

1107

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 Mumbrue-Penney House
other names/site number N/A

2. Location

street & number	404 South Main Street	N/A	not for publication
city or town	Waupaca	N/A	vicinity
state Wisconsin	code WI	county Waupaca	code 135 zip code 54981

3. State/Federal Agency Certification

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

Alicia L. Corwin
Signature of certifying official/Title

August 16, 2002
Date

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

~~Mumbrue-Penney House~~
Name of Property

Waupaca
County and State

Wisconsin

4. National Park Service Certification

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

Edson H. Beall

10/4/02

Edson
Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

private
___ public-local
___ public-State
___ public-Federal

Category of Property
(Check only one box)

building(s)
___ district
___ structure
___ site
___ object

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

contributing	noncontributing
1	1 buildings
	sites
	structures
	objects
1	1 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 is 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)
LATE VICTORIAN/Second Empire

Materials
(Enter categories from instructions)
Foundation stone
walls weatherboard
roof asphalt
other wood

Narrative Description

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

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Continuation Sheet**

Section 7 Page 1 Mumbrue-Penney House
Waupaca, Waupaca County, WI

GENERAL DESCRIPTION

The Mumbrue-Penney House built in 1873 is a tall, two-story plus attic, Second Empire style house sitting on a large lot in a residential neighborhood in Waupaca, a small city in central Wisconsin. The site consists of four lots between South Main Street and Washington Street at the western edge of the city's largest historic neighborhood. This neighborhood is located south and southeast of the downtown commercial district. It began to develop in the 1850s, soon after Waupaca was founded, but its most significant period of growth occurred during the late nineteenth and early twentieth centuries. During this period, large and stylish houses were built along South Main Street and East Lake Street, helping create the most prestigious residential neighborhood in the city. Much of this neighborhood is included in the Lake Street Historic District, nominated to the National Register of Historic Places in 2002, but due to a loss of integrity, this area of South Main Street was not included in the historic district. The Mumbrue-Penney House was one of the earliest of the large and stylish houses built in the neighborhood.

Most of the houses in this neighborhood sit on average-sized lots with similar setbacks. The lots are generally landscaped with an abundance of mature trees and shrubs. Some of the houses along South Main Street sit on larger, more spacious lots, including the Mumbrue-Penney House. South Main Street is an urban street that allows for two-way traffic and parking on both sides of the street. Terraces sit between the curbs and gutters of the street and the concrete sidewalks.

In this area of South Main Street, the houses have different setbacks depending on whether they are located on the west or east sides of the street. On the west side of the street, the houses have fairly wide setbacks, but setbacks are narrower on the east side of the street. This difference can be explained by the topography of each side of the street. The east side of the street has a generally flat topography, while the west side of the street is raised considerably from the level of the street. In fact, the Mumbrue-Penney House sits at the top of this steep slope. Behind most of the houses on the west side of South Main Street, the land slopes dramatically down toward Washington Street.

The Mumbrue-Penney House sits in the center of its site, surrounded by a large lawn dotted with many mature trees and shrubs. There are also shrubs and perennials planted near the foundation of the house. A wide concrete walkway leads from the street to the front entrance of the house. At the rear of the house there is a large paved area for automobile parking that is connected to the steep driveway that leads down to Washington Street. There is also a wide paved area in front of the modern garage that sits to the southwest of the house. This paved area is also attached to the driveway. The pavement is poured concrete.

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The large garage was originally constructed prior to 1974, probably during the mid-twentieth century. On a photograph from the mid-1970s, the garage appears to be a much smaller, one-car, building. Sometime during the late 1970s or the 1980s, the garage was significantly enlarged and remodeled. It is now a two and one-half car garage building that has a low-pitched gable roof, a concrete slab foundation, vinyl siding, and modern, multi-light openings decorated with shutters. A modern garage door covers the wide front opening. The garage is a non-contributing resource of the property.

There were some interesting historic landscape features and resources that are no longer extant. The front yard was bounded by a cast iron fence and, within it, a fountain. Photos of the fountain indicate that it was a classical design of two cherubs dancing. The fence was removed some time before or during World War II. The fountain was also removed during the later twentieth century to a home on nearby Lake Street, then sold during the 1970s. The current location of the fountain is unclear at this time, but it does not appear to be in Waupaca. The property also had several outbuildings, including a barn or carriage house and a windmill. All of these buildings have been razed.

Exterior

The Second Empire style Mumbroe-Penney House has two stories, with a full third story enclosed within the mansard roof. The house has a rectangular main block with a one and one-half story rear ell projecting from the west elevation of the main block. A one-story porch addition projects from the rear ell. The entire house is covered with clapboards and trimmed at the corners with narrow pilasters. The main block and rear ell sit on a stone foundation. The rear porch addition sits on a concrete slab.

