

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000026

Date Listed: 2/24/92

Dunlap Square Building
Property Name

Marinette
County

WI
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Bob Boland
Signature of the Keeper

2/24/92
Date of Action

Amended Items in Nomination:

The period of significance was omitted on the form. The period of significance is ca. 1890--1902.

This information was verified by Jim Draeger of the WI SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

NPS Form 10-900
 (Rev. 8/86)
 Wisconsin Word Processor Format (1331D)
 (Approved 3/87)

OMB No. 1024-0018

United State Department of the Interior
 National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
 REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register form (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name Dunlap Square Building

other names/site number N/A

2. Location

street & number 1821 Hall Street N/A not for publication

city, town Marinette N/A vicinity

state Wisconsin code WI county Marinette code 075 zip code 54143

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A No. of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

X [Signature] State Historic Preservation Officer-WI Date 12/26/91
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. [Signature] 9/24/92
 See continuation sheet
 determined eligible for the National Register. See continuation sheet
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain):
Signature of the Keeper Date

6. Functions or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>COMMERCE/TRADE/specialty store</u>	<u>COMMERCE/TRADE/specialty store</u>
<u>COMMERCE/TRADE/restaurant</u>	<u>COMMERCE/TRADE/professional</u>
<u>COMMERCE/TRADE/professional</u>	<u>COMMERCE/TRADE/restaurant</u>

7. Description

Architectural Classification

(enter categories from instructions)

Materials

(enter categories from instructions)

LATE VICTORIAN/Queen Anne

foundation granite

walls brick

roof asphalt

other granite

metal

Describe present and historic physical appearance.

The Dunlap Square Building is a two-story Queen Anne commercial block that was built in two phases. The building takes up its entire small triangular shaped block in historic Dunlap Square in the middle of downtown Marinette, a small community in far northeastern Wisconsin. Marinette sits on the state line between Wisconsin and upper Michigan, and shares borders with Menominee, Michigan. Together, these two communities are referred to as the "twin cities."

Dunlap Square sits in the center of three busy downtown streets that run through Marinette's downtown commercial district. The two-way streets are fully improved with concrete curbs, gutters, and sidewalks, and parking in some areas on both sides of the street. The area around the Dunlap Square Building has no vegetation, and sidewalks run right up to the building. Standard sodium vapor lights attached to tall metal poles light up this area. Because this is a downtown area, the surrounding buildings are all commercial blocks.

The Dunlap Square Building is two-stories in height and is constructed of red brick. The building was constructed in two phases. These phases are reflected in the walls of the triangular building. The east front wall and the south side wall are part of the front portion of the building that was constructed in 1902. This part of the building also includes one-third of the north side wall. The rear portion of the building was erected first, and includes the remaining part of the north side wall, and the entire west wall.

The east front wall, south side wall, and one-third of the north side wall all have similar architectural details. They include red brick walls that sit on a granite stone foundation. The red bricks are rough-finished so that they look like small quarried stones, giving the building an unusual rough-finished facade. Two two-story oriels project from the corners of the east front wall. Trimmed in pressed metal, they have pent roofs. Openings in these oriels are mostly single-lights topped with wooden fanbursts that sit in the round arches of the window openings. Part of the openings in some of the oriel windows have been enclosed.

The cornice on this part of the building is made up of decorative rows of brick corbelling that suggests a paneled cornice. Above the cornice on the east front wall is a parapet with "Dunlap Square Bldg. 1882" (date incorrect). Under the cornice are large stepped elliptically arched reveals that sit above a stone belt course that decorates the tops of the upper floor windows. Window units, themselves, are single-light double-hung sashes with stone sills. Slightly raised brick pilasters separate the upper windows into groups of twos.

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Two corner entrances sit below the oriels on the east front wall of the building. Trimmed with round arched granite stone voussoirs and a surround of columns sitting on granite blocks, the arch above the doorway has been filled in. In between the two entrances are two large show windows trimmed with a granite belt course and apron. In the center of the show windows is the entrance to the upper floor, a modern glass and metal door. The side entrances are modern glass and metal doors, as well.

