge of what was happening elsewhere in his profession during his working years. Most of his designs that have been identified so far were churches, schools, and other public buildings, including: St. Bernard R.C. Church, School, and Convent (2020 Hillside Lane, Green Bay), built in 1957; Holy Family R.C. Church (W10524 Cole St., Elcho, WI), built in 1957; Holy Martyrs R.C. Church Parish Hall (3562 Finger Rd., Green Bay), built in 1958; St. Mary's R.C. School Addition and Convent (105 S. Superior St., De Pere, AHI#'s 121458, 233586), built in 1959; St. Matthew R.C. Church and School (229 S. 28th Ave., Wausau, WI); University of Wisconsin Extension Center Building (1567 Deckner Ave., Green Bay), built in 1960; St. Paul's R.C. Church (410 Wallace St., Combined Locks, WI), built in 1965; St. Anthony R.C. Church (1432 River St., Niagara, WI, AHI# 150181), built in 1966 and Determined Eligible for NRHP-listing by the Wisconsin SHPO in 2017; Nativity of Our Lord R. C. Church (2270 S. Oneida St., Green Bay), built in 1967; and the Douglas MacArthur Elementary School (1331 Hobart Dr., Green Bay), built in 1969.[40]

Information regarding Tilleman's residential projects, however, is harder to find. So far, his only identified residential designs were both built in De Pere; the Agnes Lenfestey and Ruth Lenfestey Mark House (AHI# 233591), which is the subject of this nomination, and the Dr. Daniel and Ann Shea House (AHI# 233746), built in 1985, which is located at 711 N. Webster Ave., around the corner and next door to the Lenfestey house. The Shea's choice of Tilleman as their architect was a logical one because they had previously lived in the Lenfestey house, which they purchased in 1971, and Dr. Shea's office was in the Beaumont Clinic building, located at 1821 S. Webster Ave. (non-extant) in Green Bay, a two-story-tall Modern Movement Style medical office building built in 1965 that had

[40] *American Architects Directory*. New York: R. R. Bowker Company, 1962, p. 705, and *American Architects Directory*. New York: R. R. Bowker Company, 1970, p. 919. The UW Extension Center building was later purchased by the City of Green Bay and was repurposed as the Anne Sullivan Elementary School, which it still is today.

also been designed by Tilleman.[41] Like the Lenfestey House, the Shea's irregular plan house is also a one-story-tall example of the Modern Movement Style, and its location facing onto busy N. Webster Ave. resulted in Tilleman's giving the house's street-facing façade just one door and one window opening, most of its other windows being placed on its side and rear elevations.[42]

Hopefully, future architectural surveys in northeast Wisconsin will identify many more projects that were designed by this fine architect.

Conclusion:

Consequently it is believed that the Agnes Lenfestey and Ruth Lenfestey Mark House is eligible for listing in the NRHP at the local level of significance because it is both an excellent example of the kind of Contemporary Style designs that were starting to transform Green Bay and the rest of the country in the early post-World War II years and because it is also an excellent, highly intact early example of the residential designs produced by John C. Tilleman., one of the best and most successful of the architects whose careers began and prospered in the Green Bay area following the end of World War II.

[41] "Beaumont Clinic Opens." *Green Bay Press-Gazette*, June 22, 1965, p. 24 (illustrated).
[42] " Flat roof will help you find the Sheas'." *Green Bay Press-Gazette*, May 4, 1986, Scene Section, p. 10 (illustrated). The Shea's house was in the 28th Green Bay Parade of Homes, which was held in May of 1986.

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lenfestey, Agnes and Ruth Lenfestey Mark, House
De Pere, Brown County, Wisconsin

Section **9** Page 1

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Lenfestey, Agnes and Ruth Lenfestey Mark, House
De Pere, Brown County, Wisconsin

Section **10** Page 1

Verbal Boundary Description:

17,038 Sq. Ft. Lot 1 of 13 CSM 301, Being all of Lots 3 & 4 & Part of Lot 6, Block 2 of Lenfestey Second Subdivision.