The concave mansard roof of the main block is covered with asphalt shingles. Dormers project from the north, south, and east elevations of the roof. The dormers have mansard roofs and clapboard-covered walls. Two-over-two-light, double-hung sashes fill the front wall of the dormers. The roof has wide-overhanging eaves decorated with a wide paneled frieze and large scroll brackets. A long hip roof covers the rear ell. Under the eaves of the ell there is also a wide frieze punctuated with both paired historic round-arched openings and a slightly larger modern window on both the north and south elevations. The roof over the newer porch addition is gabled.

The main elevation of the house faces east toward South Main Street. At the center of this elevation is a projecting entry pavilion. It is topped with a mansard roof with a projecting dormer. The dormer is identical to the other dormers of the main block. Under the wide eaves

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of the entry pavilion roof is a frieze and brackets that are also identical to those of the main block. At the center of the second story of the entry pavilion, there is a very tall triple window grouping. It is composed of a central round-arched opening flanked by slightly shorter and narrower round-arched openings. The openings are filled with both multi-light and single light sashes.

The main entrance to the house is located in the first story of the entry pavilion. The entrance consists of a double wood and glass door covered with a period double screen door. The entrance is decorated with a transom filled with etched glass and narrow sidelights. Surrounding the entrance are plain moldings with a cornice. Similar trim surrounds the symmetrical fenestration of the main elevation. This fenestration consists of single windows that flank the entry pavilion on both stories.

A front porch covers the entire first story of the main elevation and appears to be a later, though stylistically compatible design. The porch has a very low-pitched hip roof with wide overhanging eaves. The roof is supported by four narrow posts at the main entrance and two posts at the two ends of the porch, and by pilasters attached to the wall at the porch ends. The posts sit on paneled bases on a wood deck. Scroll brackets decorate the tops of the posts under the roof eaves.

The south elevation of the main block is punctuated by symmetrical fenestration of three windows with cornice moldings that are filled with four-light and single-light, double-hung, sashes. A rectangular bay sits at the southeast corner of the first story. It is decorated with a hip roof, wide eaves, a paneled frieze, and scroll brackets. The bay is filled with single-light sashes in the end walls and a tripartite opening in the front wall. Pilasters decorate the corners of the bay and the space between the tripartite opening. Under the windows is a raised panel base.

Attached to the rear ell on the south elevation is a long one-story ell with a hip roof that was probably a sun room. The roof of this addition is covered with standing seam metal and has wide eaves with a frieze. At the center of the ell is a bank of tall multi-light openings that have replacement glazing. Flanking this opening to the east is a small modern window that was enclosed from a larger opening. There is also evidence on the wall to the west of the large opening that another window was once located there. The number and size of these openings suggest they were the south wall of a sun room or porch. The opening with the small modern window was enclosed for a bathroom, while the other window was totally removed for the installation of modern kitchen cabinets.

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The north elevation has similar features to those found on the south elevation. The fenestration is similar, but with the addition of two additional windows. An identically-detailed bay window projects from the northeast corner of the first story. Attached to the north wall of the rear ell is a small ell that has a hip roof covered with standing seam metal. This ell appears to have been an open porch that was partially enclosed at a later date. This small ell has a historic window opening and a door and is covered with clapboards. The west wall of the ell is covered with vertical boards and has a modern window. The roof of the ell extends to cover a small porch that sits between the ell and the modern porch addition. A modern multi-light opening sits behind the small porch. The north wall of the modern porch addition has a large modern window opening that has two vertical single panes over awning windows.

The rear or west elevation of the house consists of the rear and south walls of the three season porch addition and a large open pergola. The walls of the porch have modern openings. On the rear wall, the opening is a tripartite window and on the south wall of the porch addition, the window is identical to the opening of the north wall, but larger. The pergola also covers the exposed rear wall of the original rear ell and its entrance. The entrance is decorated with sidelights.

The pergola is constructed of large open wooden beams supported by a group of square posts. The posts sit on a large wooden deck that has steps spanning each side of the deck. An opening in the deck allows for a large tree to shade the back of the house.

Interior, first floor

The first floor interior of the Mumbrue-Penney House has two parts, the main block and the rear ell and its additions. The main block has a central hall plan with two rooms located on each side. The rear ell has been remodeled and contains the service areas of the house. The central hallway of the main block sits behind the main entrance in the east elevation. The hallway runs from the front to the back of the central block and includes the main staircase. It has features seen throughout the main block, including plaster walls and ceilings, wide molded baseboards, a wide crown molding, and wide fluted casings around doors. The fluted casings are accented with pyramidal corner blocks. All of the trim is painted.