At the intersection of the north and west side walls is the peak of the triangle plan of the building. It is accented with a raised brick oriel topped with an onion dome. There is a row of brick dentils under the dome and several rows of brick corbelling at the cornice line of the building. These walls from the older portion of the building are constructed of plain red bricks. A pressed metal cornice spans the entire west wall and two-thirds of the north side wall. It features classical brackets and modillions and a decorated frieze.

This section of the building includes four storefronts that are all related via the cornice, as well as a stone belt course that runs across the top of the windows, becoming lintels over the tall, narrow, single-light double-hung sashes decorated with stone sills. All of the first floor storefronts have been remodeled over the years.

The storefront on the north wall has a shingled overhang, enclosed show windows in a faux half-timber pattern, and a tall brick apron. The storefront directly to the west has a tall metal panel covering the transom and part of the modern show windows, and a stone veneered apron. The corner entry door is trimmed with a granite stone surround.

The storefronts on the west rear wall are also remodeled. The storefront farthest south has a transom and show window area enclosed with vertical boards that sit on top of a stone veneer infill. Two small single light windows punctuate the stone veneer. The other storefront has been enclosed with brick, vertical boards, and glass blocks. The entries for both storefronts are modern glass and metal doors.

The central entrance on the east front wall of the building leads to the upper floor of the entire block. Through the modern door is a set of double wood paneled and glass doors in front of the staircase. On the walls of the dark-finished oak staircase is oak paneled wainscotting. At the top of the stairs is a landing and the staircase is trimmed with a fine oak railing that consists of a square newel post and a spool-and-spindle balustrade.

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Most of the second floor of this building is divided by two long hallways. These hallways have wood paneling over original plaster walls and wood paneled wainscotting. The floor is carpeted. Interior doors are original wood paneled doors topped with a classically decorated cornice. All the doors have the original brass hardware, and some hallway doors have the old mail slots still extant. The trim around doors and windows is simple oak moldings. The wood doors, hardware, and oak paneled wainscotting all date from the construction of the front portion of the building in 1902.

There are about 26 rooms in this part of the building. Most of the rooms are divided up into office suites with two, three, or four rooms to a suite. There are also some storage closets located in this area of the building. Most of the offices have modern paneled walls over the plaster, carpeting, and acoustical ceilings. Most of the interior decor appears to date from around 1960. Most of the offices are occupied by attorneys, including the Marinette Public Defender's Office. The Marinette Red Cross also has an office on this floor.

Behind the hallways and offices, there is a small group of rooms that were not remodeled in 1902. These rooms feature plaster walls, wood floors, and pressed metal ceilings in a repeated square pattern. Trim around doors and windows is fluted moldings with bull's eye corner blocks. This area of the building is vacant.

The first floor storefronts of this building include one vacant store, two taverns, and one non-alcoholic dance club. All of these storefronts have been altered. One of the taverns is a small room with a large bar, several tables, oak floors and a pressed metal ceiling in a repeated square pattern. The other tavern is a recently remodeled bar done in a Victorian theme. The dance club is totally remodeled, with the pressed metal ceiling and walls painted black, modern flooring and ceilings, and a modern bar. The vacant storefront has paneled walls, a tile floor, and a suspended acoustical ceiling. Under the ceiling is an intact pressed metal ceiling with foliated panels in a classical motif.

The current owner of the building indicated that while there has been some significant remodeling on the interior of the building, all the historic fabric lies underneath the carpeting, paneling, and ceilings. Areas on the exterior that are partially enclosed also retain their historic fabric. Currently locally owned, the Alexander Companies have an option to purchase and renovate this building. If the company does renovate it, it will be a tax credit for the rehabilitation of historic buildings project using the Secretary of Interior Standards for the Rehabilitation of Historic Buildings.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: ___ nationally ___ statewide x locally

Applicable National Register Criteria ___ A ___ B x C ___ D

Criteria Considerations (Exceptions) ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Areas of Significance

(enter categories from instructions)
Architecture

Period of Significance
N/A

Significant Dates
c.1890, 1902 (1)

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Dunlap Square Building is being nominated to the National Register of Historic Places under criterion C, because it is a fine example of the Queen Anne style of commercial architecture. In fact, it is the best Queen Anne commercial building in Marinette and one of the finest commercial buildings in the city's downtown. The unusual triangular shape of the building, with its variety of surface materials, its use of unusually rough-finished bricks, and the fine oriels all contribute to the architectural significance of this building.