Boundary Justification:

These boundaries enclose all the land that has historically been associated with this resource.

Form 10-900-a

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lenfestey, Agnes and Ruth Lenfestey Mark, House
De Pere, Brown County, Wisconsin

Section **photos** Page 1

Items a-d are the same for photos 1 – 27.

Photo 1
a) Lenfestey, Agnes and Ruth Lenfestey Mark, House
b) De Pere, Brown County, WI
c) Timothy F. Heggland, December 21, 2021
d) Wisconsin Historical Society
e) Main Facade, View looking SW
f) Photo 1 of 27

Photo 2
e) House, View looking SW
f) Photo 2 of 27

Photo 3
e) General View, View looking S
f) Photo 3 of 27

Photo 4
e) Side Elevation, View looking SE
f) Photo 4 of 27

Photo 5
e) House Detail, View looking E
f) Photo 5 of 27

Photo 6
e) Rear Elevation, View looking NE
f) Photo 6 of 27

Photo 7
e) Rear Elevation, View looking N
f) Photo 7 of 27

Photo 8
e) Rear Elevation Detail, View looking NE
f) Photo 8 of 27

Photo 9
e) Garage, Rear Elevation , View looking E
f) Photo 9 of 27

Photo 10
e) General View, View looking N
f) Photo 10 of 27

Photo 11
e) Garage, View looking SW
f) Photo 11 of 27

Photo 12
e) Garage, Detail, View looking S
f) Photo 12 of 27

Photo 13
e) Breezeway, View looking W
f) Photo 13 of 27

Photo 14
e) Entrance Detail, View looking W
f) Photo 14 of 27

Photo 15
e) Den from Entrance Foyer, View looking NW
f) Photo 15 of 27

Photo 16
e) Hallway leading to Public Space, View looking WNW
f) Photo 16 of 27

Photo 17
e) Living Room Area, View looking W
f) Photo 17 of 27

Photo 18
e) Dining Room Area, View looking W
f) Photo 18 of 27

Photo 19
e) Living Room Area., View looking NE
f) Photo 19 of 27

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United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Lenfestey, Agnes and Ruth Lenfestey Mark, House
De Pere, Brown County, Wisconsin

Section **photos** Page 2

Photo 20
e) Kitchen Area, View looking N
f) Photo 20 of 27

Photo 21
e) Dining Room, View looking NE
f) Photo 21 of 27

Photo 22
e) Kitchen Area, View looking NNE
f) Photo 22 of 27

Photo 23
e) Bedroom Hallway, View looking NNE
f) Photo 23 of 27

Photo 24
e) Stair Hall, View looking S
f) Photo 24 of 27

Photo 25
e) Bedroom, View looking S
f) Photo 25 of 27

Photo 26
e) Bedroom, View looking N
f) Photo 26 of 27

Photo 27
e) Master Bedroom, View looking N
f) Photo 27 of 27

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United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Lenfestey, Agnes and Ruth Lenfestey Mark, House
De Pere, Brown County, Wisconsin

Section **figures** Page 1

Figure 1. Floorplan.



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 1 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 2 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 3 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 4 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 5 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 6 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 7 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 8 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 9 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 10 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 11 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 12 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 13 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 14 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 15 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 17 of 27


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Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 19 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 20 of 27





Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 22 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 23 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 24 of 27



Agnes and Ruth Lenfestey Mark House, De Pere, Brown County, 25 of 27



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: **August 15, 2022**

DEPARTMENT: **Planning**

FROM: **Peter Schleinz**

SUBJECT: **Consideration and possible action on letters that were sent to three property owners at 107 N Broadway ST, 127 N Broadway ST, and 514 Lewis ST to inquire interest in state and federal historic designation.**

Letters were signed by Historic Preservation Commission Chair Jonathon Hansen and sent by staff to all three properties. No responses of interest were received.

* 107 N Broadway is the National Bank.
* 127 N Broadway is the State Bank of De Pere.
* 514 Lewis ST is the John & Catherine Toonen House.