The floor of the main hallway is carpeted and hanging from the ceiling is an antique crystal chandelier that was once a fixture in a hotel in LaCrosse. In the main hallway is another feature that is found throughout the house. It is an historic cast-iron radiator that dates from the c.1880 period. It is a vertical tube radiator that is not as decorative as the cast-iron radiators of the later nineteenth and early twentieth centuries. These radiators are found throughout the house on the

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first and second floors and are in good condition. A previous owner had different marble and granite tops made for these radiators so they could be used as shelves.

On each side of the main hallway near the main entrance are large openings that lead into the two parlors. These entrances are covered with large bi-fold type doors. Each bi-fold door consists of two large raised panel wooden doors that are attached to each other with hinges and have rollers at each end that run across a track attached to the top of the opening. When opened, the rollers slide along the track folding the doors at one end. These by-fold openings appear to be original to the interior or were installed during the historic period.

The two parlors have similar dimensions and similar features. Both have plaster walls and ceilings accented with cornice moldings. In the north parlor, the cornice molding is wider and curved. Both rooms have bay windows that are trimmed with fluted casings and wide molded cornices. In the south parlor, the bay has pilasters between the central windows. Other windows and door openings have fluted moldings and corner blocks similar to the trim in the main hallway. The exception is in the north parlor. The entrance between this parlor and the dining room is trimmed with a molded casing and cornice. The trim and doors in both rooms are painted white. The floors of both rooms are covered with bird's eye maple flooring and trimmed with wide molded baseboards. Hanging from each parlor's ceiling are antique period chandeliers. Original foliated raised plaster medallions accent the ceilings of the parlors.

Behind the north parlor is the dining room, which is decorated with a wide, curved cornice molding; wide, molded baseboards, and molded casings around doors and windows. The trim and doors are painted white. The room has plaster walls, a plaster ceiling and an antique chandelier hanging from the center of the room. The floor is covered with bird's eye maple. The windows along the north wall of the dining room sit on raised panels that extend down to the floor. A single six-panel door in the west wall of the dining room leads into the addition to the rear ell that sits on the north elevation of the house.

Behind the south parlor is the library or office. Its original use is unknown, but was used as a bedroom by a previous owner. It may have been an office or additional sitting room in the original plan. The room is decorated like the dining room, with plaster walls and ceiling; maple floor; wide, molded baseboards; and molded casings around openings. There are some built-in cabinets along the walls of this room. A five-panel door at the northwest corner of the room leads into a closet off of the central hallway of the main block. All of the doors and trim are painted white.

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In the west wall of the library-office is a plain four-panel door that leads into a bathroom that was probably added during the late nineteenth or early twentieth century. Evidence on the exterior of the south elevation of the house suggests that the bathroom was made by enclosing a portion of an old sun room or porch on the south elevation of the house. The bathroom is furnished with a footed bathtub, an antique marble sink that was installed in the 1970s, and old tile floor. The walls are covered with wallpaper.

Behind the dining room is a small back room. This room is housed in the small addition to the north wall of the rear ell and it is decorated in a manner similar to the rooms of the main block. Next to the south wall of the back room is the enclosed back staircase that leads up to the second floor of the rear ell. The old rear ell and old sun room or porch has been remodeled into a large open space with a partial wall separating a family sitting area from another small sitting area at the back of the ell. The rest of the space is taken up by a family dining area and a modern kitchen.

The family sitting and dining area features plaster walls and ceilings, and the walls are accented with a wallpaper border between a cornice molding and picture rail. These moldings, along with the simple moldings around the doors and the wide baseboards of this area are finished with a painted wood grained surface. The floor of the dining and sitting area is maple.

At the west end of the room is a fireplace. The surround was probably installed when the room was remodeled. The fireplace has a double facing of ceramic tile. Close to the firebox the tiles are light-colored and rectangular-shaped. Next to these tiles are darker, square tiles. The lighter tiles are used for the hearth. Flanking the tile facing are wood pilasters. At the top of each pilaster are two brackets that hold up the mantle shelf, a simple oak board. The overmantle consists of a large rectangular mirror with a beaded molding. The wood surrounding the mirror is decorated with a delicate raised vine carving. Above the cornice is a parapet that features a dentil molding, pinnacles and a running dog molding flanking a raised panel accented with a delicate wood carving.

The kitchen area is modern, with built-in cabinets and appliances and an island. The floor of the kitchen is covered with tile and the window trim, ceiling beam, and post at the end of the island are painted. To the northwest of the kitchen is the rear entrance and another sitting area. The walls of this area are covered with wallpaper and the floor is tiled. The plain casings around the doors and windows of this area are also painted.