Historical Overview

The earliest recorded white exploration of this area of northeastern Wisconsin was French explorer Jean Nicolet's travels in the early 1600s. Nicolet traveled down the St. Lawrence River into Lake Michigan and Green Bay in 1634. Frenchmen returned to the Green Bay area in 1656. For the next 150 years explorers and fur traders traveled the waterways of the area, reaping the economic benefits from the abundant natural resources of the area. (2)

The first white settler arrived in Marinette in 1822, and in the next few years, other settlers followed. The first of many sawmills on the Menominee River in Marinette was established in the 1820s. The second mills were erected in 1841 and 1844. Thus began the great lumbering boom that would define Marinette's existence for the next 50 years. (3)

x See continuation sheet

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Between 1867 and the last log drives down the Menominee River in 1917, over ten and one-half billion feet of timber was transported to Marinette and Menominee, Michigan sawmills. A small group of wealthy lumbermen controlled the industry in Marinette in the nineteenth century, and these men were also responsible for much of the physical development of the city, erecting business blocks and founding financial institutions and other businesses. (4)

By 1885, Marinette was a thriving community of 8,800 residents. The neighboring city of Menominee, Michigan had 7,300 residents across the state line. In that year, there were eight lumber mills in Marinette, and 10 in Menominee. Most of the local citizens worked for a lumber mill or in a related industry. Marinette's downtown business district was filled with small businesses. Marinette also had seven churches, a masonic lodge and other fraternal lodges, and an opera house. Marinette operated under a town government system from 1855, but in 1887, the city incorporated. (5)

By the late nineteenth century, it was apparent that the lumbering boom was waning, and city leaders began exploring ways to increase the city's industrial base. This effort was somewhat successful, as a soap factory, glove factory, sugar beet processing plant, and a motor factory were established at the turn of the century. But, as the twentieth century progressed, it was apparent that Marinette's chief economic base was changing toward retailing, as farmers began clearing the vast cutover lands of northeastern Wisconsin for dairy farms. Marinette was a regional trading center, with the nearby large Lauerman Brothers Department Store acting as a magnet that attracted consumers to the city. (6)

The growth of discount department stores on the outskirts of the city, and the lure of large shopping malls in nearby cities such as Green Bay, have siphoned off some of Marinette's retail trade, and the city's downtown commercial district is changing to reflect these factors. As these changes continue, Marinette's downtown will continue to evolve as it creates its niche in the broad commercial services available to twenty-first century consumers.

Architecture

The Dunlap Square Building is architecturally significant because it is a fine and relatively intact example of the Queen Anne commercial style. It is the finest Queen Anne building in Marinette's downtown, as well as being one of the finest of all the commercial blocks.

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Dunlap Square was originally covered with a combination of frame buildings and small brick veneered blocks. Around 1890, some of the buildings were cleared for the construction of the rear portion of the current Dunlap Square Building. Between 1895 and 1901, the remaining old buildings on this site were cleared, and in 1902, the front portion of this building was constructed. (7)

The original use of the rear portion of the building was as a dry goods store, a saloon, and offices on the second floor. In 1895, the telephone exchange was located here. After the construction of the front portion of the building in 1902, the building became known as the Dunlap Square Building and there were many uses for the interior spaces. (8)

In 1903, the building contained a saloon, attorneys, an insurance office, and a dental office. By 1910, the building contained a drug store, a saloon, the telephone exchange, attorneys offices, and other miscellaneous offices. These tenants would stay in this building until the 1930s. During prohibition, the tavern became a soda fountain, and a dress shop and news agency joined the others in occupying space in this building. (9)

The drug store remained in the building until around 1950, and after prohibition, the tavern returned. In 1937, the current owner opened a cafe in the building and he operated it as a cafe and restaurant until the 1970s. The upper floor has been the long-time offices for attorneys. The building's location near the County Courthouse has offered a convenient location for area lawyers. (10)

The Queen Anne style is known for its irregularity of plan and massing, its variety of surface textures, multiple rooflines and projections, including bays, oriels, and towers. Complexity and irregularity are hallmarks of the style. In commercial blocks, where buildings are largely rectangular in form, the Queen Anne style's irregularity and complexity is often lessened or seen primarily in bays or in cornices. According to Wisconsin's Cultural Resource Management Plan, Queen Anne commercial blocks tended to be multi-storied with bays and period ornament. (11)

The Dunlap Square Building's location on a triangular parcel of land without neighbors meant that the building could express more irregularity and complexity than other Queen Anne commercial blocks. The three oriels, all intact on the facade, the unusual texture of the bricks, and the use of the granite stone as decoration are all features that express the hallmarks of the Queen Anne style. The fine brick corbelling, especially the elliptically arched reveals on the upper floor, also add distinction to the building.