City staff was able to verbally communicate with the owners of 127 N Broadway ST prior to the letters being mailed so there was an awareness of what the letter was about. The letter for 514 Lewis ST was sent a second time to ensure the letter was sent to the correct property owner address.

REQUESTED ACTION: Receive the information to be placed on file. Staff suggests waiting a few years before inquiring from the same propertiy owners again.

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**August 15, 2022**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action to revise the letter that the Historic Preservation Commission uses for state and federal designation inquiries.**

Attached is a model sample letter of the state and federal designation inquiry letter that was crafted by the Historic Preservation Commission members a few years ago.

* Please review the letter prior to the meeting and prepare suggestions for edits.

REQUESTED ACTION: Prior to the Historic Preservation Commission meeting, review the model letter and forward editing suggestions to City Staff Peter Schleinz, who will gather the suggestions for the Historic Preservation Commission to review, discuss, and possibly approve.

ATTACHMENTS:

- MODEL HPC NR Nomination Letter - 2022 (DOCX)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

August 15, 2022

NAME
ADDRESS
CITY, STATE, ZIPCODE

RE: Consideration of having your property listed on the National Register of Historic Places (NRHP)

The City of De Pere Historic Preservation Commission is reaching out to you to determine if you are interested in having your property, located at **INSERT STREET ADDRESS, De Pere, WI,** recognized and designated as a National Register of Historic Places historic structure/site. Your property is referenced as a potential candidate for designation in the City of De Pere 2017 Historical & Architectural Resources Survey.

As stewards of the property that you currently own, and just like past and future owners, your property holds historic value to the community as a neoclassical brick building. Listing in the NRHP is honorary and voluntary, and places no rules or restrictions on what you, or any future owner, can do with the property.

It would make you eligible for historic tax credits for repair, rehabilitation, and upgrade work that you do on the property. This includes plumbing, electrical, and HVAC work as well as exterior repairs to historic features like stone repointing, porch repairs, roofing, siding, and windows.

The De Pere Historic Preservation Commission would like to nominate your property for listing in the NRHP. We would seek a grant to hire an experienced researcher to prepare the nomination paperwork. You would, of course, be able to have a copy of the research when it is finished.

If you have questions about the historic tax credit program or about listing in the NRHP, you can also contact Jason Tish at the Wisconsin Historical Society (608)-264-6512, jason.tish@wisconsinhistory.org.

We would not move ahead with this nomination without your consent. Please let us know in writing if you'd like your property nominated and listed in the National Register of Historic Places. Please respond by **INSERT DATE 1 MONTH AFTER LETTER DATE.**

If you have any additional questions or comments, contact me at (920) 425-4265 or email me at jhansen@deperewi.gov.

Respectfully,

Jonathon Hansen, De Pere Historic Preservation Commission Chair

cc: Gene Hackbarth, Historic Preservation Commission Vice-Chair

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: **August 15, 2022**

DEPARTMENT: **Planning**

FROM: **Peter Schleinz**

SUBJECT: **Consideration and possible action to request that the De Pere Historical Society submit a request for approval of the newly proposed museum plans at 403 N Broadway ST because it is a locally designated historic site. Presentation to be made by Gene Hackbarth.**

Site plan review is a function of Plan Commission, which includes site plans for historic structures, sites, and districts. The Historic Preservation Commission does not have Municipal Code authority or criteria to complete site plan reviews for Plan Commission.

Historic Preservation Commission has the authority to review and approve Certificate of Appropriateness applications for locally designated historic structures, sites, and districts. Historic Preservation Commission approval of a Certificate of Appropriateness application is required prior to a developer obtaining building permits. The Historic Preservation Commission must approve or reject an application, per the standards spelled out in Municipal Code38-5(b)(2) and (3), within 45 days of application submittal or the application is automatically approved.

* A blank Certificate of Appropriateness application form is attached.

REQUESTED ACTION: Instead of requesting a review without authority, ask staff to remind the De Pere Historical Society that a Certificate of Appropriateness will be required for review and approval by Historic Preservation Commission prior to obtaining building permits for the museum at 403 N Broadway ST so that an application can be submitted well in advance of the need for building permits.