In the west wall of this area of the house is a multi-pane "French" style door that leads into the porch addition. This rectangular room has a rustic décor. It has a rough wood floor, wood-

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paneled walls, and a wooden ceiling with exposed beams. The trim around doors and windows is very simple, reflecting the style and construction date of the room, which was probably the mid-twentieth century.

Interior, second floor

The staircase in the central hall of the main block leads to the second floor. It is a two-run, open-string staircase that is completely painted. The treads are carpeted, as is the landing between the stair runs. The balustrade is made up of polygonal and spool turned balusters under a plain banister. The newel post at the foot of the stairs has a tapered polygonal shape on a polygonal base. It is topped with a complex turned knob. On the landing and second stories, there are large turned posts anchoring the balustrades.

The second story is divided into two sections; a bedroom section in the central block and a small area over the rear ell that can be accessed through a door on the landing of the main staircase, or from the enclosed staircase in the rear ell. The area over the rear ell consists of two rooms. The east room is accessed via the door on the landing and is an unfinished storage area. The west room is an old bedroom, perhaps a servant's room, that is accessed via the enclosed staircase. Both rooms are not currently used as living space.

The second floor of the main block has a central hallway plan off of which are three bedrooms and a bathroom. The hallway is carpeted, but the flooring in all of the bedrooms is maple. The trim around the doors and windows of the hallway and in the bedrooms is molded casings that are painted. The wide baseboards and narrow cornice moldings throughout the second floor are also painted. The entrances into the bedrooms and the bathroom consist of four panel wood doors with narrow transoms above, all painted white. The plaster walls and ceilings throughout are painted. Like the first floor, the second floor is heated with historic vertical tube radiators with marble or granite shelves.

At the west end of the floor are a small bedroom and the bathroom across the hall. The bedroom is small and has the details described above. There is a small closet in this room. The bathroom has wallpapered walls and modern cabinets and fixtures. Along the south wall of the hallway is an enclosed staircase to the third floor. It is accessed through a door that sits perpendicular to the door of the bedroom in the southeast corner of the house. Also at the end of the hallway is the large tripartite, round-arched window. A small sitting area is in front of this window.

The bedroom in the southeast corner of the second floor is similar to the small bedroom described above. Across the hall is the master bedroom, which is slightly larger than the other

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bedrooms. It has a larger closet that appears to be a modern alteration and may have been added when the bathroom next door was put in. There is also a door that leads into the bathroom, suggesting that this room and the bathroom were, at one point, adjoining bedrooms.

The third floor of this house can be reached via the enclosed staircase in the central hall of the main block. Unlike many other Second Empire style houses, this floor was never finished as living space. Rather, it is a very tall attic area that is spacious enough and well enough lit from the many dormers that it could be used for an additional floor of living space.

The alterations do not detract from the integrity of the house and do not negate its architectural significance.

Mumbrue-Penney House
Name of Property

Waupaca
County and State

Wisconsin

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1873

Significant Dates

1873

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

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SIGNIFICANCE¹

The Mumbrue-Penney House is being nominated to the National Register of Historic Places under criterion C, architecture, as a fine local example of the Second Empire style. Being the only Second Empire house in Waupaca makes the building stand out, but the building's high quality details make it architecturally significant. This house was one of the first of the large, stylish homes built in Waupaca and its original appearance was that of a country estate. It has been well-preserved over the years and this factor gives the house a high level of integrity that adds to its significance. Today, the Mumbrue-Penney House is a well-known landmark and one of the best historic houses in the city.

HISTORICAL BACKGROUND

The city of Waupaca is located near a wide chain of interconnected lakes about five miles in length. According to historical sources, Native Americans were attracted to these lakes and numerous prehistoric mounds and archeological sites have been identified in the Waupaca area. The city is located in one of the state's most picturesque areas, but it was a water power source that drew the early white settlers to form a community at this location. A group of five men from Vermont, among them E. C. Sessions and William and Joseph Hibbard, came to the area in 1849 and made land claims between that year and 1852. The land claims were formalized in 1853 and more settlers began to come after that time.²

In 1853, the county board established the county seat at Waupaca, and after attempts to move it elsewhere, the county seat was permanently set at Waupaca in 1855. A courthouse was built in Waupaca in that year on the square block of public land in downtown Waupaca that was established in the land sale of 1853. During the 1850s, the downtown commercial district of the city grew up around the courthouse, primarily in small frame buildings housing general stores and small shops that made goods such as shoes, harnesses, furniture, wagons, and agricultural implements.³

By 1857, Waupaca was incorporated as a village and important public advancements were made during the 1860s, such as the construction of a new public school building and the establishment

¹ This footnote pertains to the period of significance and significant date on page one of Section 8. The period of significance for this house is the date of construction. The significant date for this house was selected based on historic tax assessment rolls, cited elsewhere in this narrative and in the bibliography.