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The high level of preservation of the building also adds to its significance. Most of the exterior details are still extant, and only the storefronts have been significantly remodeled. Because historic photographs of this building exist, the design of the historic storefronts can be easily seen. While there are some alterations in the interior first floor spaces, there are still many original details extant, such as oak floors and pressed metal ceilings. On the second floor, most of the historic fabric exists, even though it may be covered up by modern materials. Original pressed metal ceilings, plastered walls, oak floors, doors and moldings, along with the fine wood paneled wainscotting and the front staircase, are all details that illustrate the historic character of the building.

Because the Dunlap Square Building is a good and intact example of the Queen Anne style of architecture, and because it is one of the finest commercial blocks in Marinette's downtown, it is architecturally significant and eligible for the National Register.

Notes to Section 8:

- (1) Sanborn-Perris Fire Insurance Maps for the City of Marinette, on file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin; historic photograph showing the date "1902" inscribed in the window, in possession of the owner.
- (2) Howard L. Emich, Menominee River Memories, 1976, pamphlet, on file in the local history room of the Marinette Public Library, Marinette, Wisconsin, p. 1.
- (3) Ibid., p. 3.
- (4) Ibid., pp. 3-4.
- (5) Ibid., p. 8.
- (6) Ibid., p. 9.
- (7) Sanborn-Perris Maps.
- (8) Sanborn-Perris Maps; City Directories for the City of Marinette, on file at the Marinette Public Library, Marinette, Wisconsin.
- (9) City Directories.
- (10) Ibid.
- (11) Barbara Wyatt, ed., Cultural Resource Management in Wisconsin, Vol II, Madison: State Historical Society of Wisconsin, 1986, architecture, p. 2-15.

9. Major Bibliographical References

City Directories for the City of Marinette. On file in the Marinette Public Library, Marinette, Wisconsin.

Emich, Howard L. Menominee River Memories. 1976. Pamphlet, on file in the local history room of the Marinette Public Library, Marinette, Wisconsin.

Sanborn-Perris Fire Insurance Maps for the City of Marinette. On file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin.

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

See continuation sheet

Previous documentation on file (NPS):

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
Specify repository: _____

10. Geographical Data

Acreage of property less than one

UTM References

A	<u>1/6</u>	<u>4/5/0/2/7/0</u>	<u>4/9/9/3/9/8/0</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>

See continuation sheet

Verbal Boundary Description

The verbal boundary description is the legal description of the property: Menominee River Brewing First Addition Block 1.

See continuation sheet

Boundary Justification

This boundary encompasses the location that the Dunlap Square Building occupied throughout its history.

See continuation sheet

11. Form Prepared By

Name/title	<u>Carol Lohry Cartwright, Consultant</u>	date	<u>6-11-91</u>
organization	<u>for the Alexander Companies</u>	telephone	<u>(608) 257-7506</u>
street & number	<u>699 W. Mifflin St.</u>	state	<u>WI</u>
city or town	<u>Madison</u>	zip code	<u>53703</u>

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DUNLAP SQUARE BUILDING, 1821 Hall St., Marinette, Marinette County, Wisconsin.
Photos by Carol Cartwright, May, 1991. Negatives on file at the Historic
Preservation Division of the State Historical Society of Wisconsin, Madison,
Wisconsin. Views:

- 1 of 8: Site view, from the east.
- 2 of 8: Front facade, view from the east.
- 3 of 8: North wall, view from the northwest.
- 4 of 8: West wall, view from the west.
- 5 of 8: Interior, main staircase.
- 6 of 8: Interior, second floor hallway.
- 7 of 8: Interior, second floor office room.
- 8 of 8: Interior, first floor storefront, pressed metal ceiling.