ATTACHMENTS:

- Certificate of Appropriateness Application (PDF)

	CITY OF DE PERE **APPLICATION FOR CERTIFICATE OF APPROPRIATENESS REVIEW**	**Fee:** $ **Receipt #:** **Date:**

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location	
Project Address/Description	Parcel No.
Name of Historic Site/Structure	
Historic District (if any)	

SECTION 4: Required Attachments Checklist	
	Color Photographs of all affected areas and all sides of building.
	Sketches and elevation drawings.
	Material, design, and color samples.
	Site Plan showing location of project, adjoining structures, and fences.
	Project description summary (describe materials, designs, colors, and dimensions).
Please submit 1 hard copy and 1 PDF copy of the Checklist items.	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Signature of Applicant		Date Signed

TO BE COMPLETED BY CITY STAFF	
Certificate of Appropriateness Review authorized by the De Pere Municipal Code, Chapter 38.	

CITY OF DE PERE

CERTIFICATE OF APPROPRIATENESS GUIDELINES

When is a Certificate of Appropriateness needed?

- A Certificate of Appropriateness is needed if the City of De Pere has locally designated a site, structure, or district as historic and there are plans for reconstructing, altering, or demolishing any part of the exterior of a property, or when constructing a improving upon the property.
- A Certificate is not needed if a site, structure or district has been designated as historic nationally and/or by Wisconsin, but not by the City of De Pere.
- A Certificate is not needed if a site or structure is not historically designated at all.

What information should be included with this application?

- The following requirements are identified in *Section 4* of this application:
    - Color photographs of all affected areas and all sides of buildings
    - Sketches and elevation drawings
    - Material, design, and color samples
    - Site plan showing project location, adjoining structures, and fences
    - Project description summary (describe materials, designs, colors, and dimensions)
- It is not required that the above information be included if it has already been provided to the City of De Pere with another recent permit application. Simply reference the specific permit application where the information can be found.

What is the review timeline and procedure?

- Certificate of Appropriateness application review will occur within 45 days
    - The City of De Pere Zoning and Planning staff will assist the petitioner when determining if a Certificate of Appropriateness is needed. Staff will also assist by previewing submitted information for completeness.
    - The application and information will be reviewed for approval by the Historic Preservation Commission (HPC) at the next available HPC meeting.
    - The petitioner is encouraged to attend the HPC meeting to discuss and answer project questions.
    - If the Certificate of Appropriateness is approved by HPC, the petitioner can proceed with obtaining related permits from the City of De Pere the following business day.
- The review and approval procedure is identified in Historic Preservation Ordinance Section 38-5. In summary:
    - The decision will be based on six criteria
        - Detrimental changes, destruction, or adversely affecting architectural features or site
        - Harmonizing new construction with existing exterior and neighboring improvements
        - Conformance with the purpose, intent, objectives, and design criteria of the Historic Preservation Plan
        - Detrimental loss to the general welfare of the public if an architectural or historically significant building is demolished
        - Ability and expense related to reproducing old, unusual or uncommon design, texture, and/or material
        - When demolishing a deteriorated building or structure, any self-created hardships or difficulties
    - There are ten additional standards that may be used with the criteria

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**August 15, 2022**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action to designate 933 Oakdale AV (George E. Bowman House) as a local historic structure or site. Presentation to be made by Gene Hackbarth.**

The property at 933 Oakdale AV is a contributing property from the state and federally recognized Randall Avenue Historic District. The property is referenced in the 2001 Intensive Survey.

* Link to the Wisconsin Historical Society website for the property:
https://www.wisconsinhistory.org/Records/Property/HI121645

The property owner should submit information to support the request that addresses the designation criteria established in Municipal Code 38-4 prior to requesting formal designation from the Historic Preservation Commission and the Common Council.

STAFF RECOMMENDATION: request that the property owner submit a request with data that addresses the criteria of municipal Code Section 38-4 for review and consideration (including a narrative and historic/current photographs) prior to a Historic Preservation Commission recommendation being made to Common Council.