² Carol Lohry Cartwright, *City of Waupaca, Wisconsin Intensive Survey Report Architectural and Historical Survey*, Waupaca: Waupaca Historic Preservation Commission, 1999, p. 7.

³ *Ibid.*

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of a cemetery. In 1860, the first fraternal group, the Masons, were formed; and during the 1850s and 1860s, Baptist, Episcopal, and Methodist churches were established. Industry in Waupaca during this period revolved around grist milling, lumber milling, and small industrial shops. The coming of the railroad in 1871 would help boost the city's commerce and industry.⁴

During the first twenty years of the history of Waupaca, residential development coincided with the growth of the city's downtown commercial district and its industries. Both the topography of the area and the meandering Waupaca River determined, somewhat, how housing developed in the city. The location of the river near downtown and the bluffs around the city limited housing to certain areas early in its development. During the city's first few decades, housing was built primarily to the southeast and east of downtown, south of the river and north of Mirror Lake. Southwest and north of the downtown, there were bluffs that made house building difficult. Some houses were built northeast of the river, near some of the city's early mills.⁵

After the city was incorporated in 1875, the economy had tremendous growth. Most of the city's early frame commercial buildings in the downtown were demolished or destroyed by fire during this period and were replaced with two and three-story brick blocks. The growth of the city's downtown reflected the growth of retailing in Waupaca, but overall, the city's commercial economy was dominated by the potato trade of the late nineteenth century. Local farmers had good luck growing potatoes and eventually a larger market was built for potato growers. By the 1880s, dealing in potatoes was the most important commercial activity in the city and potato warehouses sprang up along the rail lines of the city. By the turn of the twentieth century, Waupaca was the leading potato shipping center in the country.⁶

The growth of the potato trade fueled the growth of Waupaca's residential areas, as well. The previously noted areas of residential growth expanded and became more dense. During the late nineteenth century, the area both northwest and west of the city's downtown began filling in with houses as far as the topography would allow. In particular, Granite Street and its nearby streets northwest of downtown saw considerable residential development. More houses were also built in the east and northeast areas of the city near mills and potato warehouses. Another area of significant residential development was in the historic residential area southeast of the downtown, centering along South Main and East Lake Streets. Money from the potato trade, retailing, and the lumber industry fueled the construction of many large and stylish houses there.⁷

⁴ *Ibid*, pp. 7-8.

⁵ "Waupaca, Wis., 1871," bird's eye view, Madison: M. Fowler & Co., reprint available at the Hutchinson House Museum of the Waupaca Historical Society, Waupaca, Wisconsin.

⁶ Cartwright, p. 9.

⁷ Foote, C. M. and W. S. Brown, *Plat Book of Waupaca County, Wisconsin*, Minneapolis: C. M. Foote & Co., 1889.

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During the early twentieth century, the city's commercial district expanded both in buildings and in types of modern stores, including department stores. Industry was still dominated by the lumber mills and granite quarries and the city had slow and steady growth. During this time new construction filled the neighborhoods established earlier. The area northwest of the downtown, centering on Granite Street, was infilled with Bungalows, American Foursquares, and Craftsman houses. Another area of residential expansion was along West Fulton Street and other streets just west of the downtown. The residential area southeast of the downtown also saw the introduction of many infill houses, although several of these houses were more elaborate Period Revival and Craftsman style buildings, befitting the more prominent neighborhood in which they were located. Residential construction also occurred in the city's southeast edge during this time, mostly with small homes.

The Great Depression of the 1930s and World War II in the 1940s put a hold on most of the economic growth and development in the city other than war-related production. After World War II, the lumber industry was in decline, but a new industry soon took over as an anchor for the city's industrial economy. During the 1950s and 1960s, the Waupaca Foundry expanded to fill in an entire 13-acre site where an old lumber mill had stood. The Waupaca Foundry continued to expand during the late twentieth century and today employs almost 2,000 people in several casting plants at two large sites in the city. The foundry was joined by smaller industries, such as a manufactured housing company, a potato chip factory, and a knitting mill.⁸

While the city's industrial base grew and developed after World War II, the city's commercial base changed dramatically. In the 1960s and 1970s, the downtown business district, although still important, was losing business to nearby communities with modern shopping malls and large discount stores. By the 1980s, many of the traditional businesses in downtown Waupaca were gone and a new shopping area had emerged on the city's west side.⁹

Post World War II residential construction grew up on the outskirts of already established neighborhoods in Waupaca. Only a few modern houses were built in the older neighborhoods, since most of the lots were already filled. Again, the dramatic topography of the city played a role in this development. The Waupaca River, Mirror Lake, and the bluffs centered new residential construction in certain areas of the city. Also, the large Waupaca Foundry and old granite quarries on the north side of the city restricted new subdivisions in that area. In the older neighborhoods, some large houses were divided into apartment buildings, a few old houses were razed, and, unfortunately, some were inappropriately altered. But, by and large, the older houses

⁸ Cartwright, pp. 11-14.

⁹ *Ibid.*, p. 14.

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in Waupaca's older neighborhoods have been maintained. And, today, many families are moving into the old neighborhoods instead of into subdivisions because they like ambience of an old house in an older, small-town, neighborhood.

Site-Specific Background

In 1873-1874, Henry Cook Mumbrue had this house built in the booming community of Waupaca. Mumbrue was a native of New York State, where he trained as a chair and cabinetmaker. He came with his family to Waupaca County in 1849 as some of the county's earliest settlers. At first Mumbrue operated steamboats on Lake Winnebago and the Fox and Wolf rivers, then came to Waupaca in 1855, where he sought his fortune through a number of retail businesses, including a dry goods store. Mumbrue was a local politician who also served in the State Assembly and Senate. In 1884, his business partner became the register of the land office in Menasha and appointed Mumbrue his deputy, a job he held for four years. In 1893, Mumbrue became Waupaca's Postmaster and served until 1898. He died that same year.¹⁰

According to historic tax assessment rolls, Mumbrue owned this house until the early 1880s. For several years during the mid and late 1880s, the house was owned by Mrs. J. Austin. In 1890, Adelbert M. Penney purchased the home and the Penney family owned the property well into the twentieth century; and it is the Penney family that this house is most associated with. Adelbert M., or A. M., Penney was also a New York native who came with his family to Wisconsin in 1855. He attended Ripon College, then worked the family farm in the Town of Farmington and established his own farm. In 1880, ill health forced him to stop farming and move to Waupaca, where he started a successful career as a potato dealer. He became known as the local "potato king," for his company's many potato warehouses, potato starch factory, and potato farms. Penney was important in helping Waupaca become the national trading center for the potato trade during the late nineteenth century.¹¹

As Penney's money and influence grew in Waupaca, he became involved with other businesses and community interests. He was the city's Postmaster between 1897 and 1914, succeeding Henry Mumbrue, whose house he purchased. He invested in the local electrical company, which also operated a short interurban line to the Veterans' Home at King and he was the company president. He built the Palace Theater (not extant), an impressive movie palace that was a community center for many years in Waupaca during the mid-twentieth century. Penney died in

¹⁰ Scott Christie, "Historic" Landmark Nomination Form for the Mumbrue-Penney House, 2000, on file with the Historic Preservation Commission of the City of Waupaca, Waupaca, Wisconsin.

¹¹ *Ibid.*; Cartwright, p. 132.

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1922, leaving his house to his family. His daughters lived in the house during the mid-twentieth century.¹²

STATEMENT OF SIGNIFICANCE: ARCHITECTURE

The Mumbrue-Penney House is architecturally significant as a fine example of the Second Empire Style. It is one of the finest historic houses in Waupaca, being well-preserved through the years and well-maintained by the current owners. The Second Empire style did not flourish in Waupaca and this is the only house with these details. That, in and of itself, is unusual, but the house would not be significant if it did not have a high quality of construction, high quality details, and if these details did not reflect the style as well as they do. The high level of integrity of the house, with most of its historic details intact, adds to its architectural significance.

The Second Empire style of architecture was popular in Wisconsin between 1870 and 1890. The most identifiable characteristic of the style is the mansard roof, almost always punctuated with dormer windows. Many Second Empire buildings are tall, and most are elaborately detailed with appointments that are similar to those of the Italianate style. In fact, some Italianate houses were remodeled into Second Empire houses by the addition of a mansard roof. Even though the style was popular in the mid to late nineteenth century, good examples of the style are not common due to demolition and/or remodeling, or because their numbers were not as large as the Italianate or Queen Anne styles.¹³

The Mumbrue-Penney House is the only Second Empire house identified in the 1999-completed survey of historic resources in Waupaca. It was also noted that the house was one of the most stylish and architecturally significant houses in Waupaca, not because it is the only example of its style, but because it has well-preserved details that express its style in a high-quality manner. In particular, the mansard roof gives the house its most important stylistic element, and the fact that it has a third story helps the house show an imposing appearance along South Main Street. The dormers are also typical Second Empire style elements.

The other details of the house are typical of the Italianate-influenced decoration used on Second Empire houses, including the wide roof eaves, paneled frieze, and large scroll brackets

¹² *Ibid.*, Tax Rolls for the City of Waupaca, on file in the Area Research Center of the Library of the University of Wisconsin-Oshkosh, Oshkosh, Wisconsin; Property Ownership Plat Book for the City of Waupaca, 1930s. On file in the City of Waupaca Building Inspection Office, Waupaca City Hall, Waupaca, Wisconsin.

¹³ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. II*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-11.

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decorating the mansard roof. The two bays on each of the side elevations have the shape and details typical of the Italianate style, and the front porch has the thin square posts and brackets usually seen on Italianate and Second Empire houses, as well. The projecting central entry pavilion is also a well-designed element of the house. Its size and details add distinctiveness to this Second Empire house and give the building an added elegance. In particular, the round-arched, Palladian-like second story opening and the large entrance with sidelights and transom are exceptionally well-crafted details of the house.

Adding to the significance of this house are the high-quality details of the interior. The main block of the house has almost all of its historic details extant with only a few exceptions. The first floor parlors are elegantly appointed with an abundance of wide moldings and beautiful maple floors. The interesting fluted moldings with the pyramid blocks are especially notable, as are the unusual bi-fold doors in the parlors. Among the original details of this house are the raised plaster ceiling medallions in the parlors, high-quality decorative elements that add to the historic character of these rooms. The interior staircase is also a fine extant detail. All of the balusters and newels are extant and are typical of the period when the house was constructed.

The balustrade of the main staircase possibly has hardwood elements that were, at one time, varnished and not painted, since it was typical of staircases from this era to have these details. Stripping a small portion of the paint may reveal if this is the case. In any event, the paint does not overly detract from the high integrity of the staircase. Likewise, the doors and trim in the central block may have originally been given a painted wood-grain finish like that seen on some of the trim of the rear ell. Again, the white paint does not detract from the fact that all of the historic trim is extant and in excellent condition.

Likewise, the second story of the main block of the house has most of its extant features. A remodeled bathroom exists where there was probably a small bedroom, but this alteration does not disrupt the original floorplan. The woodwork and wood floors of the second story are all extant and unchanged, except for the bathroom, and are in excellent condition. An unusual feature of this floor is the use of narrow transoms above the bedroom doors.

One of the most interesting features of this house is the unfinished third story below the mansard roof. Typical Second Empire houses have living space in the mansard roof because the ceiling heights and dormers created enough room for an interior floor. Perhaps because the house already had two stories of living space, the mansard story was an architectural detail alone. Or, the original owner planned to complete the story later. In any event, today it exists as a large architectural detail on the exterior and a very spacious attic on the interior.

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Another unusual feature of this house is the half-story over the rear ell. The bedroom reached by the back staircase could have been a servant's room. But, the storage room behind the door on the staircase landing in the main block is like an unfinished attic because there are two steps leading up to the space. These details are not architecturally significant, but raise interesting questions about the history and use of the house and make it a more interesting building.

Adding to the significance of this house is its high level of integrity. In the interior of the house, only the rear ell has seen significant remodeling, with the removal of some walls to open the space up from what was probably two or more small rooms. One of the most interesting aspects of the remodeled rear ell is the fact that part of this area was probably once a sun room or porch. On the exterior, it can be seen that this area was an attachment to the rear ell and that it once had large openings, most of which are still extant, but modernized. Two openings have been enclosed; one partially enclosed for a bathroom addition and the other enclosed to create wall space for a modern kitchen. The rest of the porch or sun room was opened up to create one large room. A free-standing column attached to a beam suggests where a wall between the sun room and the rear ell was probably located.

These alterations do not detract significantly from the overall historic character of the interior. In fact, this area of the house has some interesting extant historic details, including some painted wood-grain finishes that might have been originally used throughout the house. The rear enclosed porch is a modern addition, but it is a minor part of the large house. Its rustic appearance reflects a mid-twentieth century type of décor and its details are of high quality.

Most significant, though, is the abundance of historic details in the interior of the main block. All of the woodwork in this area of the house is extant and in a high state of preservation, as are most of the historic floors. Even the historic steam radiators are extant and their appearance suggests they were either original to the house or added within a few years of its construction. This high level of integrity, both on the interior and exterior of the house, is what makes the house such a fine example of its style and such an outstanding historic property.

The Mumbrue-Penney House is significant and eligible for the National Register because it is a fine and highly intact example of the Second Empire architectural style and is one of the best historic homes in Waupaca. Its Second Empire details are well-executed with high quality materials and a high level of craftsmanship. The house has been particularly well-preserved and most of its historic details are intact and in excellent condition. Because of its style and integrity, it stands out in Waupaca as an important residential landmark.

Mumbrue-Penney House
Name of Property

Waupaca
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

State Historic Preservation Office
Other State Agency
Federal Agency
 Local government
University
Other

Name of repository:

10. Geographical Data

Acreeage of Property less than one

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

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	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Carol Lohry Cartwright, Consultant	date	10/1/2001
organization	for Waupaca Historic Preservation Commission	telephone	262-473-6820
street & number	W7646 Hackett Rd.	city or town	Whitewater
city or town	Whitewater	state	WI
		zip code	53190

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MAJOR BIBLIOGRAPHIC REFERENCES

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"Waupaca, Wis., 1871," bird's eye view, Madison: M. Fowler & Co. Reprint available at the Hutchinson House Museum of the Waupaca Historical Society, Waupaca, Wisconsin.

Wyatt, Barbara ed. *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, 1986.

Mumbrue-Penney House
Name of Property

Waupaca
County and State

Wisconsin

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	Phillip and Ann Kirk	date	10/1/2001
organization		telephone	
street&number	404 S. Main St.	zip code	54981
city or town	Waupaca	state	WI

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

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

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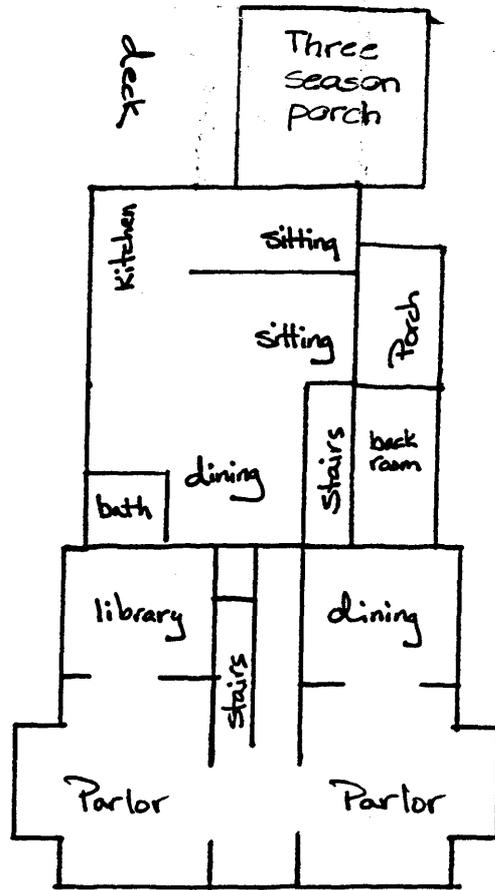
Section photos Page 1 Mumbrue-Penney House
Waupaca, Waupaca County, WI

MUMBRUE-PENNEY HOUSE, Waupaca, Waupaca County, Wisconsin. Photos by Carol Cartwright, June, 2001. Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

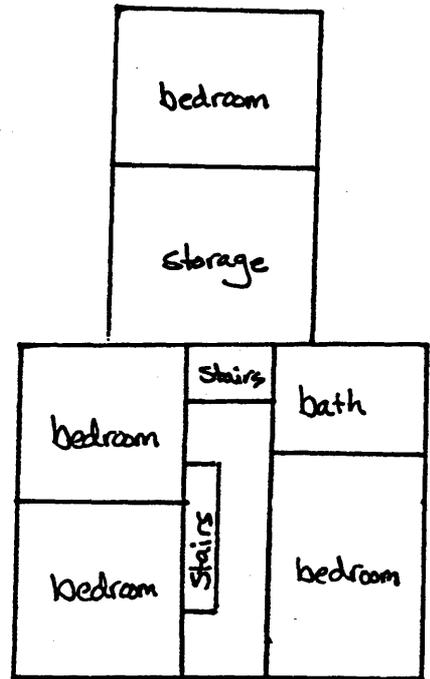
Views:

- 1 of 16: Main elevation, view from the east.
- 2 of 16: South elevation, view from the southwest.
- 3 of 16: North elevation, view from the northwest.
- 4 of 16: West elevation, view from the west.
- 5 of 16: Interior, first floor, main hallway.
- 6 of 16: Interior, first floor, looking from north parlor into south parlor showing doors.
- 7 of 16: Interior, first floor, north parlor.
- 8 of 16: Interior, first floor, dining room.
- 9 of 16: Interior, first floor, library.
- 10 of 16: Interior, first floor, rear ell, family sitting and dining room.
- 11 of 16: Interior, first floor, rear ell, family sitting room and kitchen.
- 12 of 16: Interior, first floor, rear ell, looking from kitchen toward porch addition.
- 13 of 16: Interior, first floor, main staircase.
- 14 of 16: Interior, second floor, main hallway.
- 15 of 16: Interior, second floor, entrance into bathroom.
- 16 of 16: Interior, second floor, bedroom.

MUMBRUE-PENNEY HOUSE
Waupaca, Waupaca County, Wisconsin
Floor Plans



First Floor Plan



Second Floor Plan

Not to Scale

